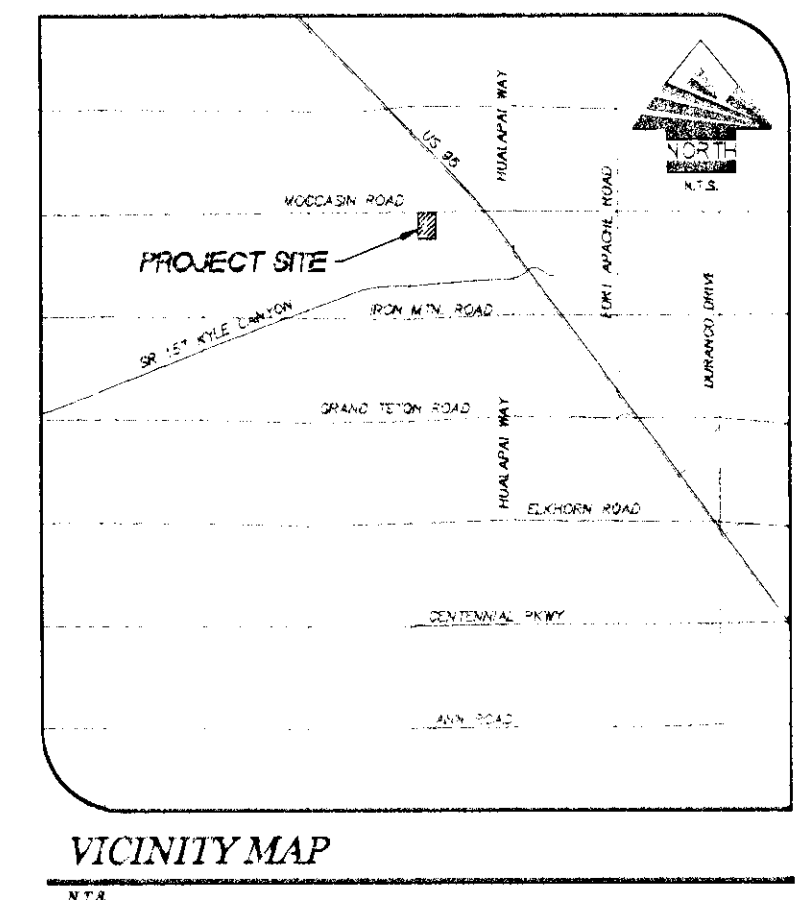
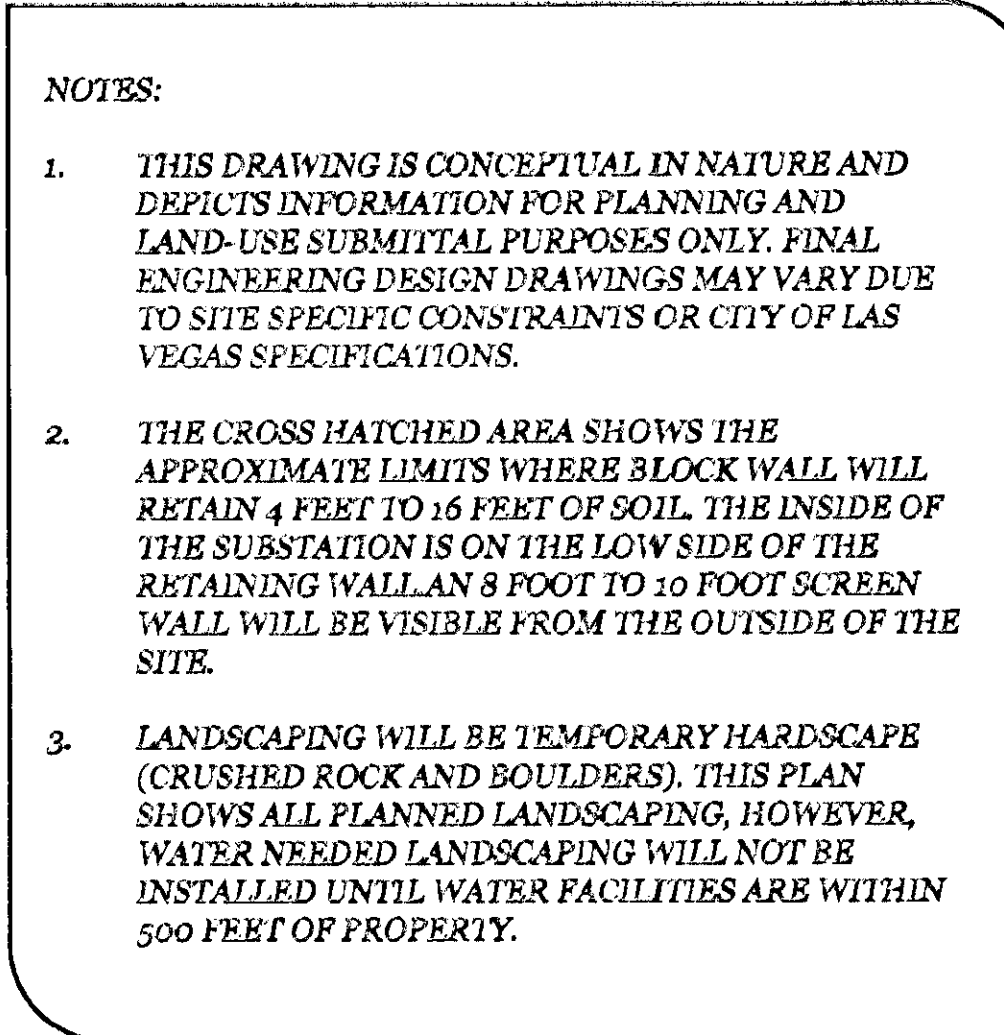
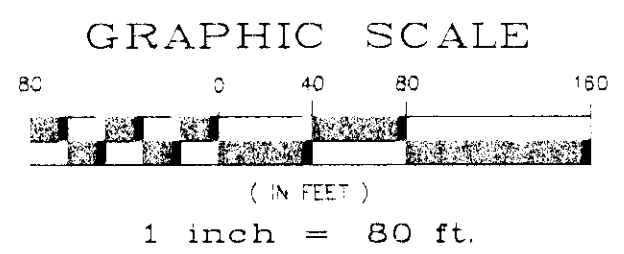
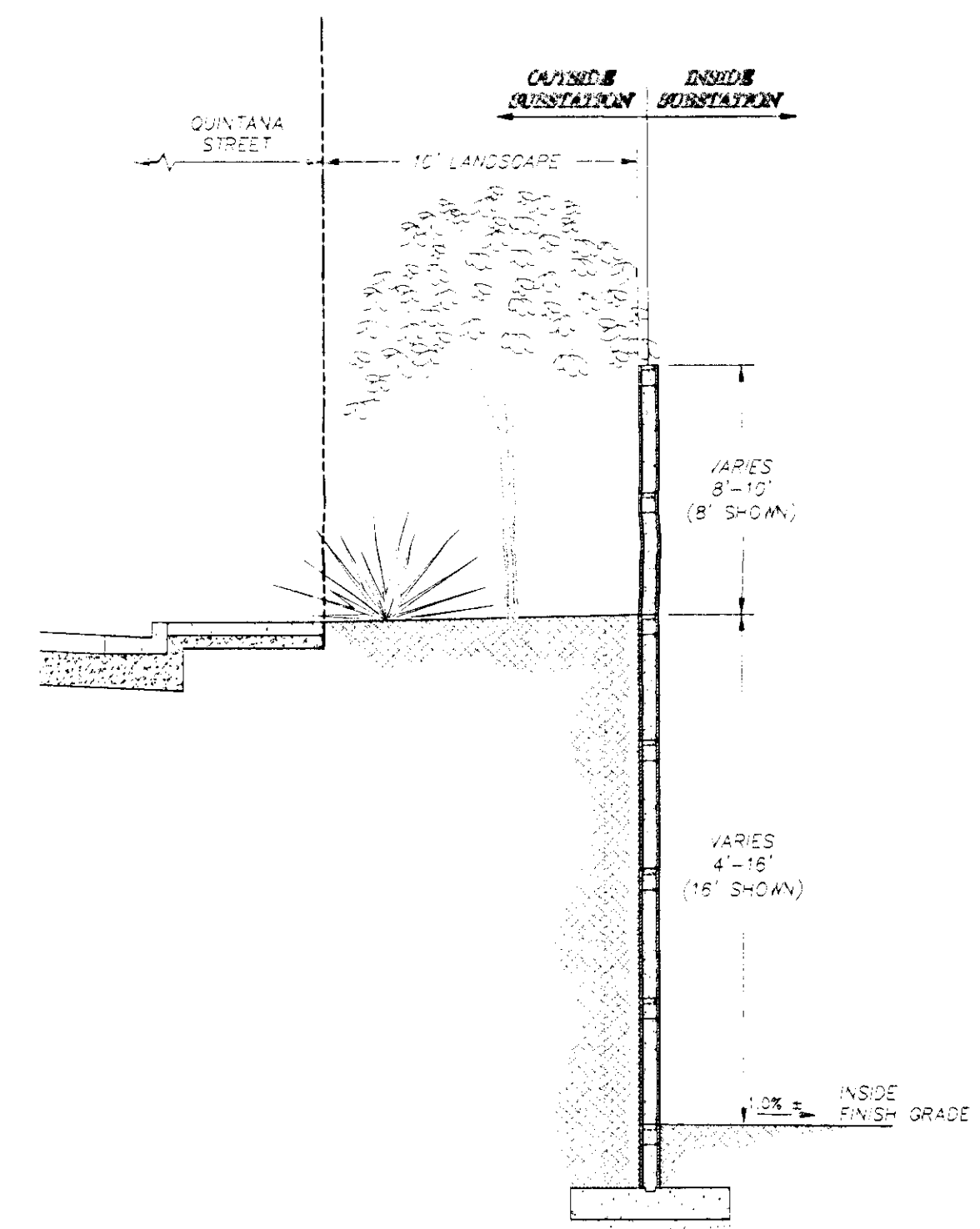
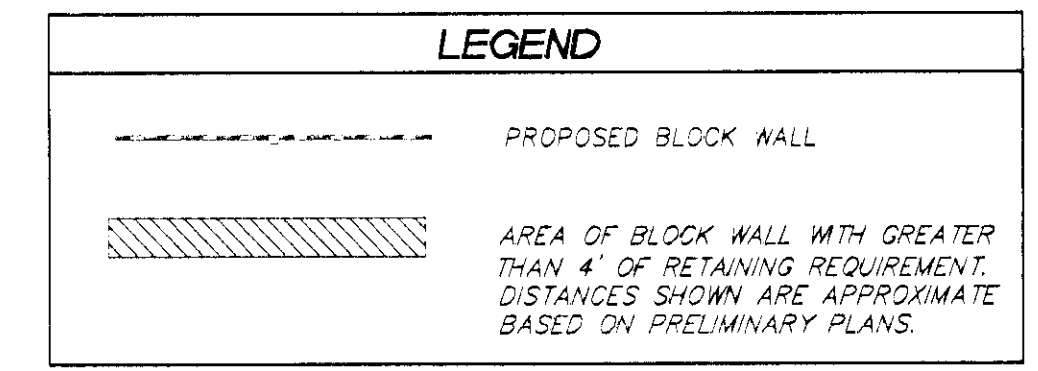
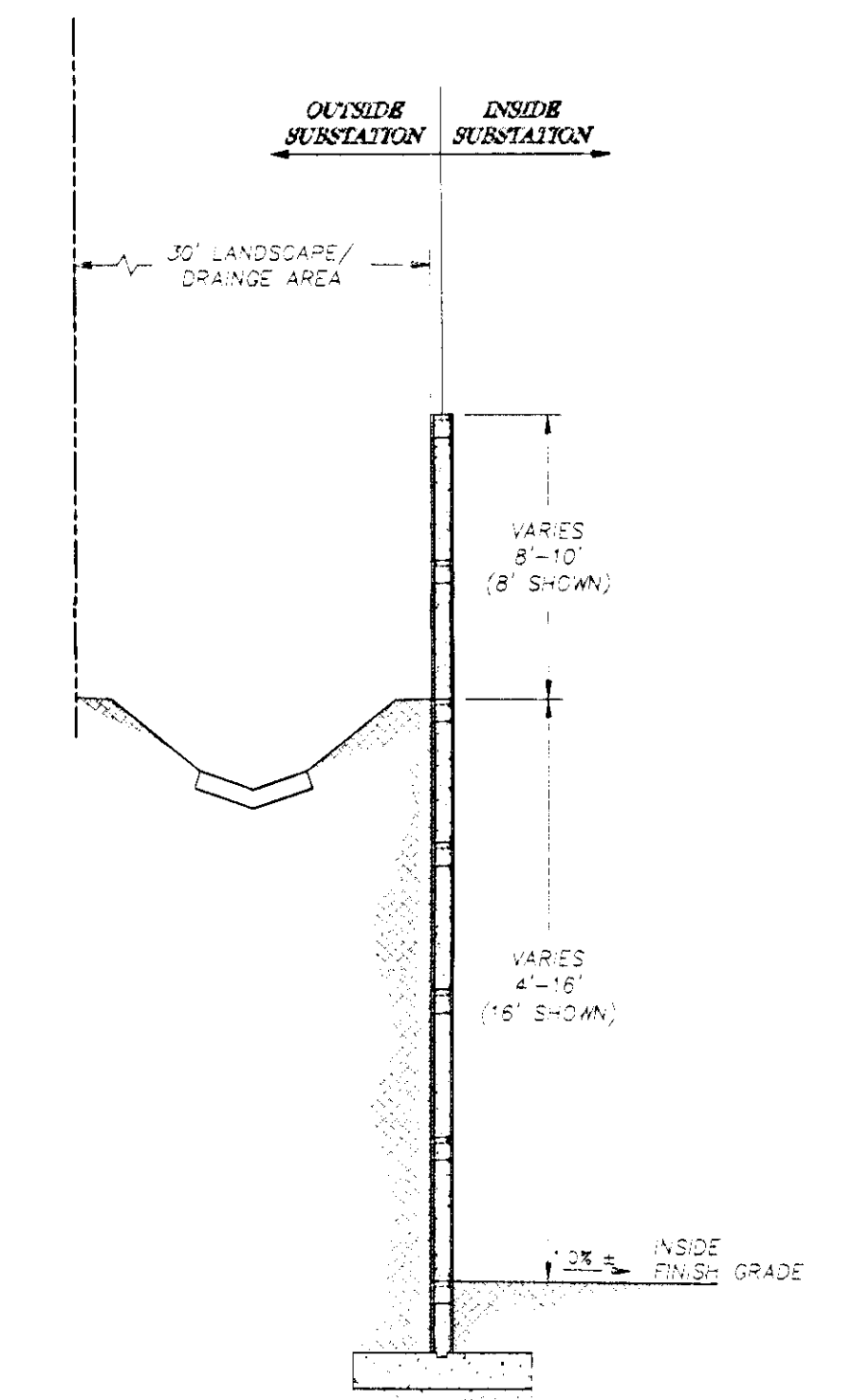


