



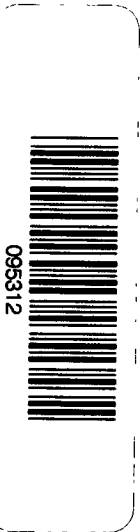
LAS VEGAS CITY COUNCIL

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November 9, 2007

Ms. Michelle Baltz
Nevada Power Company
6226 West Sahara Avenue
Las Vegas, Nevada 89151

RE: SDR-22509 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 7, 2007
RELATED TO SUP-23886

Dear Ms. Baltz:

The City Council at a regular meeting held November 7, 2007 APPROVED the request for a Site Development Plan Review FOR A PROPOSED ELECTRIC UTILITY SUBSTATION on 15.25 acres approximately 370 feet east of the corner of Hualapai Way and Darling Road (APN 125-19-401-003), U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] and U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on November 8, 2007. This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-23886) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/13/07, except as amended by conditions herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must

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be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

6. All perimeter walls shall be decorative and shall have a minimum 20 percent contrasting material. Pilasters, if used, shall have a maximum spacing of 24 feet on center.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Any on-site security lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Coordinate with the Right-of-Way Section of the Department of Public Works to determine the application submittal requirements for Bureau of Land Management (BLM) application for a minimum 60-foot Right-of-Way Grant for public roadway, public sewer and public drainage for the Darling Road alignment within this parcel. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM (if applicable) shall be submitted to the Right-of-Way Section prior to approval of construction drawings for this site or the issuance of any permits, whichever may occur first. Future dedication of Darling Road will be required if and when a patent is issued for this site from the BLM.
12. Coordinate with the City of Las Vegas and Clark County Departments of Public Works to relinquish the existing drainage easement in the Darling Road alignment on Assessor's Parcel Number 125-19-401-003 in favor of the new easement addressed above.
13. Construct half-street improvements, including appropriate overpaving and transition paving if legally able, on Darling Road and Centennial Parkway adjacent to this site concurrent with development of this site. In addition, extend a minimum of two lanes of paving in the Darling Road alignment westerly to tie into Hualapai Way prior to occupancy of this site. Extend all required underground utilities, such as electrical, telephone, etc., (if legally able) located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

14. Coordinate with the Clark County Department of Public Works to perform work within County jurisdiction and provide documentation to the City of Las Vegas Land Development Section that this condition has been satisfied prior to the approval of any construction drawings.
15. 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.
16. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Scott Ruedy
WRG Design, Inc.
3011 West Horizon Ridge Parkway, Suite #100
Las Vegas, Nevada 89013-5312