



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: JULY 9, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: NV ENERGY

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0046-GPA1	Staff recommends APPROVAL.	
24-0046-ZON1	Staff recommends APPROVAL.	24-0046-GPA1
24-0046-SDR1	Staff recommends APPROVAL, subject to conditions:	24-0046-GPA1 24-0046-ZON1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED 33

PROTESTS 0

APPROVALS 0

**** 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.

Conditions Page Two
July 9, 2024 - Planning Commission Meeting

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 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. The developer must submit the BLM application to the City for review prior to submitting to BLM for authorization. If the BLM Grant application is submitted, but no activity has occurred toward obtaining the grant within one year of the submittal of the BLM application, the City will make best efforts to contact the applicant and request a project status report; however if a project status cannot be determined, the City may withdraw the grant application. If the City withdraws the application, a brand new grant application will be required when it is determined that efforts are being made toward obtaining the grant. Additionally, the applicant must accept responsibility for all stipulations required by the BLM in the offer of the grant made to the City. The off-site improvement agreement must include a section addressing the acceptance of the BLM grant stipulations prior to the City's acceptance of the BLM grant.
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.

Conditions Page Three
July 9, 2024 - Planning Commission Meeting

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.

Fire & Rescue

15. 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.

Staff Report Page One
July 9, 2024 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site contains an existing Northwest Electrical Utility Substation operated by NV Energy on approximately 23.37 acres located at 10625 Moccasin Road. The applicant has proposed an expansion of the existing electrical substation that will add approximately 14.83 acres to the western perimeter of the subject site. The expansion of the site will increase the overall site to approximately 38.20 acres.

ISSUES

- The applicant has requested a General Plan Amendment (24-0046-GPA1) from PCD (Planned Community Development) to PF (Public Facility) on APN 126-01-101-001. Staff recommends approval of the request.
- The applicant has requested a Rezoning (24-0046-ZON1) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to C-V (Civic) on APN 126-01-101-001. Staff recommends approval of the request.
- The applicant has requested a Major Amendment (24-0046-SDR1) to an approved Site Development Plan Review (SDR-34710) for the proposed expansion of an existing electric utility substation. Staff recommends approval of the request.
- The proposed use of the subject site for an Electric Utility Substation operated by NV Energy is a permitted land use within the C-V (Civic) zoning district.

ANALYSIS

The applicant has proposed to expand an existing Electric Utility Substation operated by NV Energy by approximately 14.83 acres on property located within the Kyle Canyon area of the 2050 Master Plan. The existing Electric Utility Substation subject site is comprised of four parcels totaling 23.37 acres that are zoned C-V (Civic) with a PF (Public Facility) General Plan Designation. The subject site is also surrounded by an existing chain-link fence with barbed wire, which was built as a part of the original development.

Existing Electric Substation Site Area			
APN #	Acres	Existing Zoning	Existing General Plan
126-01-101-002	4.38	C-V (Civic)	PF (Public Facility)
126-01-101-003	1.79		
126-01-101-004	2.2		
126-01-101-016	15		
Total	23.37		

Staff Report Page Two
July 9, 2024 - Planning Commission Meeting

The proposed 14.83-acre area of expansion is comprised of two parcels (APNs 126-01-101-001 and 017) located on the western perimeter of the site that are bordered by Moccasin Road to the north, Puli Road to the west and Rocky Avenue to the south. Currently, APN 126-01-101-001 is zoned U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] with a PCD (Planned Community Development) General Plan Designation; and APN 125-01-101-017 is zoned C-V (Civic) with a PF (Public Facility) General Plan designation and is subject to the development standards outlined in Title 19.

<i>Proposed Electric Substation Expansion Site Area</i>			
<i>APN #</i>	<i>Acreage</i>	<i>Existing Zoning</i>	<i>Existing General Plan</i>
126-01-101-001	4.83	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]	PCD (Planned Community Development)
125-01-101-017	10	C-V (Civic)	PF (Public Facility)
Total	14.83		

The proposed expansion site is bordered by undeveloped parcels to the west that are zoned U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] with a PCD (Planned Community Development) General Plan Designation. The southern perimeter is bordered by an undeveloped parcel zoned C-V (Civic) with a PF (Public Facility) General Plan designation and the northern perimeter is bordered by undeveloped parcels within Clark County that are zoned RS80 (Residential Single-Family 80) with a Tribe (Tribal Land) land use designation. The eastern perimeter is bordered by the existing electric substation which is zoned C-V (Civic) with a PF (Public Facility) General Plan designation.