[illegible]

RETAINING WALL ALONG QUINTANA STREET
SECTION VIEW

SCALE: 1"=5'

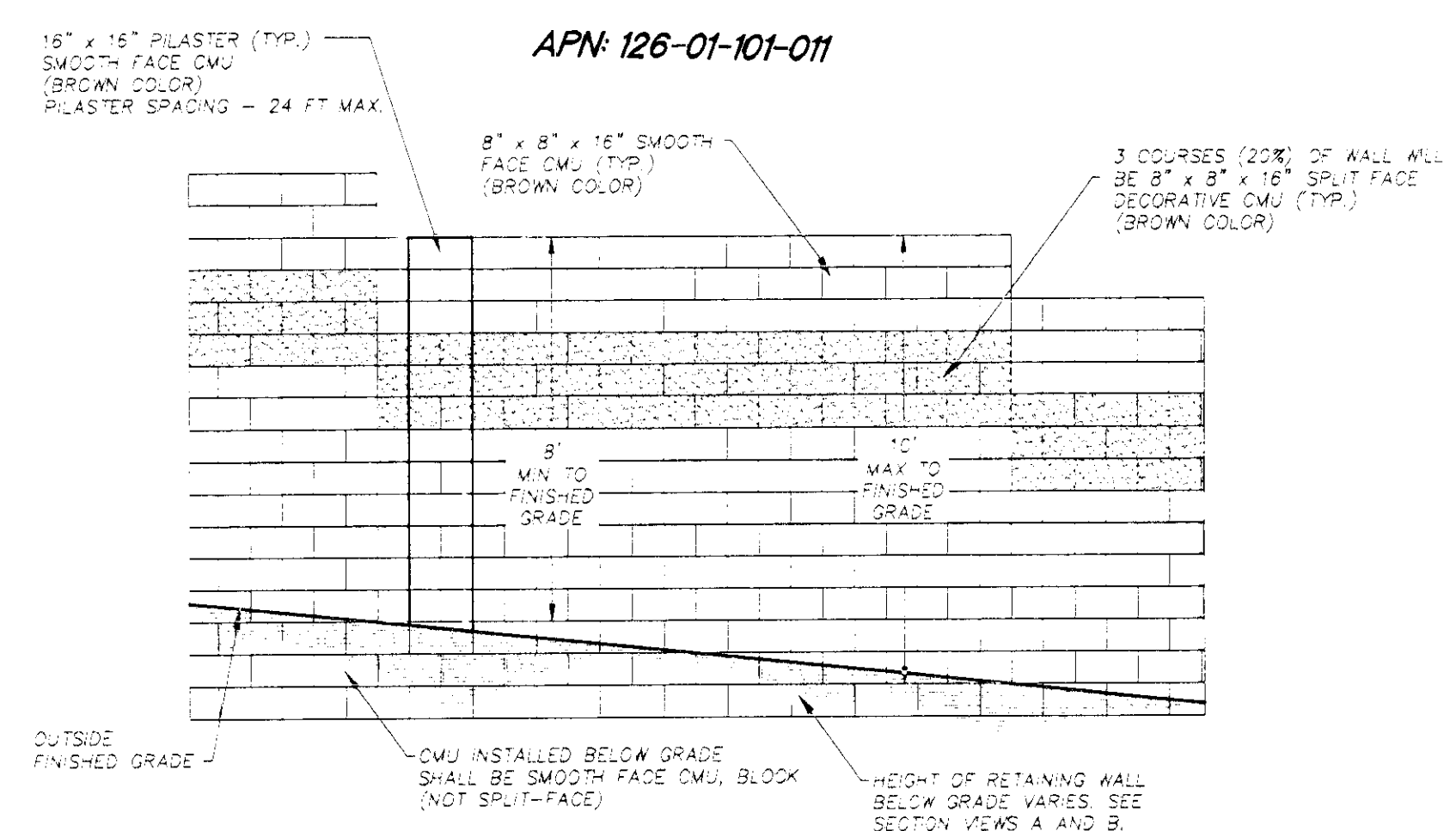
A



RETAINING WALL ALONG WESTERN BOUNDARY
SECTION VIEW

SCALE: 1"=5'

(B)



BLOCK WALL DETAIL
SCALE: N.T.S.

NVEnergy

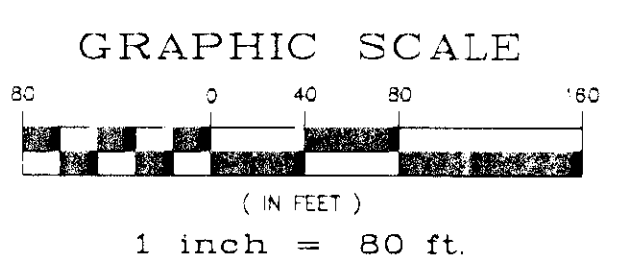
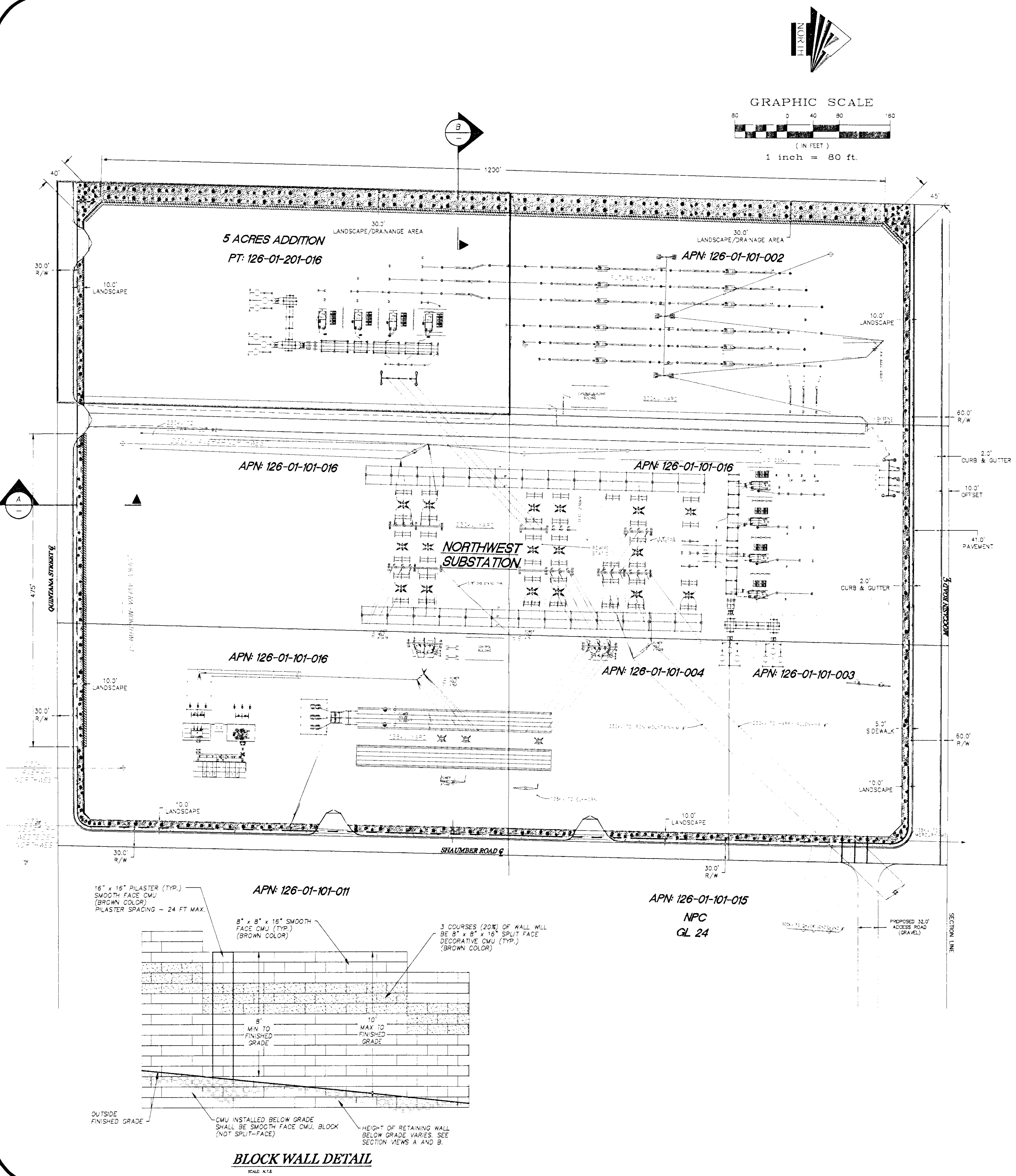
VAR - Fig 1

