



062902



July 20, 2006

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

Mr. Joel McCulloch
Kyle Acquisitions Group, LLC
3455 Cliff Shadows Parkway, Suite #200
Las Vegas, Nevada 89129

RE: SDR-13535 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 19, 2006
RELATED TO SUP-13536

Dear Mr. McCulloch:

The City Council at a regular meeting held July 19, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED ELECTRIC UTILITY SUBSTATION on 4.09 acres approximately 560 feet west of Hualapai Way and 890 feet north of Grand Teton Drive (a portion of APN 126-12-000-001), U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Master Plan Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on July 20, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-13536) 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 06/08/06, except as amended by conditions herein.
4. A Waiver from the maximum wall height requirement as stipulated in Title 19.08.050.D is hereby approved, to allow a 14-foot high perimeter wall where eight feet is the maximum wall height allowed. The wall elevations shall be redesigned and resubmitted to the Planning and Development Department to depict at least 20% contrasting materials as stipulated in the Zoning Code.
5. 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.

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6. 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 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.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

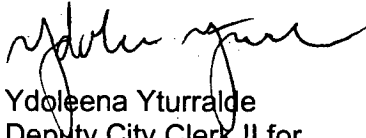
10. No right-of-way dedication will be accepted at this time and no dedications shown on this Site Development Plan Review will be entitled. Approval of this site plan by the City Council does not guarantee that the right-of-way location and width as shown will be accepted for dedication by the City of Las Vegas. Provide a comprehensive access plan depicting proposed right-of-way adjacent to this site and connecting this site to the nearest public street right-of-way prior to the issuance of any permits (unless right-of-way has been previously dedicated). This comprehensive plan must be approved the City Engineer; all right-of-way or easements adjacent to this site and required to gain legal access to this site from the nearest existing right-of-way shall be dedicated and/or granted prior to the issuance of any permits.
11. Construct half-street improvements, including appropriate overpaving if legally able, at a location approved by the City Engineer through a "comprehensive access plan", adjacent to this site concurrent with development of this site or in accordance with the adjacent master plan development construction schedule approved by the City Engineer. In addition, provide a minimum of two lanes of paved, legal access to this site that connects to existing constructed public street right-of-way concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of permanent hard surfacing (asphalt or concrete).

12. Prior to the submittal of construction drawings provide a plan depicting the power pole route, including easement widths, from the nearest existing power pole and/or facility to the substation proposed with this Site Plan.
13. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site concurrent with construction of public roadway improvements.
14. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public rights-of-way adjacent to this site prior to occupancy of this site.
15. 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.
16. Applicant shall coordinate with adjacent developments and City of Las Vegas on locations of proposed roadway intersections and streetlight locations for power pole placement. Sight visibility shall be maintained at all intersections. Applicant shall design clearance between power lines with proposed street lights, traffic signal luminaries, and traffic signal mast arms as set forth by the National Electrical Safety Code section on clearance requirements for construction and maintenance. Clearances shall be designed without deviation from standards heights as set forth as per CCA USD 301, 302, 303, 304, 305, 306, 307, 404.406, 404.412. Proposed poles centerline offsets shall take into account proposed Clark County Standard Drawings 201.1 and 234.1 at intersections of 100-foot rights-of-way with 100-foot and 80-foot rights-of-way. Applicant shall design proposed pole foundation to avoid conflicts with future traffic signal infrastructure and equipment.

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Conflicting powerlines and poles shall be corrected by Nevada Power Company at the direction of the City of Las Vegas Public Works Director within a time frame determined by the City of Las Vegas Public Works Director. The City Traffic Engineer shall approve the location of proposed power poles and power line height clearances shown on the construction plans prior to final approval. The City Traffic Engineer shall approve the location of proposed power poles and power line height clearances shown on the construction plans prior to final approval. Powerlines and power poles constructed as part of the Gateway Substation project that conflict with City approved construction plans shall be corrected by Nevada Power Company at the direction of the City of Las Vegas Public Works Director within a time frame determined by the City of Las Vegas Public Works Director.

Sincerely,



Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Ms. Michelle Baltz
Nevada Power Company
6226 West Sahara Avenue
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Mr. Joel McCulloch
Quadrant Planning
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