The applicant has proposed a General Plan Amendment (24-0046-GPA1) from PCD (Planned Community Development) to PF (Public Facility) on APN 126-01-101-001. The proposed Public Facility category generally permits public and semi-public buildings and facilities, civic uses and spaces, hospitals and medical facilities, wastewater treatment plants, libraries, infrastructure and utilities. The land use designation allows the C-V (Civic), P-C (Planned Community) and PD (Planned Development) zoning districts.

Staff Report Page Three
July 9, 2024 - Planning Commission Meeting

Also, the applicant has proposed Rezoning (24-0046-ZON1) the subject site from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to C-V (Civic) on APN 126-01-101-001. The purpose of the C-V (Civic) is to provide for the continuation of existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police and fire department facilities, electrical transmission facilities, facilities of the Las Vegas Valley Water District and other public utility facilities. The C-V (Civic) district is consistent with the Public Facility and the Form-Based Code (FBC) categories of the General Plan.

In addition, the applicant has requested a Major Amendment (24-0046-SDR1) to previously approved Site Development Plan Review (SDR-34710) for the proposed expansion of an existing electric utility substation. Pursuant to Title 19.10.020, the minimum development standards for property in the C-V (Civic) district shall be established in connection with the approval of a minor review of a site development plan review pursuant to LVMC 19.16.100. The standards shall be designed to ensure compatibility of the development with existing and planned development and uses in the adjacent surrounding area. The subject site is proposed as a C-V (Civic) zone and PF (Public Facility) General Plan designation.

In addition to the standards established above, property in the C-V District adjacent to undeveloped lots that are zoned for, or lots that are developed as, detached single-family residential uses shall be subject to the following standards listed in Title 19.10.020(E)(4):

- a) The Residential Adjacency Standards of LVMC 19.08.040.H, subject to the applicability requirements;
- b) The landscape planting standards of LVMC 19.08.040.F and buffer standards of LVMC 19.08.070 Table 4;
- c) The fence and wall standards of LVMC 19.08.040.G and LVMC 19.08.070 Tables 6 and 7; and
- d) The screening standards of LVMC 19.08.040.E.4.

Pursuant to Title 19.10.020(F)(2), "The standards set forth in Subsections 19.10.020(E)(4) are minimum requirements. Any request to deviate from these standards shall require the approval of a major review of a site development plan review pursuant to the provisions of LVMC 19.16.100. The applicant has requested a major review of the requested Site Development Plan Review (24-0046-SDR1) to allow deviations from the development standards pertaining to perimeter landscape planting standards of LVMC 19.08.040.F, buffer standards of LVMC 19.08.070 Table 4, fence and wall standards of LVMC 19.08.040.G and LVMC 19.08.070 Tables 6 and 7.

Staff Report Page Four
July 9, 2024 - Planning Commission Meeting

Staff has determined the proposed development complies with Residential Adjacency Standards of LVMC 19.08.040.H, which requires a 3:1 proximity slope setback requirement for all property to be developed for nonresidential or multifamily residential use that is located adjacent to property which is zoned R-E, R-D, R-1, R-SL or R-CL, unless such adjacent property is developed with a nonresidential use. Since the property on the western perimeter of the site is undeveloped with a U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] zoning designation the standards do not apply.

Furthermore the submitted plans indicate there will be one 4,000 square-foot storage building located on the south western corner of the facility that is approximately 25 feet tall. The submitted plan indicates the structure is 77 feet away from the western property line, which complies with the 3:1 proximity slope requirement. Also, the facility will contain utility transmission lines and towers that are indicated in previously approved Site Development Plan Review (SDR-34710) to be approximately 195 feet in overall height. However, pursuant to LVMC 19.08.040.H(2)(C) utility transmission lines and towers are granted an exception from complying with residential adjacency standards.