DWG. NO.	VAR	HD	APR
FROM LIA	TS6020WNL	SJK	APR
DATE	17/04/2011	17/04/2011	17/04/2011
BY	SJK	SJK	SJK

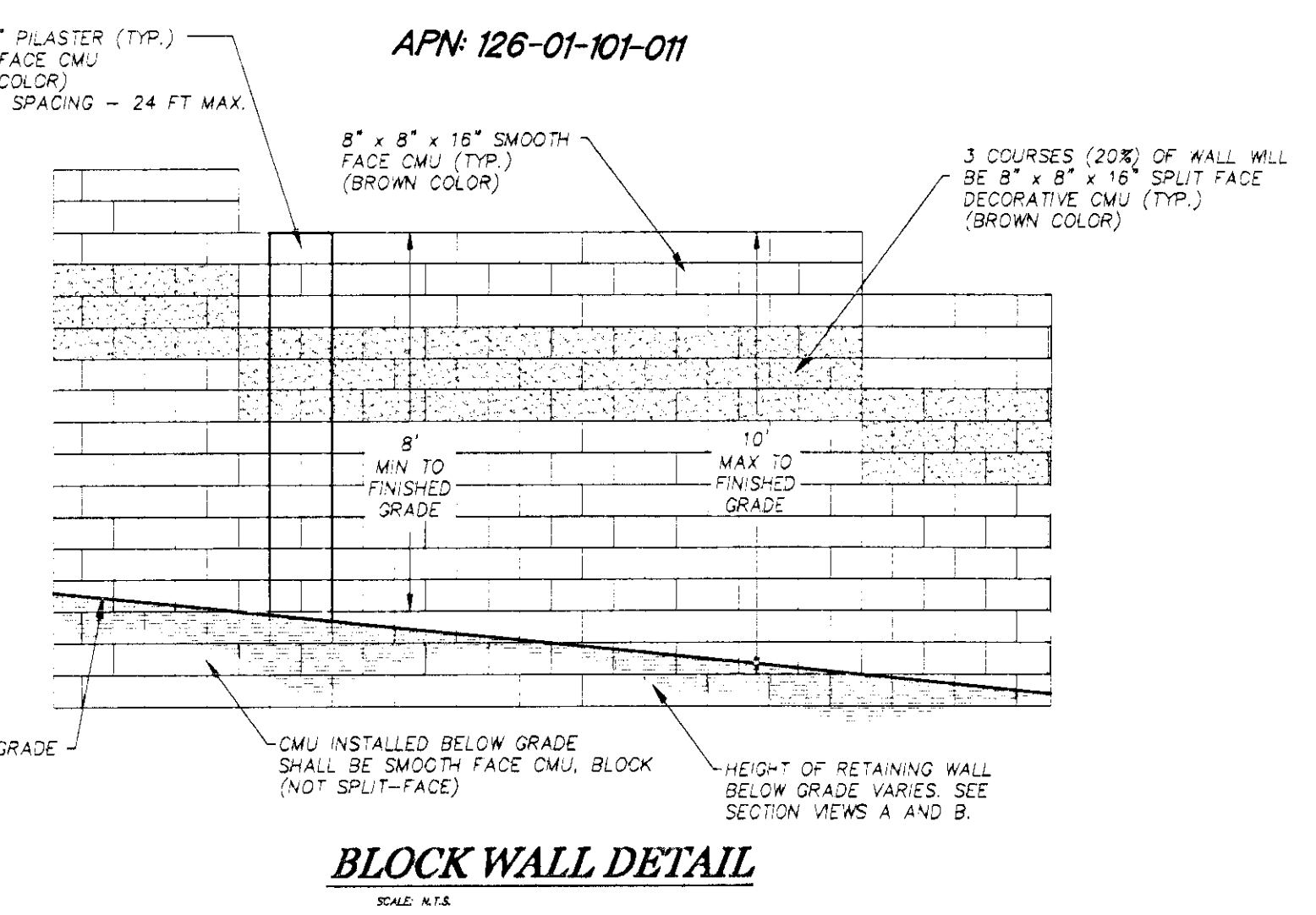
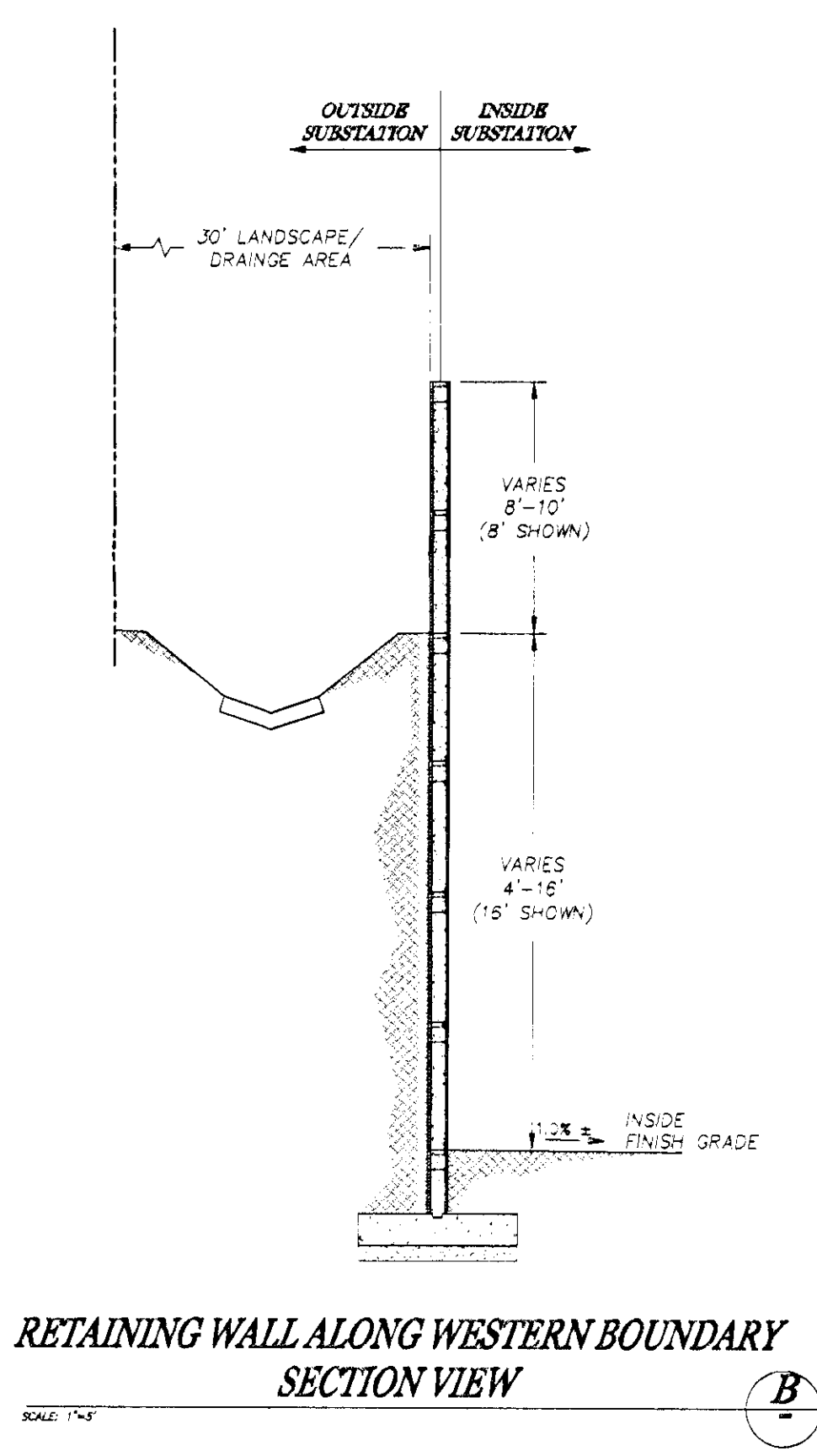
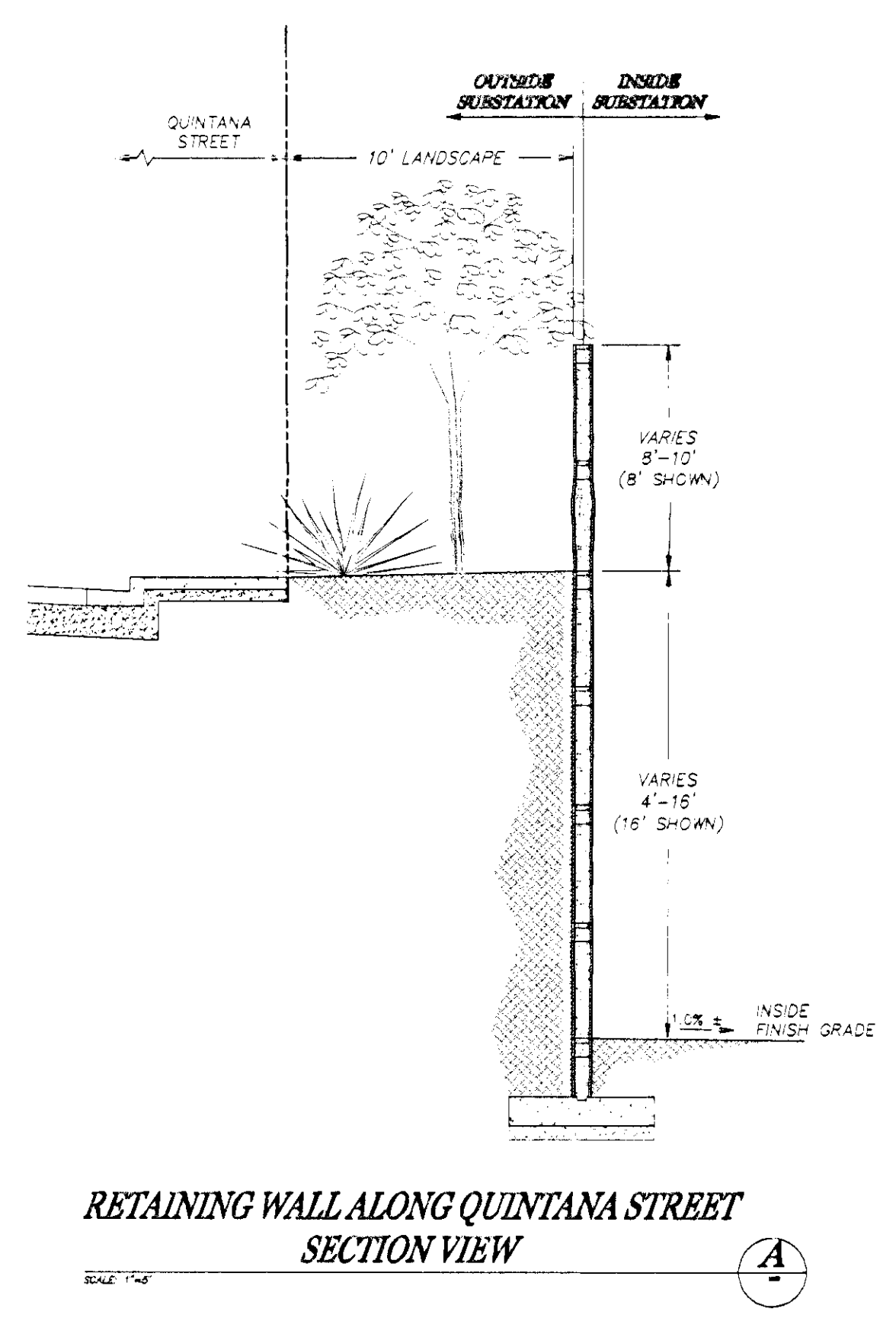
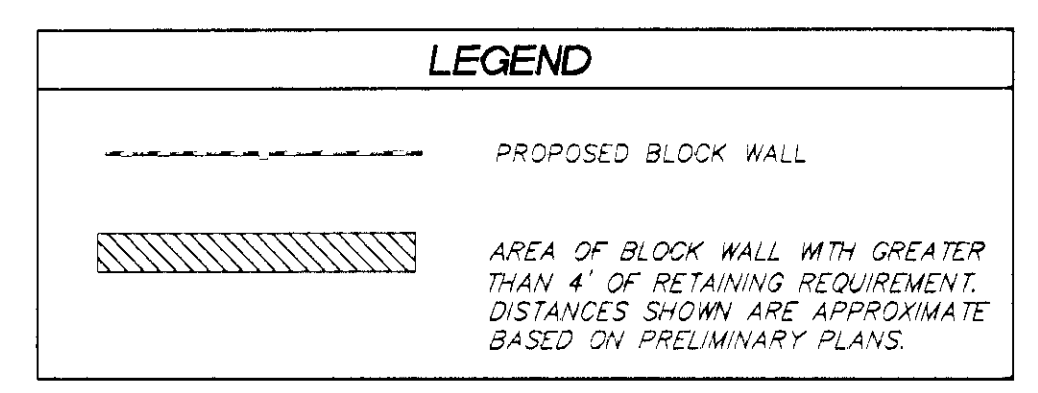
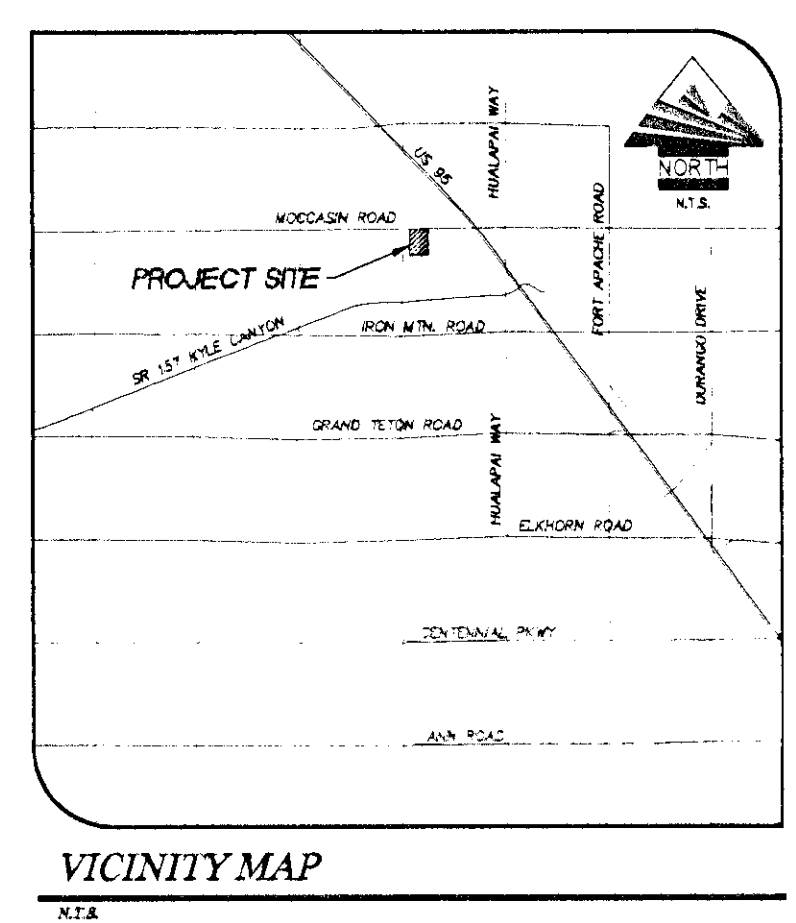
Gross Weight: 1000 kg
Net Weight: 1000 kg
Gross Weight: 1000 kg
Net Weight: 1000 kg

