

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Amy Michaels, Principal Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: SUP-56-2021 **Miller Highland Substation Addition**
Date: September 15, 2021

In addition to the requirement to comply with the City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278 and accepted Clark County Area Uniform Standard Drawings, the Department of Public Works recommends the following conditions of approval:

1. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
4. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works Construction Off-Site Improvements* Drawing Number 225.
5. The property owner is required to grant a roadway easement for commercial driveway(s).
6. The property owner is required to sign a restrictive covenant for utilities.
7. The property owner is required to grant a 5' public utility easement within the property line adjacent to the right of way.
8. The proposed sidewalk configuration will be reviewed with the civil improvement plans.
9. Right of way dedication and construction of a bus turn-out is required on Carey Avenue per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
10. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Carey Avenue (sidewalk; streetlights)
 - b. Commerce Street (streetlights)

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11. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

Real Property Services – For information only:

- *Vacation of Slope Easement was recorded in 2009, O.R. doc #20090714-0552; Property owner to dedicate right turn lane, bus turnout and spandrel; Sidewalk Easement Agreement for proposed sidewalk may be required;*

Utilities – For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.



Duane McNelly, Land Development Coordinator
Department of Public Works



8-31-2021

City of North Las Vegas
Department of Planning and Zoning
2240 Civic Center Drive
North Las Vegas, NV 89030

Letter of Intent: -- Miller Electrical Substation Expansion (APN-139-15-401-013)

To Whom it May Concern:

Nevada Power dba NV Energy respectfully requests approval of a Special Use Permit for the expansion of the Miller electrical substation.

We propose to expand the existing Miller Substation located 282 +/- feet west of the northwest corner of Carey Ave and Commerce St. This location has the benefit of existing infrastructure as we are proposing to utilize the vacant land to the east of the existing substation for the expansion.

The proposal includes the addition of a driveway on Commerce Street, relocation of existing driveway on Carey Avenue to increase the driveway throat depth, remove and replace some of the existing perimeter walls to increase substation security, add new retaining walls to accommodate the existing topography, and offsite improvements required by City Code. The Use Permit drawings show the existing and proposed conditions.

Nevada Power will also be installing a bus turn out conforming to Regional Transportation Coalition guidelines and curb, gutter, and sidewalks pursuant to CNLV guidelines. Additionally, due to the sloping elevation change of the property going west from Commerce Street, the sidewalk will be ramped to meet the Americans with Disabilities Act (ADA).

The existing overhead transmission line corridor will be used to deliver the necessary power into the substation. There will be some required maintenance work of removing a pole along the north property line and adding two poles inside the substation wall. A new pole is necessary on the south side of the substation property, within the landscaping area. Additionally, there will be a pole added to the Northeast Corner of Carey Avenue and Commerce Street and a pole on the south side of Carey Avenue replaced within the same corridor.