The proposed development does not comply with the landscape planting standards of LVMC 19.08.040.F and buffer standards of LVMC 19.08.070 Table 4. Pursuant to these development standards the proposed development would require a 15-foot landscape buffer adjacent to the right-of-way on the north, west and south perimeter of the facility with an estimated 115 24-inch box trees spaced every 20 feet within the buffer area with four shrubs per tree. The submitted plans indicate the proposed development will provide no landscape buffers with zero trees and planting materials, which is consistent with the existing Electrical Utility Substation.

Also, the proposed development does not comply with fence and wall standards LVMC 19.08.070 Tables 6 and 7. Pursuant to Table 6 front yard wall height is limited to five feet in overall height; and Table 7 indicates perimeter and retaining walls with less than a two percent slope are allowed a 10-foot maximum height and 12-foot maximum height with more than a two percent slope. Also, the walls are required to provide 20 percent contrasting materials. The submitted wall elevations indicate the facility will be surrounded by a proposed 14-foot tall CMU block split face concrete panel wall with no contrasting materials, which is consistent with the existing Electrical Utility Substation.

Staff Report Page Five
July 9, 2024 - Planning Commission Meeting

However, the proposed development does comply with the screening standards of LVMC 19.08.040.E.4, which requires trash and refuse collection areas; outdoor storage areas; mechanical equipment such as air conditioners, pumps and motors; propane tanks and other storage tanks; electrical equipment such as switching equipment and transformers; emergency generators; valves; vents; utility meters; satellite dishes; grouped mailboxes; and any commercial project which abuts a residential property to be screened from public view from all rights-of-way, pedestrian areas, and parking lots. As mentioned before, the submitted wall elevations indicate the facility will be surrounded by a proposed 14-foot tall CMU block split face concrete panel that will adequately screen the development from adjacent properties.

The submitted justification letter states the proposed project will, “Help NV Energy meet the electrical demands of its customers. As part of the Greenlink West Transmission Project, the proposed expansion of the Northwest Substation will help NV Energy meet its obligation to the State of Nevada in complying with Senate Bill 448, which required NV Energy to amend its resource plan to include a plan for certain high-voltage transmission infrastructure construction projects to be placed into service no later than December 31, 2028. The project is also required to increase northern Nevada transmission import capacity required to meet native electric demand and Federal Energy Regulatory Commission requests for service. Once in service the expanded Northwest Substation will strengthen the regional electric transmission system in and around the City, thereby improving electric reliability. In this way, the project will help the City implement one of its energy strategies, specifically, to support transmission efforts to resources areas in Northern Nevada.”

Staff has determined that the proposed Rezoning to C-V (Civic) and the General Plan Amendment to PF (Public Facility) is appropriate for the site and surrounding area as it will allow the proposed expansion of the substation as a conforming use. Furthermore, the proposed expansion of the Northwest Substation will improve the existing power grid and will have a minimal impact on the existing site and the surrounding uses. In addition, the proposed substation expansion adheres to the policies outlined in the Las Vegas 2050 Master Plan - Conservation (Energy) section which states, “Based on current and future energy demand noted in triennial resource plans submitted to the Public Utilities Commission of Nevada (PUCN), NV Energy estimates approximately 5,850-6,800 MW of peak demand in Southern Nevada by 2038. Furthermore, with an anticipated addition of 308,000 new City residents in 119,000 new dwelling units, it remains imperative to address overall consumption, even if the sources continue to become cleaner, and to support efforts for expanded transmission to resource areas in Northern Nevada.” Therefore, staff recommends approval of the requested General Plan Amendment, Rezoning and Site Development Plan Review subject to conditions.

Staff Report Page Six
July 9, 2024 - Planning Commission Meeting

FINDINGS (24-0046-GPA1)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The proposed PF (Public Facility) designation will allow the proposed expansion of the existing Northwest Electric Utility Substation on the subject site. This zoning designation is compatible with the adjacent land use designations in the surrounding area.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The PF (Public Facility) land use designation allows the C-V (Civic), P-C (Planned Community) and PD (Planned Development) zoning districts. This land use designation is consistent with the proposed C-V (Civic) zoning district for the subject site.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

The site has existed in its current configuration since it was first constructed in 1993. Staff has determined that there are adequate transportation, utility and other facilities to accommodate the proposed use of the site.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

The proposed amendment adheres to the adopted plans and policies outlined in the Las Vegas 2050 Master Plan - Conservation (Energy) section which encourages the City of Las Vegas to support efforts for expanded transmission to resource areas in Northern Nevada.