Fig 1

SECT. NO. **Fig 1** OF **1**



- NOTES:
1. THIS DRAWING IS CONCEPTUAL IN NATURE AND DEPICTS INFORMATION FOR PLANNING AND LAND-USE SUBMITTAL PURPOSES ONLY. FINAL ENGINEERING DESIGN DRAWINGS MAY VARY DUE TO SITE SPECIFIC CONSTRAINTS OR CITY OF LAS VEGAS SPECIFICATIONS.
 2. THE CROSS HATCHED AREA SHOWS THE APPROXIMATE LIMITS WHERE BLOCK WALL WILL RETAIN 4 FEET TO 16 FEET OF SOIL. THE INSIDE OF THE SUBSTATION IS ON THE LOW SIDE OF THE RETAINING WALL. AN 8 FOOT TO 10 FOOT SCREEN WALL WILL BE VISIBLE FROM THE OUTSIDE OF THE SITE.
 3. LANDSCAPING WILL BE TEMPORARY HARDSCAPE (CRUSHED ROCK AND BOULDERS). THIS PLAN SHOWS ALL PLANNED LANDSCAPING, HOWEVER, WATER NEEDED LANDSCAPING WILL NOT BE INSTALLED UNTIL WATER FACILITIES ARE WITHIN 500 FEET OF PROPERTY.

