



LAS VEGAS  
CITY COUNCIL

CAROLYN G. GOODMAN  
MAYOR

STAVROS S. ANTHONY  
MAYOR PRO TEM

LOIS TARKANIAN  
STEVEN D. ROSS  
RICKI Y. BARLOW  
BOB COFFIN  
BOB BEERS

ELIZABETH N. FRETWELL  
CITY MANAGER

May 23, 2012

Mr. Thomas Husted  
Valley Electric Association, Inc.  
800 Highway 372  
Pahrump, Nevada 89048

**RE: SDR-45294 - MINOR SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE - MAY 2012**

Dear Mr. Husted:

Your request for a Minor Site Development Plan Review FOR A PROPOSED ENCLOSURE FOR A FUTURE ELECTRIC UTILITY SUBSTATION on a portion of a 176.67 acre lot located approximately 1,700 feet north of Paiute Way, adjacent to the southwest side of US-95 (APN 099-22-000-002), U (Undeveloped) Zone [LI/R (Light Industry/Research) General Plan Designation], Ward 6 (Ross), has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

**Planning**

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/01/12, except as amended by conditions herein.
3. The barbed wire shown along the top of the walls on the provided elevations date stamped 05/01/12 shall be reviewed for approval at a future time. The barbed wire is not approved under this administrative review.

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301  
FAX 702.474.0352  
TTY 702.386.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



4. The required landscaping, in accordance with Title 19 development standards, shall be deferred until such time as utility infrastructure is available and roadways have been established.
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 Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

9. Sign and record a Covenant Running with Land agreement or other agreement acceptable to the Director of Public Works for the possible future installation of off-site improvements (pavement, curb, gutter, sidewalk, etc.) adjacent to this site concurrent with development of this site. Such Covenant Running with Land agreement shall record prior to the issuance of any permits.
10. 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.

Mr. Thomas Husted  
Valley Electric Association, Inc.  
SDR-45294 - Page Three  
May 23, 2012

This action by the Department of Planning staff on May 23, 2012 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Ms. Crystal Kuntz  
Electrical Consultants, Inc.  
3521 Gabel Road  
Billings, Montana 59102