FINDINGS (24-0046-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

Staff Report Page Seven
July 9, 2024 - Planning Commission Meeting

1. The proposal conforms to the General Plan.

The proposed C-V (Civic) zoning district conforms to the proposed PF (Public Facility) General Plan land use designation.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

The proposed C-V (Civic) zoning district would permit the proposed expansion of the existing electrical transmission facilities on the subject site and are compatible with the surrounding land uses and zoning districts.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

The 2050 Las Vegas Master Plan states, "NV Energy estimates approximately 5,850-6,800 MW of peak demand in Southern Nevada by 2038. Furthermore, with an anticipated addition of 308,000 new City residents in 119,000 new dwelling units, it remains imperative to address overall consumption." Staff has determined that these growth and development factors warrant the proposed expansion of the existing Northwest Electric Substation.

4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Access to the site will remain unchanged from Mocassin Road and Shaumber Road, which are currently unimproved roadways.

FINDINGS (24-0046-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. The proposed development is compatible with adjacent development and development in the area;

The proposed development is compatible with adjacent development and development in the surrounding area. The site has existed in its current configuration since it was first constructed in 1993. The proposed addition to the existing Electric Utility Substation will have a minimal impact on the subject site.

Staff Report Page Eight
July 9, 2024 - Planning Commission Meeting

- 2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

The proposed development is consistent with all applicable City plans, policies and standards for a development within a proposed C-V (Civic) zoning district. Pursuant to Title 19.10.020(F)(2), the applicant has requested a major review of the requested Site Development Plan Review (24-0046-SDR1) to allow deviations from the development standards pertaining to perimeter landscape planting materials, perimeter landscape buffers and wall and fence development standards.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Access to the site is provided from Mocassin Road and Shaumber Road, which are currently an unimproved roadway. The Department of Public Works has approved a request to defer any roadway improvements to the subject site. The Electric Utility Substation will produce a negligible amount of traffic. Therefore, there are adequate facilities to accommodate an expansion of and existing Electric Utility Substation.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The proposed building materials are appropriate for this area of the City.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The overall design of the subject site expansion will closely match the existing Electric Utility Substation, thereby remaining compatible with the existing development.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
Circa 07/91	The Board of County Commissioners approved an application (UC-0165-91) for an electrical substation and a (VC-0338-91) to waive landscaping, on-site paving and a trash enclosure. The Variance application expired five years from the date of approval.
Circa 10/01	The Board of County Commissioners approved an application (UC-1158-01) for the expansion of an existing electrical substation and an application (WS-1408-01) to waive landscaping, on-site paving, and the trash enclosure in conjunction with the approved substation.
04/01/09	The City Council approved an Annexation (ANX-27030) of property generally located on the south side of Moccasin Avenue alignment, 660 feet west of Larry McBryde Street alignment, containing approximately 33.66 acres. The effective date of the Annexation was 06/03/09.
08/19/09	The City Council approved a request for a General Plan Amendment (GPA-34706) to Amend a portion of the Centennial Hills Sector Plan of the General Plan from PCD (Planned Community Development) to PF (Public Facilities) on 70 acres generally located on the south side of Moccasin Road alignment, 660 feet west of Larry McBryde Street alignment. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Rezoning (ZON-34709) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-V (Civic) on 35 acres generally located on the south side of Moccasin Road alignment, 660 feet west of Larry McBryde Street alignment. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Site Development Plan Review (SDR-34710) 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. The Planning Commission and staff recommended approval of the request.
11/05/09	The Department of Community Development - Planning Division administratively approved a request for a Minor Site Development Plan Review (SDR-36153) to extend an existing 110-foot tall Wireless Communication Facility, Non-Stealth Design (Monopole) to 120 feet and co-locate six (6) antennas at the 118-foot centerline located at 10625 Moccasin Road
06/24/10	The Planning Commission approved a request for a Variance (VAR-38103) to allow a 10-foot screen wall and a 16-foot retaining wall where an eight-foot screen wall and four-foot retaining are the maximum allowed on 28.37 acres at 10625 Moccasin Road.