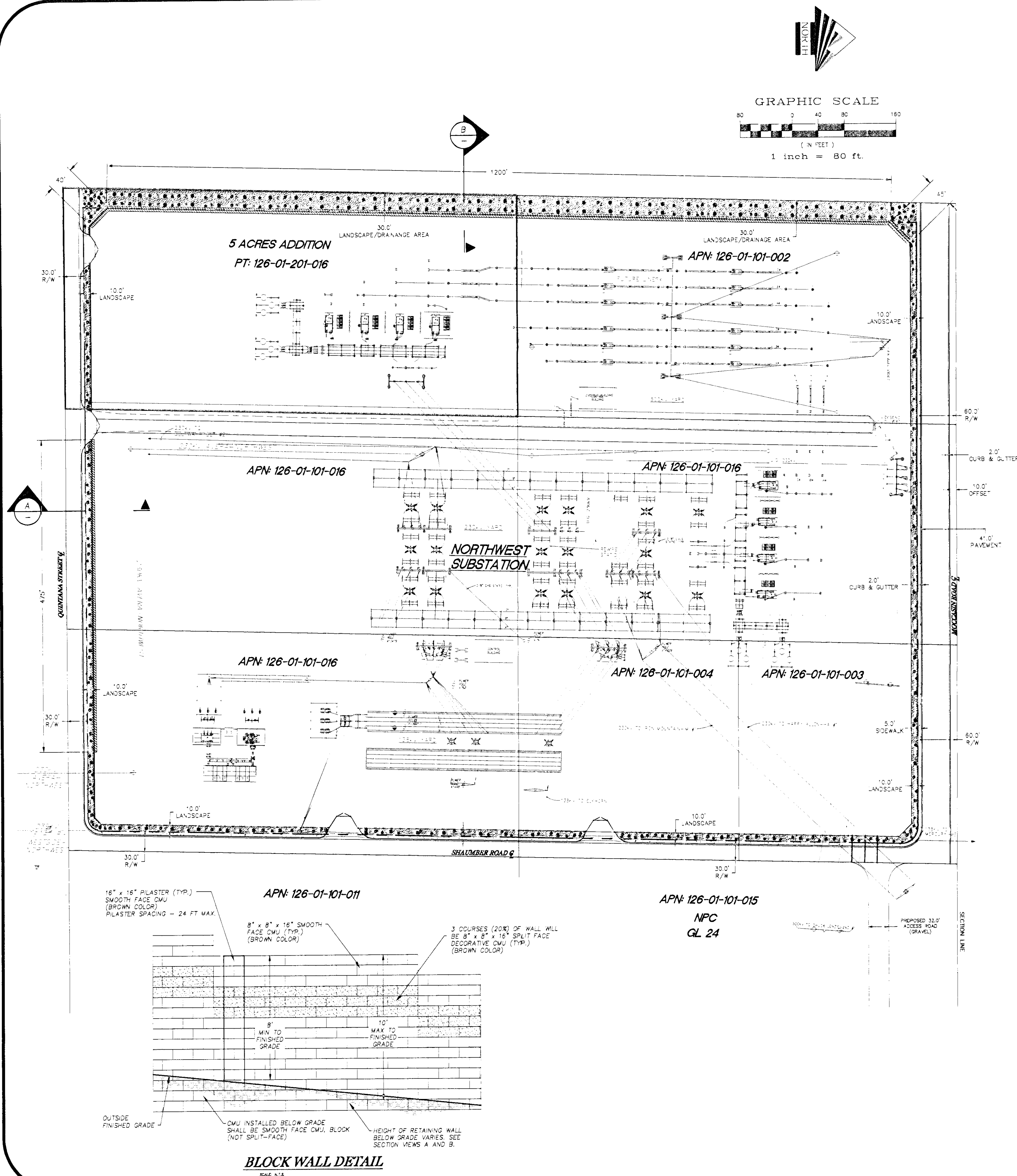
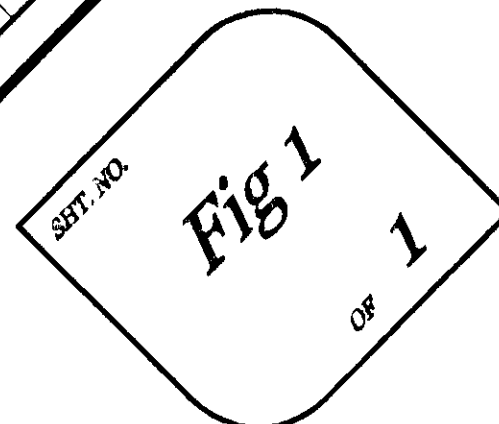
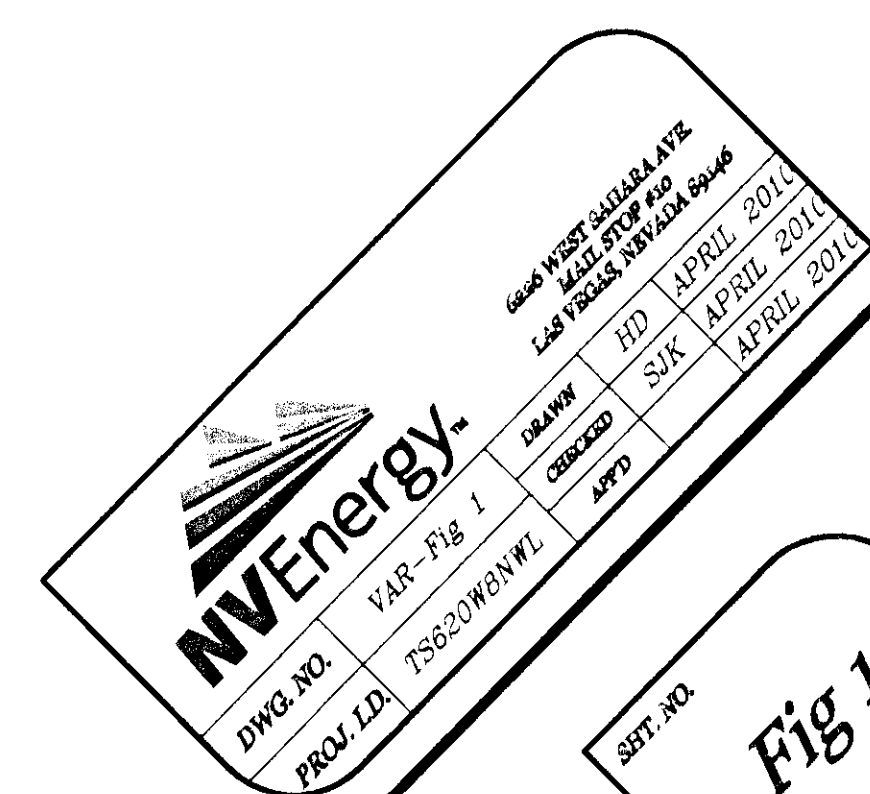
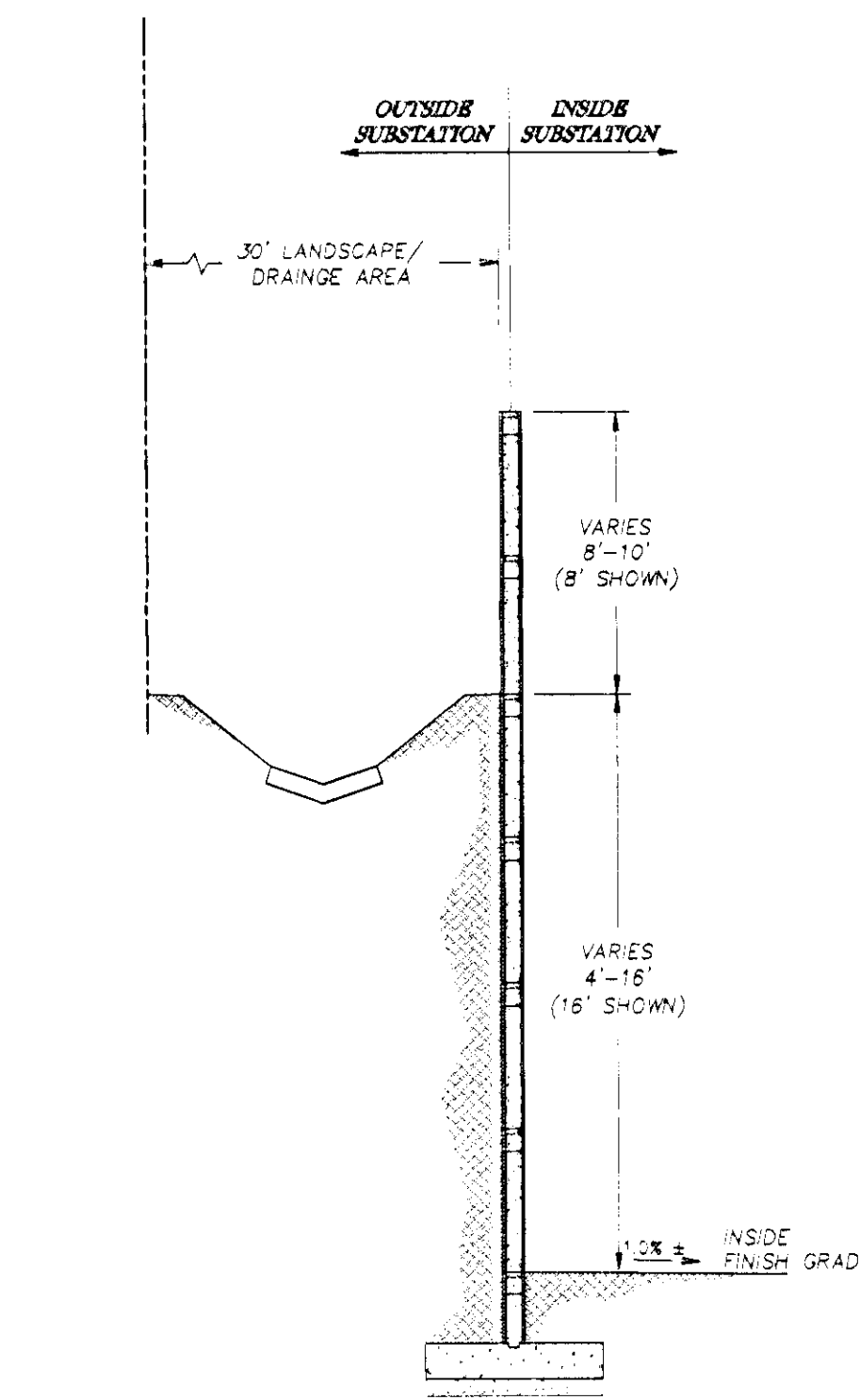
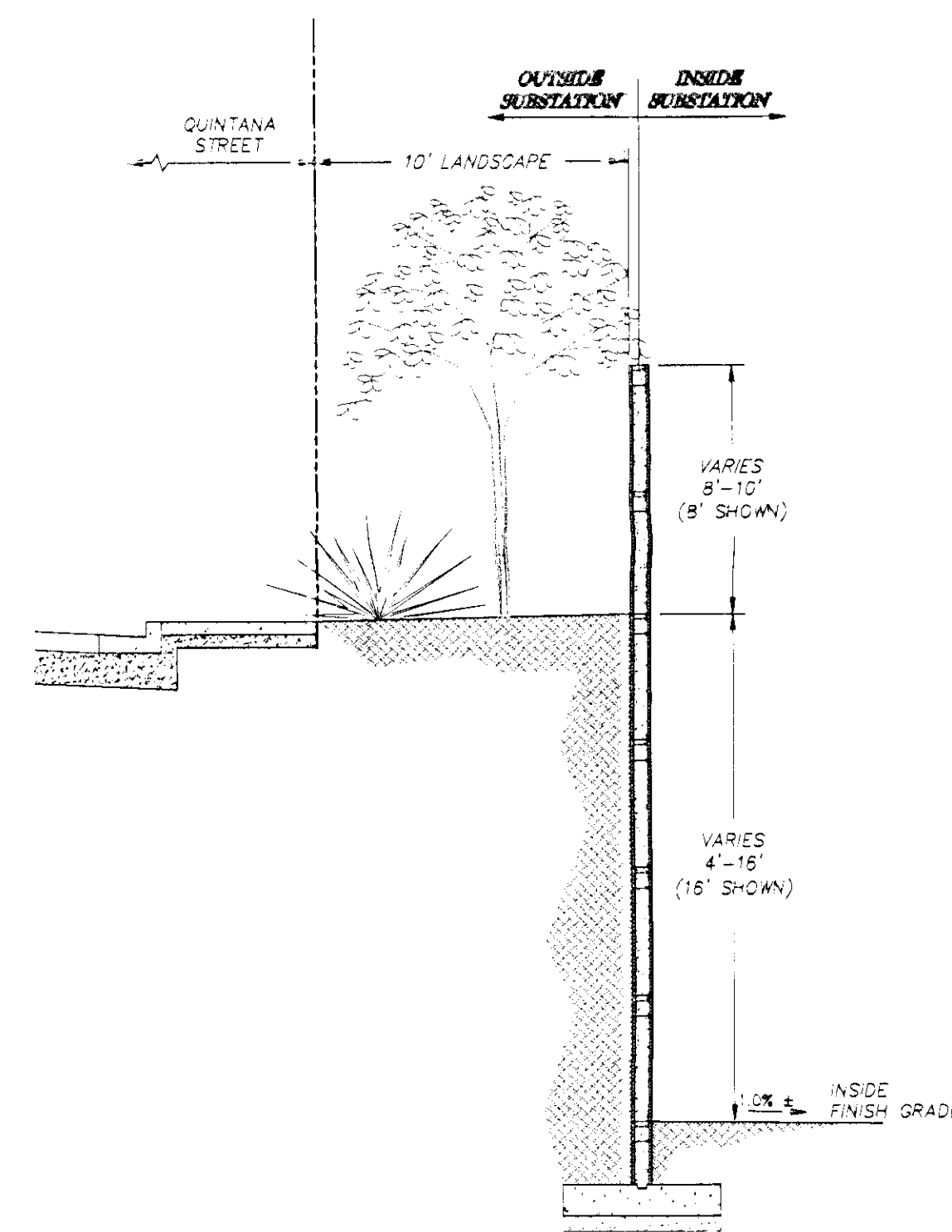
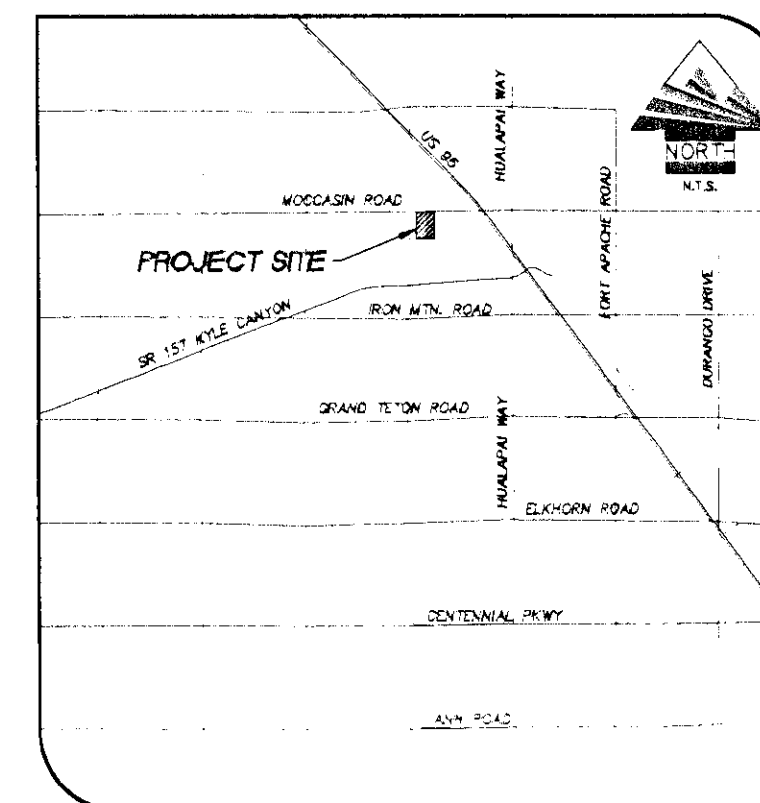


NVEnergy

DATE: 04/05/2010
DRAWN: JTB
CHECKED: JTB
APPROVED: JTB
PROJECT: VAR-38103
SHEET: 1 OF 1

BY	DATE	REV	APPROVAL	REVISIONS

NORTHWEST SUBSTATION
WALL HEIGHT VARIANCE
SITE PLAN AND WALL SECTIONS

[illegible]

NOTES

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

0

50

100

200

400

600

800

AVERAGE
QA VALUE
55

MAP LEGEND

——— PARCEL BOUNDARY

——— SUBD BOUNDARY

——— ROAD EASEMENT

——— PM/LD BOUNDARY

——— NON-PARCEL LOT LINE

——— MATCH LINE / LEADER LINE

——— ROAD ID NUMBER

001
1.00

202
PB 25-45

5

5

GL5

PARCEL NUMBER

ACREAGE

PARCEL SUB/SEQ NUMBER

PLAT RECORDING NUMBER

BLOCK NUMBER

LOT NUMBER

GOV. LOT NUMBER

BOOK

T19S R59E

SEC.

