



September 3, 2009

LAS VEGAS CITY COUNCIL

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Ms. Michelle Baltz
Nevada Power Company
NV Energy
6226 West Sahara Avenue, MS#9
Las Vegas, Nevada 89151

RE: SDR-34710 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 19, 2009
RELATED TO GPA-34706 AND ZON-34709

Dear Ms. Baltz:

The City Council at a regular meeting held August 19, 2009 APPROVED the request for a Site Development Plan Review FOR AN EXPANSION OF AN EXISTING ELECTRIC UTILITY SUBSTATION on 60 acres generally located on the south side of Moccasin Road alignment, 660 feet west of Larry McBryde Street alignment (APNs 126-01-101-002 through 004, 016 and a portion of 126-01-201-016), U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and C-V (Civic) Zones [PROPOSED: C-V (Civic)]. The Notice of Final Action was filed with the Las Vegas City Clerk on August 20, 2009. This approval is subject to:

Added Condition

A. Submit to the City of Las Vegas Right-of-Way Section of the Department of Public Works all materials and information needed to submit an application to the Bureau of Land Management (BLM) for a Right-of-Way Grant Easement for 60 feet along the south side of Moccasin Road, 30 feet along the west side of Shaumber Road, and 30 feet along the north side of Quintana Street (AKA Rocky Avenue on the site plan) prior to the issuance of any permits other than a grading permit for the five acres on the southwest quadrant of this site.

Planning and Development

1. A Waiver of Title 19.12 Landscape and Buffer Standards is hereby approved, to allow a 10-foot buffer along the north, south and east perimeter where 15 feet is the minimum required.
2. A Waiver of Title 19.12 Landscape and Buffer Standards is hereby approved, to allow five-gallon Joshua Trees where 24-inch box trees are required.
3. Any walls exceeding eight feet in height will require a Variance.

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4. 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.
5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/02/09, except as amended by conditions herein.
6. 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. The landscaping shall be installed when water becomes available on-site and street improvements are completed.
7. 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.
8. All walls shall comply with Title 19.12 Landscape and Buffer Standards and shall consist of acceptable decorative wall materials including, without limitation, stone, decorative block, slump, stone, and wrought iron, and shall have minimum of twenty percent contrasting material.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.


Public Works


12. Entry gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right of way.

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13. Provide legal access to this site that is paved or otherwise meets Clark County Dust Control standards concurrent with the development of this site. No other offsite improvements are required at this time. However, this site should be designed to provide for the future dedication and construction of Moccasin Road, Shaumber Road, and Quintana Street (AKA Rocky Avenue on the site plan), including appropriate radii at each intersection as required by the Department of Public Works.
14. 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, Shaumber 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 dedicate the appropriate right-of-way and 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.
15. Deleted at City Council.
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.

Sincerely,


Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk


M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Phillip Rhinehart
BLM
4701 North Torrey Pines Drive
Las Vegas, Nevada 89151