Staff Report Page Ten
July 9, 2024 - Planning Commission Meeting

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
09/21/11	The City Council approved a request for an Extension of Time (EOT-42756) of a previously approved Site Development Plan Review (SDR-34710) for an expansion of an existing Electric Utility Substation at 10625 Moccasin Road. Staff recommended approval of the request.
01/01/12	The Department of Community Development - Planning Division administratively approved a request for a Minor Site Development Plan Review (SDR-44158) to remove a microwave dish antenna at the 38-foot and 55-foot centerlines and install a new microwave dish antenna at the 38-foot and 45-foot centerlines of an existing 108-foot tall Wireless Communication Facility, Non-Stealth Design (Monopole) located at 10625 Moccasin Road.
07/10/12	The Planning Commission approved a request for an Extension of Time (EOT-45431) of an approved Variance (VAR-38103) which allowed a 10-foot screen wall and a 16-foot retaining wall where an eight-foot screen wall and four-foot retaining are the maximum allowed at 10625 Moccasin Road. Staff recommended approval of the request.
10/01/12	The Department of Community Development - Planning Division administratively approved a request for a Minor Site Development Plan Review (SDR-46851) to remove three existing antennas and install three new lte antennas, six new radio remote heads and one dc surge supressor at the 107-foot 6-inch centerline, in addition to installing one gps antenna at the base on an existing 116-foot 6-inch tall Wireless Communication Facility, Non-Stealth Design at 10625 Moccasin Road
12/05/16	The Department of Community Development - Planning Division approved a request for Condition Use Verification (CUV-68020) for a Wireless Communication Facility, Non-Stealth Design (Qualifying for Conditional Use Approval) - remove (6) existing and (6) antennas, install (3) new antennas and (3) new RRhs at 10625 Moccasin Road.
11/20/17	The Department of Community Development - Planning Division approved a request for Condition Use Verification (CUV-72123) for an existing Wireless Communication Facility, Non-Stealth Design at 10625 Moccasin Road.
03/01/18	The Department of Community Development - Planning Division approved a request for Condition Use Verification (CUV-72842) for an existing Wireless Communication Facility, Non-Stealth Design at 10625 Moccasin Road.
08/23/18	The Department of Community Development - Planning Division approved a request for Condition Use Verification (CUV-74285) for modifications to an existing Wireless Communication Facility, Non-Stealth Design at 10625 Moccasin Road.

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
09/12/18	The Department of Community Development - Planning Division approved a request for Condition Use Verification (CUV-74537) to remove (3) existing panel antennas, install (3) new panel antennas, (3) RRU's and (1) hybrid cable on a Wireless Communication Facility, Non-Stealth Design (Qualifying for Conditional Use Approval) located at 10625 W. Moccasin Road.
10/11/18	The Department of Community Development - Planning Division approved a request for Condition Use Verification (CUV-74758) for modifications to an existing Wireless Communication Facility, Non-Stealth Design at 10625 Moccasin Road.
02/07/19	The Department of Community Development - Planning Division approved a request for Condition Use Verification (CUV-75753) for a Wireless Communication Facility, Non-Stealth Design (Qualifying for Conditional Use Approval) at 10625 Moccasin Road.
12/03/19	The Department of Community Development - Planning Division approved a request for Condition Use Verification (CUV-78017) for modifications to an existing Wireless Communication Facility, Non-Stealth Design at 10625 Moccasin Road.
09/12/23	The Department of Community Development - Planning Division approved a request for Condition Use Verification (101308-CUV) to add on an existing wireless communication facility. Scope of work includes removing (1) existing microwave dish and installing (1) microwave dish and (2) elliptical cables on the tower. There will be no change to tower height or compound size at 10625 Moccasin Road

<i>Most Recent Change of Ownership</i>	
07/14/23	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
The existing Electrical Utility Substation was built prior to Annexation in the City.	
05/21/04	A Clark County building permit (#04-5876) was issued for an equipment shelter for a non-stealth cellular facility at 10625 Moccasin Road. The permit was finalized on 05/24/04.
	A Clark County building permit (#04-5878) was issued for a non-stealth cellular facility at 10625 Moccasin Road. The permit was finalized on 05/24/04.