01

MAP

N 2 NW 4

126-01-1

6 5 4 3 2 1

7 8 9 10 11 12

18 17 16 15 14 13

19 20 21 22 23 24

30 29 28 27 26 25

31 32 33 34 35 36

8 4 8 4

5 1 5 1

6 2 6 2

7 3 7 3

8 4 8 4

5 1 5 1

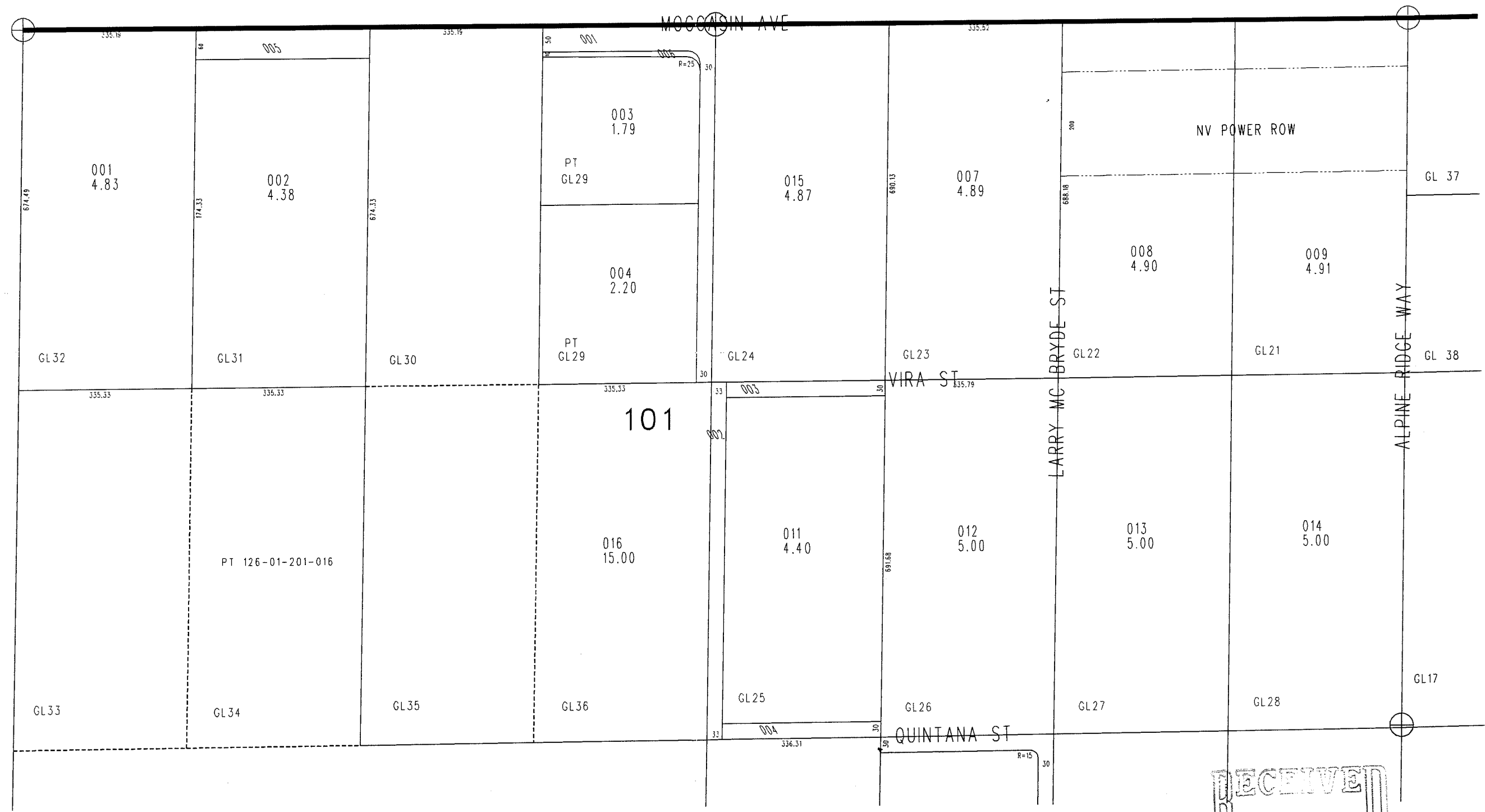
CLARK COUNTY

ASSESSOR

NEVADA

Scale:1"=200'

Rev:05/29/09



RECEIVED

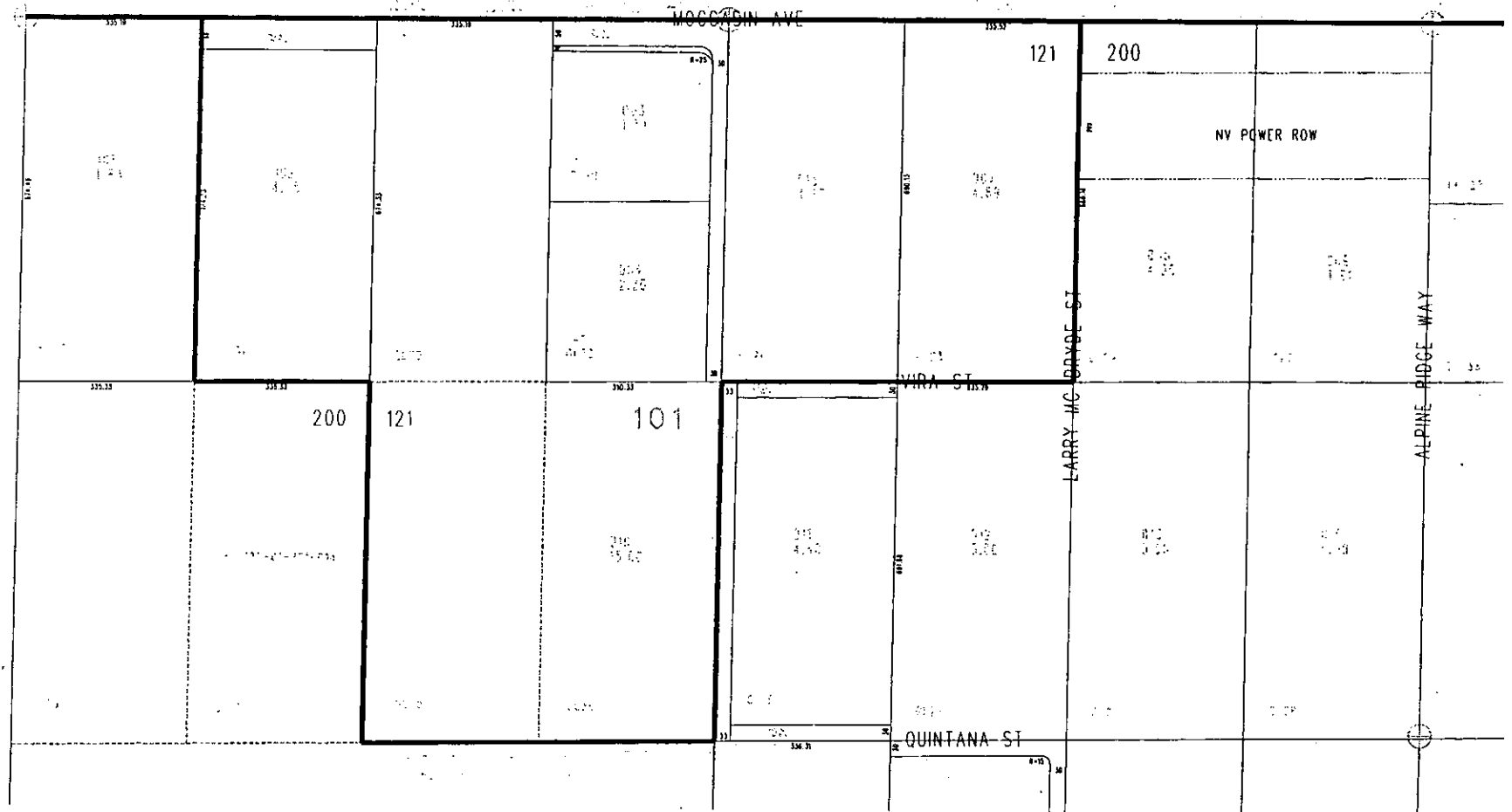
APR 27 2010

TAX DIST 200

VAR-38103

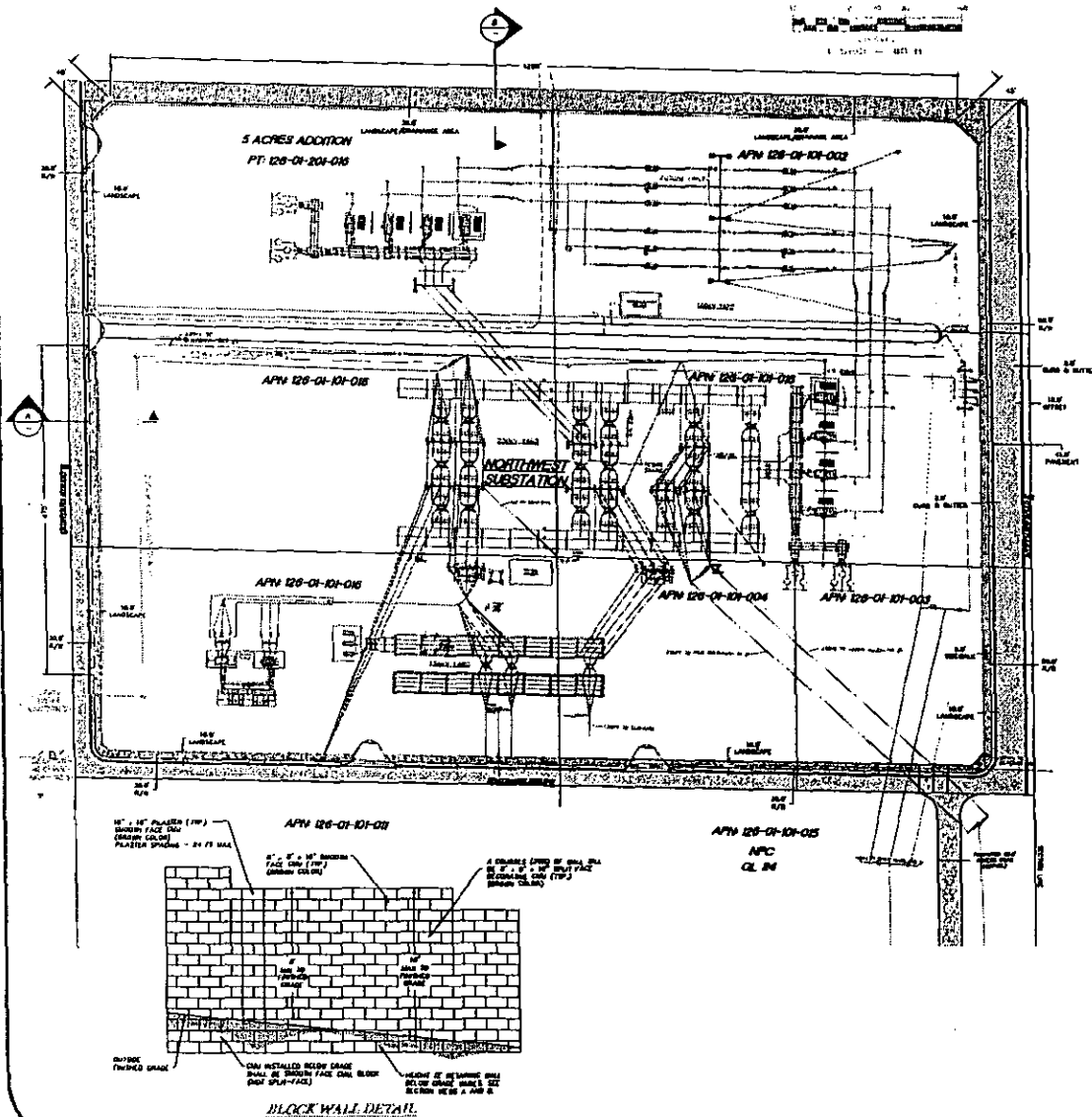
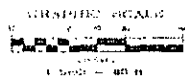
APR 27 2010

