



AGENDA MEMO

PLANNING COMMISSION DATE: JANUARY 28, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-36826 - APPLICANT/OWNER: NEVADA POWER COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. This Special Use Permit (SUP-25217) shall expire on 12/06/2011 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the conditions of approval for Special Use Permit (SUP-25217) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for an Extension of Time of an approved Special Use Permit (SUP-25217) for a 138/260 kilovolt overhead Electrical Utility Transmission Line. The Electrical Utility Transmission Line originates from an Electric Utility Substation located at 2500 Highland Drive on 4.6 acres adjacent to the north side of the Union Pacific Railroad. The applicant states that, due to the severe downturn in the local and national economy, the need for the additional electrical load is not required at this time and would like to request the Extension of Time. Staff had no objection to the previous request for the Special Use Permit, and does not object to the request for an Extension of Time.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales</i>	
10/03/60	City Council approved a Rezoning (Z-0062-60) to change the zoning of the site from R-E (Residential Estates) to M (Industrial). Planning Commission and staff recommended approval.
05/17/06	City Council approved a General Plan Amendment (GPA-9219) to change the Future Land Use designation to Commercial, Mixed Use, Industrial and Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. Planning Commission and staff recommended approval.
12/06/07	Planning Commission approved a Special Use Permit (SUP-25217) for an electrical utility transmission line over 15,000 volts at 2500 Highland Drive. Staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no recorded Building Permits or Business Licenses for this location.	

<i>Field Check</i>	
12/22/09	Staff conducted a field inspection and noted a well maintained electric utility substation.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.6

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Electric Substation	PF (Public Facilities)	M (Industrial)
North	Warehouse	LI/R (Light Industrial/Retail)	M (Industrial)
South	Auto Garage	LI/R (Light Industrial/Retail)	M (Industrial)
East	Clark County/ Railroad	Clark County/ Railroad	Clark County/ Railroad
West	Undeveloped/ Sexually Oriented Business	LI/R (Light Industrial/Retail)	M (Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Redevelopment Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 175 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This application is a request for an Extension of Time of a previously approved Special Use Permit (SUP-25217) for a 138/260 kilovolt overhead Electrical Utility Transmission Line. A Utility Transmission Line use is a conditional use in all land use designations if it is less than 15,000 volts. The previously approved 150-foot tall Utility Transmission Lines are located on land maintaining the PF (Public Facilities) Master Plan Land Use Designation and located within the M (Industrial) Zoning District.

The applicant states that, due to the severe downturn in the local and national economy, the need for the additional electrical load is not required at this time and would like to request the Extension of Time. Staff had no objection to the previous request for the Special Use Permit, and does not object to this request for an Extension of Time.

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FINDINGS

The requested Extension of Time is appropriate, and will not negatively affect the surrounding land uses. Conditions in the area have not changed significantly since the approval of Special Use Permit (SUP-25217).

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 80

APPROVALS 0

PROTESTS 0