Staff Report Page Twelve
July 9, 2024 - Planning Commission Meeting

<i>Related Building Permits/Business Licenses (continued)</i>	
01/31/06	A Clark County building permit (#05-30753) was issued to add antennas on an existing non-stealth cellular facility at 10625 Moccasin Road. The permit was finalized on 02/01/06.
	A Clark County building permit (#05-30756) was issued for an equipment shelter for a non-stealth cellular facility at 10625 Moccasin Road. The permit was finalized on 02/01/06.
11/30/09	A building permit (#C-146577) was issued for a cell site (Metro PCS VGS-223B) at 10625 Moccasin Road. The permit was finalized on 06/29/10
08/20/12	A building permit (#C-214706) was issued for a cell site to remove two MW antennas and install two MW antennas (L467-Piaute) at 10625 Moccasin Road. The permit has not been finalized.
12/05/12	A building permit (#C-224110) was issued for a cell site to replace three antennas and add 12-diplexers and one cabinet at 10625 Moccasin Road. The permit was finalized on 12/03/15.
07/23/15	A building permit (#C-291110) was issued for a cell site to change out six cellular antennas, six TMA's, and cabinet at 10625 Moccasin Road. The permit was finalized on 09/22/15.
09/03/15	A building permit (#C-293454) was issued for a cell site to install three microwaves, four ODU radios, four cat five cables at 10625 Moccasin Road. The permit has not been finalized.
02/14/17	A building permit (#C-335217) was issued for a cell site to remove six panel antennas and six TMA's; install three panel antennas and three remote radio heads; install one rectifier in existing DC plant at 10625 Moccasin Road. The permit has not been finalized.
01/02/18	A building permit (#C17-02360) was issued for a cell site to remove four and replace three antennas at 10625 Moccasin Road. The permit was finalized on 03/27/18.
03/26/18	A building permit (#C18-00811) was issued for a cell site to replace an antenna at 10625 Moccasin Road. The permit was finalized on 05/17/18.
09/20/18	A building permit (#C18-03055) was issued for a cell site to swap a three-foot microwave and ODU for an existing three-foot microwave and ODU and swap two-foot microwave and ODU at 10625 Moccasin Road. The permit was finalized on 01/24/19.
10/25/18	A building permit (#C18-03907) was issued for a cell site to replace three antennas, three RRUs, one hybrid cable, one XMU, one PBC 6200, and one BB5216 inside an existing cabinet at 10625 Moccasin Road. The permit was finalized on 06/04/19.
03/05/19	A building permit (#C18-04448) was issued to modify an existing cell site at 10625 Moccasin Road. The permit has not been finalized.
05/16/19	A building permit (#C19-01354) was issued for an antenna replacement at an existing cell site at 10625 Moccasin Road. The permit was finalized 12/04/19.

Staff Report Page Thirteen
July 9, 2024 - Planning Commission Meeting

Related Building Permits/Business Licenses (continued)	
12/02/19	A building permit (#C19-05296) was issued for a cell site to install one flush mount adapter kit, one microwave dish, one ODU and one Cat SE cable at 10625 Moccasin Road. The permit has not been issued.
11/04/21	A building permit (#C21-04227) was issued for a cell site to modify ground based and tower mounted equipment at 10625 Moccasin Road. The permit was finalized on 08/09/23.
04/27/22	A building permit (#C22-00784) was issued for a cell site for antenna modifications and cabinet modifications to existing equipment on existing wireless facility at 10625 Moccasin Road. The permit was finalized on 11/15/22.
05/11/23	A building permit (#C23-00446) was issued to modify an existing cell site at 10625 Moccasin Road. The permit has not been finalized.
11/09/23	A building permit (#C23-03222) was issued for a cell site for a Verizon microwave dish add on an existing commercial cell tower. Scope of work includes removing one existing microwave dish and installing one new microwave dish and two elliptical cables. There will be no change to tower height or compound size at 10625 Moccasin Road. The permit has not been finalized.

Pre-Application Meeting	
01/23/24	A pre-application meeting was held with the applicant to discuss the submittal requirements for a General Plan Amendment, Rezoning and Site Development Plan Review for the proposed expansion of an existing electrical substation.