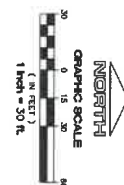
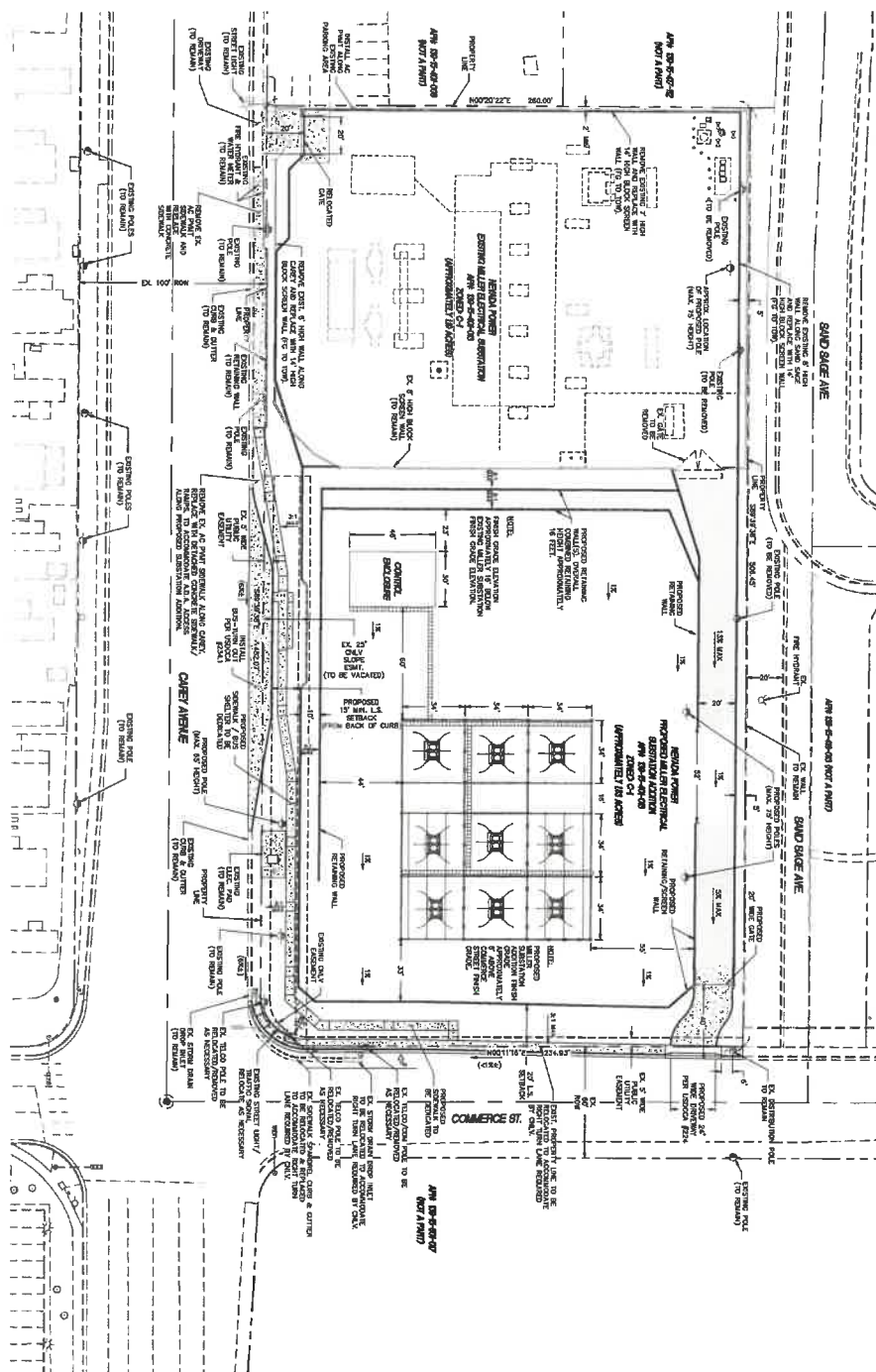
Nevada Power previously submitted an application (SPR-21-08 (35724)) in 2008 and received approval for that application, however that approval has since expired. Due to the economic collapse in 2008-2009 and subsequent lack of electric load growth, the expansion wasn't warranted. The expansion is now needed to keep up with current load growth trend.

Should you have any questions, please contact me at 775.636.0014.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Sullivan".

Mark Sullivan
Land Use Advisor
NV Energy



MILLER SUBSTATION

USE PERMIT - SITE PLAN

NOTE:
 THESE DRAWINGS ARE CONCEPTUAL IN NATURE AND
 SUBSTITUTIONAL REVISIONS MAY BE REQUIRED DUE TO SITE SPECIFIC
 CONSTRAINTS OR CITY OF NORTH LAS VEGAS SPECIFICATIONS.

NW Energy
 NORTHWEST ENERGY SERVICES
 10000 W. Sahara Ave., Suite 100
 Las Vegas, NV 89135
 (702) 251-1000
 www.nwenergy.com

DATE: 05-20-21
 DRAWN BY: JLD
 CHECKED BY: JLD
 DESIGNED BY: JLD
 PROJECT NO: 274-000000-000000

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NO.	DATE	BY	APPROVED BY	REVISIONS

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE/FEET WHEN MAP REDUCED FROM 11X17 ORIGINAL.

