

**AGENDA MEMO - PLANNING****PLANNING COMMISSION MEETING DATE: JUNE 15, 2011****DEPARTMENT: PLANNING****ITEM DESCRIPTION: APPLICANT: NEVADA POWER COMPANY DBA NV ENERGY
- OWNER: US DEPT OF INTERIOR- BLM****** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
RQR-41549	Staff recommends APPROVAL, subject to conditions:	None

**** CONDITIONS ****

RQR-41549 CONDITIONS

Planning

- 1.This Review of Condition (ROC-2137) shall be placed on an agenda closest to June 15, 2013 at which time the City Council may require the applicant to comply with the site requirements of Site Development Plan Review [Z-0095-91(1)]. The applicant shall be responsible for the notification costs of the review. Failure to pay the City for these costs may result in cessation of the use.
- 2.Conformance to the conditions of approval for Site Development Plan Review [Z-0095-91(1)] and all subsequent site related actions as required by the Department of Planning and Department of Public Works.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site currently has a Nevada Power Electrical Switching Substation on a portion of the property located at the corner of Decatur Boulevard and Iron Mountain Road; the remaining land is undeveloped. This application is in response to a Required Review of a previously approved Review of Condition (ROC-2137) that allowed the deferment of the required landscaping along the east, north and west sides of the property adjacent to the northwest corner of Iron Mountain Road and Decatur Boulevard.

Since the last Required Review (RQR-34327) on July 15, 2009, the applicant has completed the required landscaping along the south and east property lines. The applicant is requesting to continue the deferment of the required landscaping along the west and north sides of the property for an additional five years as the Bureau of Land Management (BLM) has not yet reached a final determination of the outcome of the Conservation Transfer Area (CTA) nor has there been a final decision regarding the boundaries of the proposed Ice Age Park.

Staff is recommending approval of this Required Review with a two-year time limit to assess the status of the potential development being considered for the adjoining property.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
06/26/97	The Planning Commission approved a request for a Site Development Plan Review [Z-0095-91(1)] for a proposed electrical switching station on property located on the northwest corner of Decatur Boulevard and Iron Mountain Road.
06/11/98	The Planning Commission approved a request for a Review of Condition [Z-0095-91(2)] of a previous approved Site Development Plan Review [Z-0095-91(1)] to delay the installation of required landscaping on the northwest corner of Decatur Boulevard and Iron Mountain Road.
02/07/01	The City Council approved a request for a Required Review [Z-0095-91(3)] of a previously approved Review of Condition [Z-0095-91(2)] to delay the installation of landscaping for 20 acres on the northwest corner of the intersection of Decatur Boulevard and Iron Mountain Road. The Planning Commission recommended approval.
12/11/01	The Planning and Development Department administratively approved a request for a Site Development Plan Review (SD-0067-01) for proposed electrical overhead transmission lines located adjacent to the south side of the Moccasin Road alignment, between US-95 and Jones Boulevard and bearing east-southeast from Moccasin Road and Jones Boulevard.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
03/20/02	The City Council approved a request for a Required Review [Z-0095-91(4)] of a previously approved Review of Condition [Z-0095-91(2)] which allowed the deferment of the installation of the required landscaping in conjunction with an electrical substation on 20 acres located adjacent to the northwest corner of Decatur Boulevard and Iron Mountain Road. The Planning Commission recommended approval.
05/21/03	The City Council approved a request for a Review of Condition Number 1 (ROC-2137) of a previously approved One-Year Review [Z-0095-91(4)], which stated that the deferment of landscaping shall be allowed until April 1, 2004. In the interim, 3-inch decomposed granite mulch and 36-inch minimum diameter boulders shall be installed along Iron Mountain Road frontage no later than July 1, 2003 on property located adjacent to the northwest corner of Iron Mountain Road and Decatur Boulevard. Staff recommended approval.
08/02/06	The City Council approved a request for a Required Review (RQR-14779) of a previously approved Review of Condition (ROC-2137) that allowed the deferment of the required landscaping along the east, north and west sides of the site on property located adjacent to the northwest corner of Iron Mountain Road and Decatur Boulevard. Staff recommended denial.
10/03/07	The City Council approved a request for a Required Review (RQR-23823) of a previously approved Review of Condition (ROC-2137) that allowed the deferment of the required landscaping along the east, north and west sides of the site on property located adjacent to the northwest corner of Iron Mountain Road and Decatur Boulevard. Staff recommended denial.
07/02/08	The City Council approved a request for a Required Review (RQR-28272) of a previously approved Review of Condition (ROC-2137) that allowed the deferment of the required landscaping along the east, north and west sides of the site on property located adjacent to the northwest corner of Iron Mountain Road and Decatur Boulevard. Staff recommended approval.
07/15/09	The City Council approved a request for a Required Review (RQR-34327) of a previously approved Review of Condition (ROC-2137) that allowed the deferment of the required landscaping along the east, north and west sides of the site on property located adjacent to the northwest corner of Iron Mountain Road and Decatur Boulevard. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
N/A	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There have not been any recent building permits or business licenses issued for the subject site.	

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Pre-Application Meeting

A pre-application meeting was not required, nor was one held.

Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.

Field Check

05/05/11	Staff conducted a field check of the subject site with the following observations: • The east and south sides of the site are landscaped and are being properly maintained. • The north and west side of the site are not landscaped nor do they have gravel/ground cover. • There was a small amount of trash on the east side of the substation in the undeveloped area.
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Details of Application Request

Site Area

Gross Acres	161.26
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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped Land and Nevada Power Substation	PF (Public Facility)	C-V (Civic)
North	Undeveloped Land	PF (Public Facility)	C-V (Civic)
South	Single Family Residences	ML (Medium-Low Density Residential)	R-PD7 (Residential Planned Development- 7 Units per Acre)
	School	PF (Public Facility)	C-V (Civic)
East	Undeveloped Land- North Las Vegas	North Las Vegas	North Las Vegas
West	Undeveloped Land	DR (Desert Rural) and L (Low Density Residential)	R-E (Residence Estates) and R-PD4 (Residential Planned Development- 4 Units per Acre)

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<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The subject site has a Nevada Power Electric Switching Substation on a portion of the land with the remaining land undeveloped. The Utility Substation is fully operational. Since the original approval of the Review of Condition (ROC-2137) in February 2001 that allowed the deferment of the required landscaping along the east, north, and west sides of the property adjacent to the northwest corner of Decatur Boulevard and Iron Mountain Road, the applicant has received seven (7) approved deferments of the required landscaping. In 2009, the applicant installed all required landscaping along the south and east sides of the property. Staff conducted a field check of the site and found the landscaped areas being property maintained, and verified the absence of landscaping along the west and north property lines.

FINDINGS

The applicant is requesting to continue the deferment of the required landscaping along the west and north sides of the property for an additional five years as the Bureau of Land Management (BLM) has not yet reached a final determination of the outcome of the Conservation Transfer Area (CTA) nor has there been a final decision regarding the boundaries of the proposed Ice Age Park.

Staff is recommending approval of this Required Review with a two-year time limit to assess the status of the potential development being considered for the adjoining property.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

NOTICES MAILED 300 (By Planning)

APPROVALS 0

PROTESTS 0