Neighborhood Meeting	
06/18/24	<p>A neighborhood meeting was held at 5:30pm at the Centennial Hills Library - Multipurpose Room, located at 6711 North Buffalo Drive, Las Vegas, Nevada 89131. There were four members of the public, two representatives of the applicant and one member of City staff in attendance.</p> <p>The following is a list of questions, concerns and comments from the attendants of the meeting:</p> <ul style="list-style-type: none"> • Question of what road is constructed on the west side of the subject site in reference to the image shown by the applicant. The applicant clarified that the image shows the boundary line of the subject site, not a road. • Question of Planning Commission meeting notification. Staff clarified that notices will be sent out for this project being heard at the July 9th Planning Commission meeting.

Staff Report Page Fourteen
July 9, 2024 - Planning Commission Meeting

Field Check	
05/23/24	During a routine site visit staff observed an undeveloped site with natural desert vegetation.

Details of Application Request	
Site Area	
Gross Acres	14.83

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
		PF (Public Facilities)	C-V (Civic)
North	Undeveloped	TRIBE (Tribal Land) - Clark County	RS80 (Residential Single-Family 80)
South	Undeveloped	PF (Public Facilities)	C-V (Civic)
East	Utility Installation, Other than Listed (NV Energy Substation)	PF (Public Facilities)	C-V (Civic)
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Kyle Canyon	Y
Centennial Hills Sector Plan	Y
Northwest Open Space Plan	Y
Northwest Sector	Y
Special Area and Overlay Districts	Compliance
C-V (Civic) District	Y

Staff Report Page Fifteen
July 9, 2024 - Planning Commission Meeting

<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10.020, the following standards apply:

<i>Standard</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	340 Feet	Y
Min. Setbacks - Storage Building		
• Front - North	980 Feet	Y
• Side - East	500 Feet	Y
• Corner - West	77 Feet	Y
• Rear - South	195 Feet	Y
Max. Building Height	25 Feet	Y

Pursuant to Title 19.08.040, the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	75 Feet	77 Feet	Y

<i>APN 126-01-101-001</i>		
<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]	1 dwelling per lot	1 dwelling per lot
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
C-V (Civic)	N/A	N/A
<i>Existing General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
PCD (Planned Community Development) General Plan Designation	< 8 du/acre	118
<i>Proposed General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
PF (Public Facility)	N/A	N/A

Pursuant to Title 19.10.020(E)(4), the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	17 Trees	0 Trees	Y*
• South	1 Tree / 20 Linear Feet	33 Trees	0 Trees	Y*
• East	N/A	0 Trees	0 Trees	Y
• West	1 Tree / 20 Linear Feet	65 Trees	0 Trees	Y*
TOTAL PERIMETER TREES		115 Trees	0 Trees	Y*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		0 Feet	Y*
• South	15 Feet		0 Feet	Y*
• East	N/A		0 Feet	Y
• West	15 Feet		0 Feet	Y*
Front Yard Wall Height	5 Feet		14 Feet	Y*
Wall Height	8 Feet Adjacent to right-of-way and from adjacent properties		14 Feet	Y*

*Pursuant to Title 19.10.020(F)(2), "The standards set forth in Subsections E.4 are minimum requirements. Any request to deviate from these standards shall require the approval of a major review of a site development plan review pursuant to the provisions of LVMC 19.16.100." In order to conform to this development standard the applicant has requested Major Amendment (24-0046-SDR1) to approved Site Development Plan Review (SDR-34710) for an expansion of an existing electric utility substation.

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Moccasin Road	Major Collector	Master Plan of Streets and Highways Map	80	Y*
Rocky Avenue	Local Street	Title 13	60	Y*

*The Department of Public Works has approved a request for a deferral of required streetscape improvements.

Staff Report Page Seventeen
July 9, 2024 - Planning Commission Meeting

Streetscape Standards	Required	Provided	Compliance
Moccasin Road - Major Collector Street	Sidewalk, amenity zone, w/ curb and gutter and streetlights	No Improvements	Y*
Rocky Avenue - Local Street	Sidewalk, amenity zone, w/ curb and gutter and streetlights	No Improvements	Y*

**The Department of Public Works has approved a request for a deferral of required streetscape improvements.*

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Utility Installation, Other Than Listed	One Utility Installation, w/ one 4,000 SF Storage Building with no habitable office space	1 space, plus an additional space for each 300 square feet of habitable office space	0				
TOTAL SPACES REQUIRED			0		1		Y
Regular and Handicap Spaces Required			0	-	1	-	Y