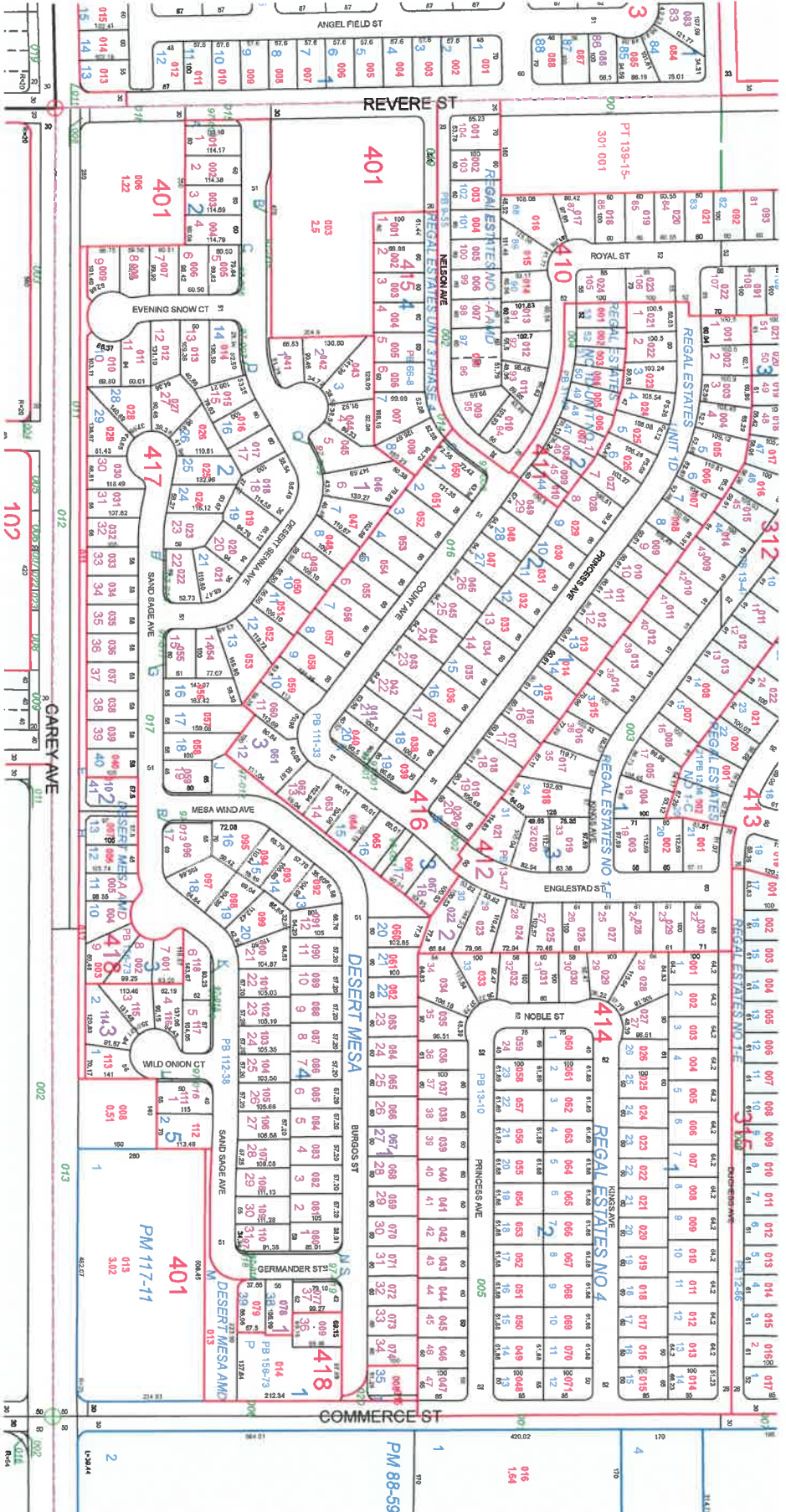
MAP LEGEND

- PARCEL BOUNDARY
- SUBDOMINUM UNIT
- AIR SPACE POL
- RIGHT OF WAY POL
- ROAD EASEMENT
- MATCH / LEADER LINE
- SUB-SURFACE POL
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PMAD BOUNDARY
- SECTION LINE

