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August 22, 2024

Li Zhang
NV Energy
P.O. Box 98910 MS-10
Las Vegas, Nevada 89151

**RE: 24-0046 [GPA1, ZON1, AND SDR1]
CITY COUNCIL MEETING OF AUGUST 21, 2024**

Dear Applicant:

The City Council at a regular meeting held on *August 21, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on a 14.83-acre portion of 38.20 acres at 10625 Moccasin Road (APNs 126-01-101-001 and 017), Ward 6 (Brune). The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

24-0046-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: PF (PUBLIC FACILITY) [APN 126-01-101-001]

24-0046-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC) [APN 126-01-101-001]

24-0046-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-34710) FOR THE PROPOSED EXPANSION OF AN EXISTING ELECTRIC UTILITY SUBSTATION

This approval is subject to the following conditions:

24-0046-SDR1 CONDITIONS:

Planning

1. Approval of General Plan Amendment (24-0046-GPA1) and Rezoning (24-0046-ZON1) shall be required, if approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-34710), except where amended herein.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan and building elevations date stamped 05/16/24, except as amended by conditions herein.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
8. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

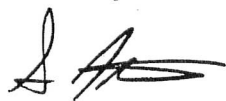
Public Works

10. Per Title 13.12, dedicate 60 feet of right-of-way for Moccasin Road and 40 feet for Puli Road along with a 20-foot radius at the southeast corner of Puli Road and Moccasin Road adjacent to Assessor's Parcel Number 126-01-101-001 prior to the issuance of permits for this site.
11. Unless otherwise allowed by the City Engineer, submit all required documentation and support materials to the Right of Way Section of the Department of Public Works for a Bureau of Land Management (BLM) Grant application to obtain a Roadway, Sewer and Drainage Grant for the south side of Moccasin Road and the north side of Rocky Avenue adjacent to Assessor's Parcels #126-01-101-016 and #126-01-101-017 prior to issuance of permits for this site. Civil Plans may be approved without the grant being authorized; however no construction of City-owned or maintained facilities within the City Roadway, Sewer, and Drainage Grant area on Assessor's Parcels #126-01-101-016 and #126-01-101-017 may occur until the grant is authorized by BLM and recorded by the Right of Way section of the Department of Public Works. Applicant may perform construction activities within Applicant's previously approved and BLM-administered grant area.

12. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving, all appurtenant underground facilities for future traffic signals and possibly fire hydrants and sewers) on Moccasin Road, Puli Road, and Rocky Avenue adjacent to this site prior to the issuance of any permits as required by the Department of Public Works. In lieu of a covenant, a letter to the City of Las Vegas on corporate letterhead indicating the future commitment to construct all offsite improvements as needed within one year after the receipt of a written notice from the Director of Public Works to do so shall suffice as required by the Department of Public Works.
13. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. We note that a large-scale flood conveyance facility is proposed along the northern boundary of this site and that the applicant should contact the Flood Control Section of the Department of Public Works to obtain more information about this project.

The Notice of Final Action was filed with the Las Vegas City Clerk on August 22, 2024.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

Charles Hutchinson
POWER Engineers, Inc
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Lakewood, Colorado 80235