NOTES 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 0 50 100 200 400 600 800	ASSESSOR'S PARCELS - CLARK CO., NV. W. W. Schellfeld, Assessor		T10S R59E		01		N 2 NW 4		176-01-1	
	AVERAGE OR VALUE 55		PARCEL NUMBER ACREAGE		R58E R59E R60E 118S 98 99 100 119S 127 126 125 120S 136 137 138		6 3 4 3 2 1 7 8 6 10 11 12 16 17 16 15 14 13 19 20 21 22 23 24 30 28 28 27 26 25 31 32 33 34 35 34		8 4 8 4 5 1 5 1 6 2 6 2 7 3 7 3 8 4 8 4 5 1 5 1	
	MAP LEGEND — PARCEL BOUNDARY — SUBD BOUNDARY - - - ROAD EASEMENT - - - PM/LD BOUNDARY - - - NON-PARCEL LOT LINE - - - MATCH LINE / LEADER LINE - - - ROAD ID NUMBER		PARCEL SUB/SLB NUMBER PLAT RECORDING NUMBER BLOCK NUMBER LOT NUMBER CBV, LOT NUMBER		Section 201		60-06-15-00			

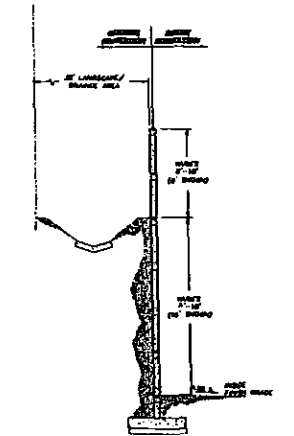
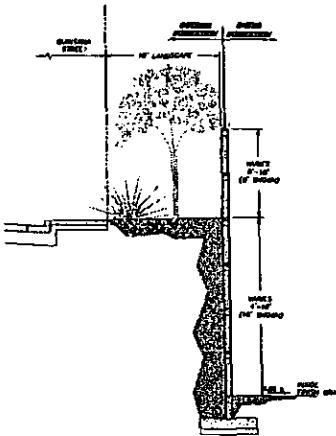
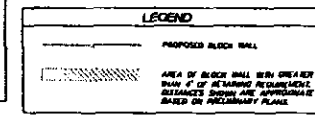
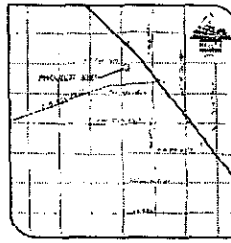


TAX DIST 121,200

VAR-38103



- NOTES:**
1. THE DRAWING IS AN OFFICIAL CITY WATER AND POWER DEPARTMENT REE PLANNING AND LAND USE DEPARTMENT REE PLANNING. REEAL ADJACENT DEPARTMENT DRAWING MAY BE USED TO SITE SPECIFIC DEPARTMENT CITY OF LAS VEGAS SPECIFICATIONS.
 2. THE CHANGING LANDSCAPE AREA BEHIND THE APPROXIMATE LOCUS WHERE BLOCK WALL, WALL, BEYOND 4 FEET TO 6 FEET OF WALL, THE DESIGN OF THE SUBSTATION IS ON THE LOW SIDE OF THE EXISTING WALL, AN 8 FEET TO 10 FEET BLOCK WALL, BEYOND 4 FEET TO 6 FEET OF THE OUTLINE OF THE WALL.
 3. LANDSCAPING WALL, BY TEMPORARY FENCELINE BEHIND BLOCK AND BEHIND THE WALL, THIS PLAN SHOWS ALL PLANNED LANDSCAPING, HOWEVER, WATER BEHIND LANDSCAPING WALL, BEYOND 4 FEET TO 6 FEET OF THE OUTLINE OF THE WALL, BEYOND 4 FEET TO 6 FEET OF THE OUTLINE OF THE WALL.

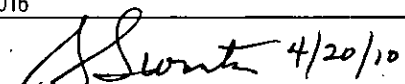


NORTHWEST SUBSTATION
WALL HEIGHT VARIANCE
SITE PLAN AND WALL SECTIONS - WITH BLACK TEXT



APR 27 2010

VAR-38103

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
Item Required					
YES	NO				
APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)			NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." --> "Apply for -> Planning Applications")
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Correct fee(s): \$ 300.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 830.00 Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☒	☐	Assessor's Parcel Map			
☒	☒	Development Impact Notice and Assessment (DINA)			
☒	☒	Project of Regional Significance (PRS)			
☐	☒	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☒ Representative: ☐)			
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 18
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 B/W): 1
☒	☐	All building setbacks labeled			NOTES:
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized:			
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total			
☒	☐	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☐	☒	North arrow, scale, and vicinity map			Colored, Rolled Plans: 0
☐	☒	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 B/W): 0
☐	☒	All required perimeter landscape planters shown			NOTES:
☐	☒	All required parking lot fingers/islands shown			
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover			
WALL BUILDING ELEVATIONS					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 2
☒	☐	Scale and building dimensions labeled			Colored, Rolled Plans: 1
☒	☐	North, south, east, and west elevations of all buildings			Reduced Copy (8-1/2x11 B/W): 1
☒	☐	All building materials and colors noted			NOTES: Wall elevations needed
☒	☐	8" x 10" photo of original color and material board			
☒	☐	All wall sign locations shown and sizes noted			
FLOOR PLANS					
☒	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☒	☒	Scale and building dimensions labeled			Colored, Rolled Plans: 1
☒	☒	All building entrances/exits shown			Reduced Copy (8-1/2x11 B/W): 1
☒	☒	Use of all rooms noted/labeled			NOTES:
☒	☒	Maximum Occupancy (per I.B.C.)			
☒	☒	Seating Capacity (where applicable)			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:	Thomas Dombrowski			Application Type:	Variance
Representative:	N/A			Application Purpose:	Perimeter Wall
APN:	126-01-101-002, 003, 004, 016; 126-01-201-016			Site Location:	10625 Moccasin
Planner's Signature:	 4/20/10			Pre-App. Meeting Date:	04/20/10
Planner:	Alberta Obodai, Planner I - 229-2082 Steve Swanton, Senior Planner - 229-4714			Earliest Submittal Deadline:	05/11/2010 no later than 2:00 pm
				Earliest PC / CC Meeting Dates:	06/24/10 PC 07/21/10 CC



☒ **Meeting**
☐ **Conversation Record**
☐ **Telephone**

Page: 1 of 1
Date: 04/20/10
Time: 10:00 a.m.

Project Name: Perimeter Wall

Conversation between CLV P&D Representative: Alberta Obodai, Planner I (229-2082 Office / 385-7268 Fax / aobodai@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1.				
2.				
3.				
4.				
5.				
6.				
7.	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ YES ☒ NO
Please refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: N/A

Meeting Notes:

(SDR-34710)

1. C-V district, staff put condition that any wall over 8'ft requires a Variance Title 19.08.
- 2) The worst case scenario for the 8ft. height for the wall is because of the slope of the site.
- 3) There is a 2' variance of the wall.
- 4) Worst case scenario would be a 26ft interior wall (w/in the site) on the west side of the site.
- 5) - is it possible to do ^{stair}stepping on the south west corner portion of the site.
- 6) Applicant stated they will be delaying ^{this project} for some time; therefore Applicant will be asking for EOT for the new.
- * 7) For each parcel owner needs a ^{separate} application.

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

Complete Submittal Packets **MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date; no exceptions**



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

June 25, 2010

Mr. Thomas Dombrowski
Bureau of Land Management
4701 North Torrey Pines Drive
Las Vegas, Nevada 89146

**RE: VAR-38103 - VARIANCE
PLANNING COMMISSION MEETING OF JUNE 24, 2010**

Dear Mr. Dombrowski:

Your request for a Variance 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 (APNs 126-01-101-002, 003, 004, and 016; and a portion of 126-01-201-016), C-V (Civic) Zone, Ward 6 (Ross), was considered by the Planning Commission on June 24, 2010.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Conformance to the approved conditions for Site Development Plan Review (SDR-34710).
2. This approval shall be void two years from the date of final approval, unless a final inspection is approved. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. 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 Department.
4. These Conditions of Approval shall be affixed to the cover sheet of the plan set submitted for building permit.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Torkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



Mr. Thomas Dombrowski
VAR-38103 - Page Two
June 25, 2010

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on June 25, 2010.

Sincerely,

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

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Thomas Dombrowski
NV Energy
6226 West Sahara Avenue
Las Vegas, Nevada 89146

CARMAN BURNEY → FAX: 385-7268

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE



Planning and Development Department

Case Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: VAR-38103 - APPLICANT/OWNER: UNITED STATES OF AMERICA, ET AL

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **JUNE 24, 2010** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney at (702) 385-7268**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM JUNE 23, 2010.

Thomas Dombrowski
Signature

6/24/10
Date

THOMAS DOMBROWSKI
Please Print Name

NV ENERGY
Company Name

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

RECEIVED

JUN 24 2010

Submitted after final agenda	
Date	Item



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

June 11, 2010

Mr. Thomas Dombrowski
Bureau of Land Management
4701 North Torrey Pines Drive
Las Vegas, Nevada 89146

RE: VAR-38103 - VARIANCE
PLANNING COMMISSION MEETING OF JUNE 24, 2010

Dear Mr. Dombrowski:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **June 24, 2010** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, June 18, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Thomas Dombrowski
NV Energy
6226 West Sahara Avenue
Las Vegas, Nevada 89146

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Borlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell