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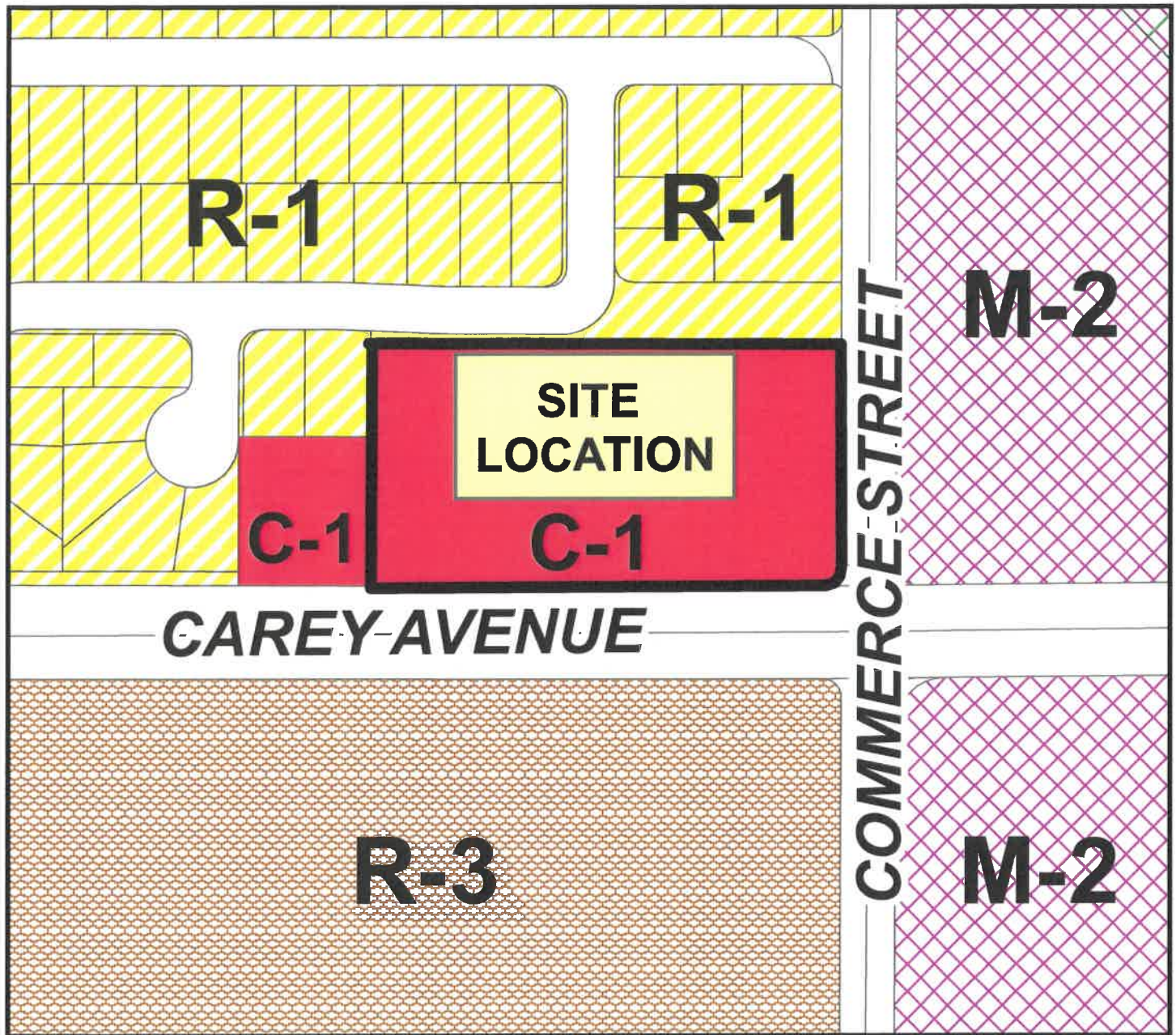
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THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Nevada Power dba NV Energy
Application Type: Special Use Permit
Request: To Allow a Public Utility Building, Structure or Equipment (Expansion)
Project Info: Northwest corner of Carey Avenue and Commerce Street
Case Number: SUP-56-2021

9/08/2021

