



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: NOVEMBER 20, 2013

DEPARTMENT: PLANNING

**ITEM DESCRIPTION: APPLICANT: NEVADA POWER COMPANY DBA NV ENERGY
- OWNER: BUREAU OF LAND MANAGEMENT**

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-51525 EOT-51526	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

EOT-51525 CONDITIONS

Planning

1. This Special Use Permit (SUP-23886) shall expire on November 7, 2018 unless another Extension of Time of approved by the City Council.
2. Conformance to the conditions of approval of the Special Use Permit (SUP-23886) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

EOT-51526 CONDITIONS

Planning

1. This Site Development Plan Review (SDR-22509) shall expire on November 7, 2018 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-22509) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is in response to a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-22509) for an Electric Utility Substation. There is an associated Special Use Permit (SUP-23886) for an Electric Utility Substation approximately 370 feet east of the corner of Hualapai Way and Darling Road. The applicant has not made any progress on the proposed project, as lack of development in the surrounding area has not required the additional load requirements for a new substation. No plans have been submitted for review, nor have any building permits been issued for the proposed project. The applicant is requesting a five-year Extension of Time to allow the surrounding area time to develop and warrant the Utility Substation. Staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
02/07/07	The City Council approved a request for a Petition to Annex (ANX-12215) approximately 207.83 acres of property generally located north of Centennial Parkway between Shaumber Road and Fort Apache Road, including Centennial High School on the west side of Hualapai Way with an effective date of 02/16/07. The Planning Commission recommended approval on 07/13/06.
09/05/07	The City Council approved a request to amend Map 11 of the Centennial Hills Sector Plan (GPA-22505) to add an Electric Utility Substation on the south side of Darling Road, approximately 370 feet east of Hualapai Way, removal of an Electric Utility Substation between Hualapai Way and CC 215; and to add Utility Transmission Lines along the jurisdiction's northwest boundary. The Planning Commission recommended approval on 07/26/07.
11/07/07	The City Council approved a request for a Special Use Permit (SUP-23886) for a proposed Electric Utility Substation approximately 370 feet east of the corner of Hualapai Way and Darling Road. The Planning Commission recommended approval on 09/27/07.
	The City Council approved a related request for a Site Development Plan Review (SDR-22509) for a proposed Electric Utility Substation approximately 370 feet east of the corner of Hualapai Way and Darling Road. The Planning Commission recommended approval on 09/27/07.
12/16/09	The City Council approved a request for an Extension of Time (EOT-36461) for a previously approved Special Use Permit (SUP-23886) for a proposed Electric Utility Substation approximately 370 feet east of the corner of Hualapai Way and Darling Road.

Staff Report Page Two
November 20, 2013 - City Council Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/16/09	The City Council approved a request for an Extension of Time (EOT-36460) of a previously approved Site Development Plan Review (SDR-22509) for a proposed Electric Utility Substation approximately 370 feet east of the corner of Hualapai Way and Darling Road.

<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>	
No building permits or business licenses have been issued for the proposed use.	

<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application, nor was one held.	

<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application, nor was one held.	

<i>Field Check</i>	
10/29/13	Staff conducted a field check of the subject site and found an undeveloped parcel with native vegetation.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	15.00

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped/ Proposed Electric Utility Substation	PF (Public Facilities)	U (Undeveloped) [PF (Public Facilities) General Plan Designation]
North	Undeveloped	R (Rural Density Residential)	U (Undeveloped) [R (Rural Density Residential) General Plan Designation]
South	Undeveloped - Clark County	RL (Residential Low)	R-E (Rural Estates Residential)
			R-D (Suburban Estates Residential)

Staff Report Page Three
November 20, 2013 - City Council Meeting

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
East	Undeveloped		U (Undeveloped) [R (Rural Density Residential) General Plan Designation]
West	Undeveloped - Clark County	RL (Residential Low)	R-E (Rural Estates Residential)

<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

This is the second request for an Extension of Time for a previously approved Site Development Plan Review (SDR-22509) for an Electric Utility Substation. There is an associated Special Use Permit (SUP-23886) for an Electric Utility Substation approximately 370 feet east of the corner of Hualapai Way and Darling Road. The applicant has not made any progress on the proposed project, as lack of development in the surrounding area has not required the additional load requirements for a new substation. No plans have been submitted for review, nor have any building permits been issued for the proposed project.

Title 19.16.100 and Title 19.16.110 of the Unified Development Code deem a Site Development Plan Review and Special Use Permit exercised upon the issuance of a building permit for new construction.

FINDINGS

The Site Development Plan Review (SDR-22509) and Special Use Permit (SUP-23886) have not been exercised in accordance with the requirements of Title 19.16.100 and Title 19.16.110 as a building permit has not been issued for the proposed project. The applicant is requesting an Extension of Time to allow the surrounding neighborhoods to develop and warrant the additional Utility Substation. Staff is recommending approval with a five-year time limit. Conformance to the conditions of approval of the Site Development Plan Review (SDR-22509) and Special Use Permit (SUP-23886) shall be required.

Staff Report Page Four
November 20, 2013 - City Council Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0