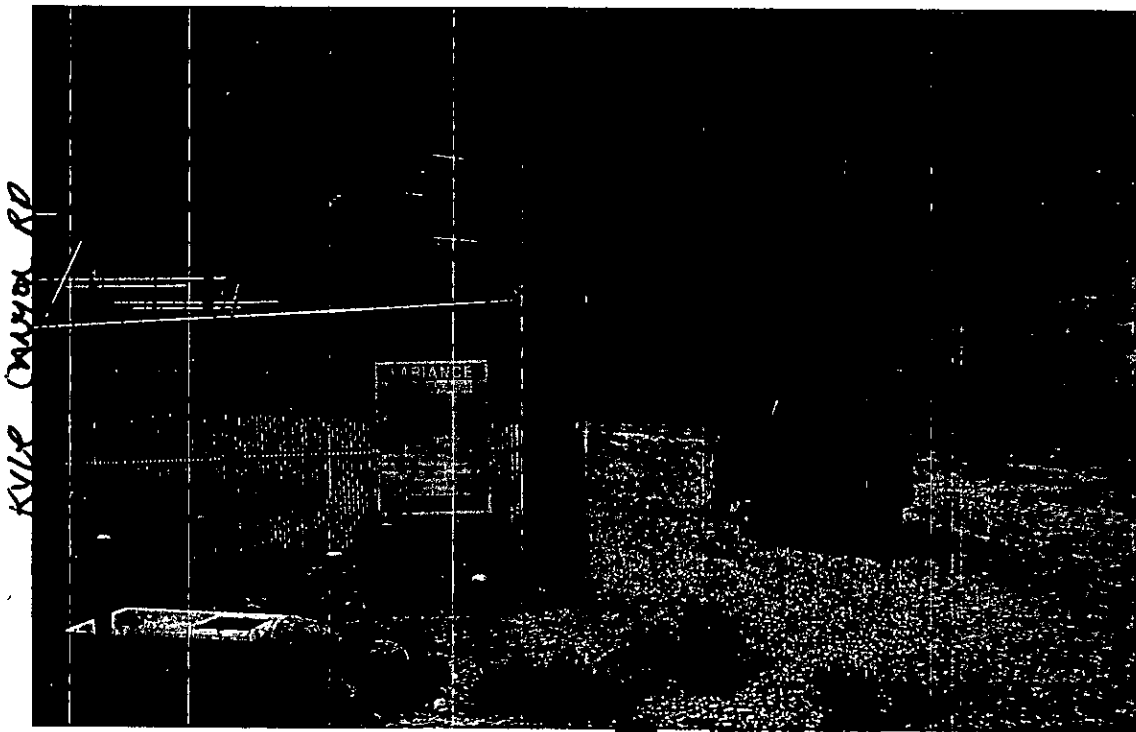


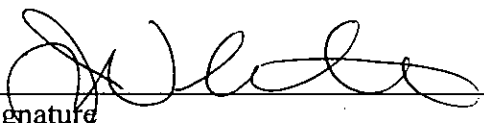


6
NT
LAS VEGAS
NEV
811



g
st




Signature

6-12-10
Date

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



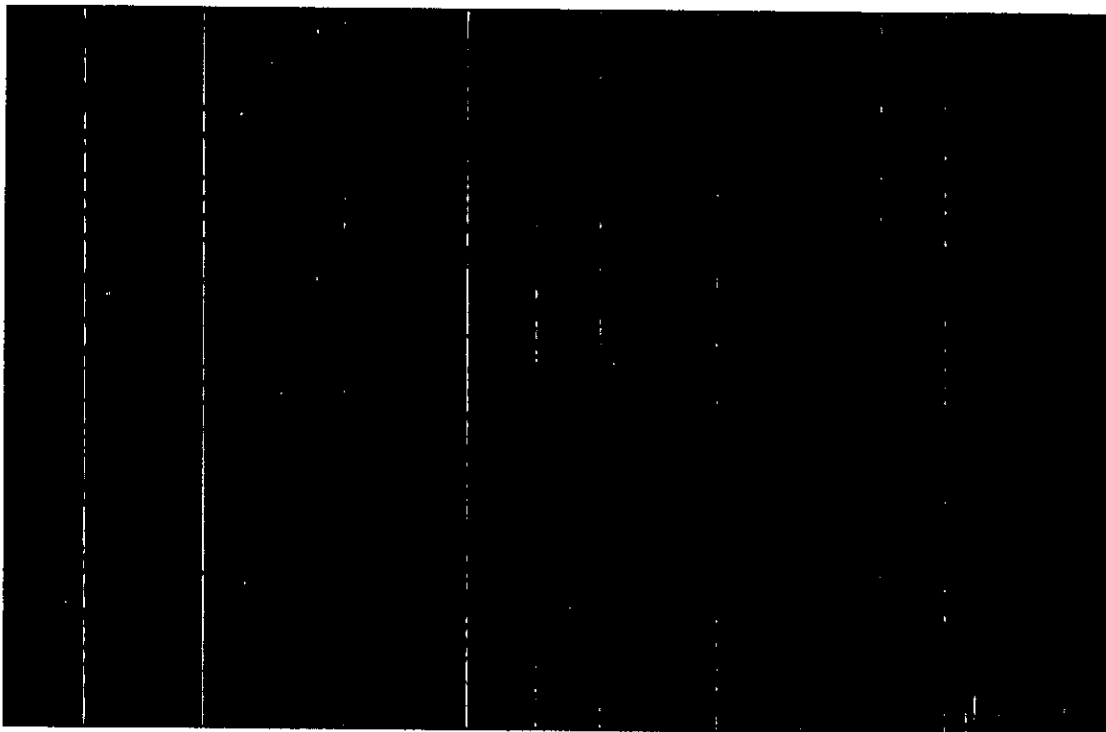
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-38103

MEETING DATE: 06/24/10 PC

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.




Signature

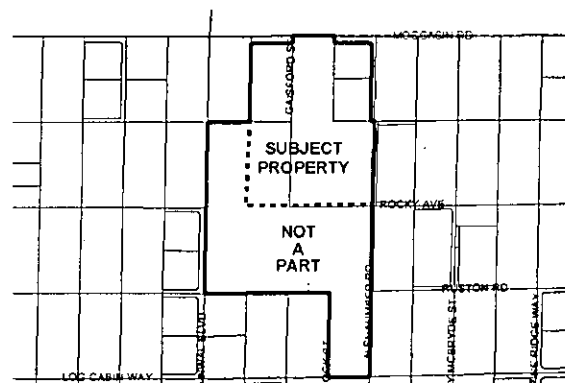
6-12-10
Date

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

Application Information

VAR-38103 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UNITED STATES OF AMERICA, ET AL - Request for a Variance 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 (APNs 126-01-101-002, 003, 004, and 016; and a portion of 126-01-201-016), C-V (Civic) Zone, Ward 6 (Ross).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

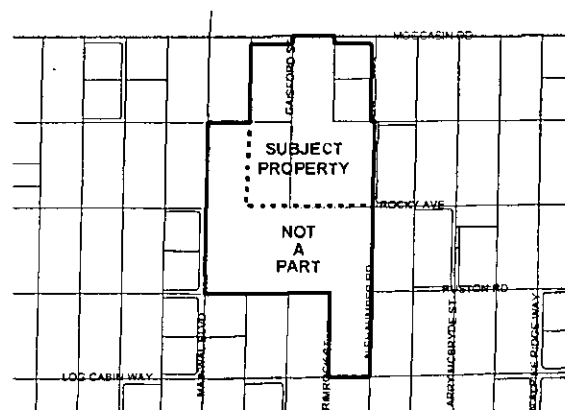
Meeting: Planning Commission
Date: *June 24, 2010*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

VAR-38103 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UNITED STATES OF AMERICA, ET AL - Request for a Variance 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 (APNs 126-01-101-002, 003, 004, and 016; and a portion of 126-01-201-016), C-V (Civic) Zone, Ward 6 (Ross).

Application Location



The proposed project may not pertain to the entire highlighted project site.

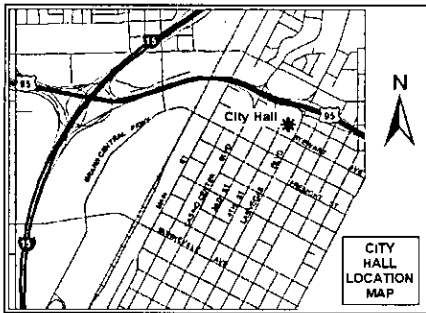
Public Hearing Information

Meeting: Planning Commission
Date: *June 24, 2010*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

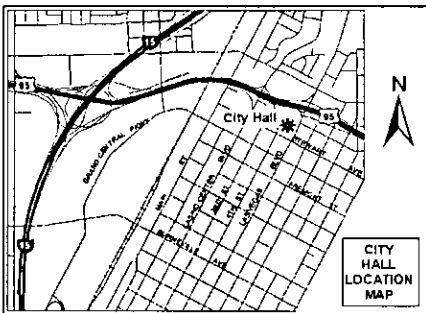
Please use available blank space on card for your comments.

VAR-38103

Planning Commission Meeting of 6/24/2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-38103

Planning Commission Meeting of 6/24/2010

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BSA*
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekkilä, Survey (FM, PM, & A's only)
Date: May 24, 2010
Re: **VAR-38103** Nevada Power Company 10625 Moccasin Rd.
Request for a Variance for wall heights

COMMENTS:

We have no comment on the Request for a Variance application to allow a 10-foot screen wall and a 16-foot retaining wall where an eight-foot screen wall and four-foot retaining wall is the maximum allowed on property located at 10625 Moccasin Road.

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

VAR-38103 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NEVADA POWER COMPANY -
Request for a Variance TO ALLOW A 10-FOOT SCREEN WALL AND A 16-FOOT RETAINING WALL
WHERE AN EIGHT-FOOT SCREEN WALL AND FOUR-FOOT RETAINING IS THE MAXIMUM ALLOWED
on 28.37 acres at 10625 Moccasin Road (APNs 126-01-101-002 through 004, and 016, 126-01-201-016), C-V
(Civic) Zone, Ward 6 (Ross).

PLANNING COMMISSION: JUNE 24, 2010
CITY COUNCIL: JULY 21, 2010

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: MAY 25, 2010

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Carman Burney (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

No Law Enforcement Issue

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

VAR-38103

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4212 EUCALYPTUS ANNEX
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.**
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT **< US MAIL DELIVERY >**

VARIANCE
04/29/2010

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

VAR-38103 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NEVADA POWER COMPANY -
Request for a Variance TO ALLOW A 10-FOOT SCREEN WALL AND A 16-FOOT RETAINING WALL
WHERE AN EIGHT-FOOT SCREEN WALL AND FOUR-FOOT RETAINING IS THE MAXIMUM ALLOWED
on 28.37 acres at 10625 Moccasin Road (APNs 126-01-101-002 through 004, and 016, 126-01-201-016), C-V
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PUBLIC HEARING

Comments Due: MAY 25, 2010

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney (cburney@lasvegasnevada.gov)**, the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

6/24/10 PH *Romeo*

Report Date 05/06/2010 10:16 AM

Submitted By

Page 1

A/P # 38103 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/27/2010 11:19	982998	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

VAR-38103 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA POWER COMPANY - OWNER: BUREAU OF LAND MANAGEMENT, ET AL - Request for a Variance TO ALLOW A 10-FOOT SCREEN WALL AND A 16-FOOT RETAINING WALL WHERE 8-FOOT SCREEN WALL AND 4-FOOT RETAINING IS REQUIRED, RESPECTIVELY on 28.37 acres at 10625 Moccasin Road (APNs 126-01-101-002 through 004, and 016, 126-01-201-016), C-V (Civic) Zone, Ward 6 (Ross)

Parent A/P #

Project # 38103 Project/Phase Name NORTHWEST ELECTRICAL SUBSTATIO Phase #
Size/Area 28.37 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12601101002

Location

Owner/Tenant

Contact ID AC581851 Name BUREAU OF LAND MANAGEMENT
Mailing Address 4701 N. TORREY PINES DR. Organization
City LAS VEGAS State/Province NV
ZIP/PC Country ☐ Foreign
Day Phone (702)515-5000 x Evening Phone
Fax (702)515-5155 Mobile #

Contact ID AC475351 Name NEVADA POWER COMPANY
Mailing Address P O BOX 98910 Organization % LAND SERV STA #9
City LAS VEGAS State/Province NV
ZIP/PC 89193-8910 Country ☐ Foreign
Day Phone (702)227-2421 x Evening Phone
Fax (702)367-5064 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Report Date 05/06/2010 10:16 AM

Submitted By

Page 2

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12601101002
12601101003
12601101004
12601101016
12601201016

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC475351	☐ Foreign
Effective		Expire				
Name	NEVADA POWER CDMPANY					
Day Phone	(702)227-2421 x	Eve Phone		Organization	% LAND SERV STA #9	
Pager		PIN #		Position		
Fax	(702)367-5064	Mobile		Profession		
E-Mail						
Address	P O BOX 98910 LAS VEGAS, NV 89193-8910					
Seasonal Addr						
Valid From		To				
Comments	No Comments					

Primary	N	Capacity	OWNER	Contact ID	AC581851	☐ Foreign
Effective		Expire				
Name	BUREAU OF LAND MANAGEMENT					
Day Phone	(702)515-5000 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(702)515-5155	Mobile		Profession		
E-Mail						
Address	4701 N. TORREY PINES DR. LAS VEGAS, NV					
Seasonal Addr						
Valid From		To				
Comments	No Comments					

Primary	Y	Capacity	APPL	Contact ID	AC1209931	☐ Foreign
Effective		Expire				
Name	DOMBROWSKI, TOM NEVADA POWER COMPANY					
Day Phone	(702)402-2620 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(702)402-5064	Mobile		Profession		
E-Mail						
Address	6226 W SAHARA AVE LAS VEGAS, NV 89146-3060					
Seasonal Addr						
Valid From		To				
Comments	Contact: Tom Dombrowski					

Report Date 05/06/2010 10:16 AM

Submitted By

Page 3

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$300.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
390754 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
390752 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
390763 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
390756 FLOOD #1 (FLOOD CONTROL)	Incomplete
390755 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
390753 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
390762 ROW #1 (RIGHT-OF-WAY)	Incomplete
390757 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
390761 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
390759 SURVEY #1 (SURVEY)	Incomplete
390760 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
390758 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(PT-ENTER THE # OF LABELS)	
(ASSIGN CASE TO A PLANNER)	
(AT-COMplete DRT PROCESS)	
(PT-NOTIFICATION MAP DATE)	
(AT-ROUTE PLANS FOR REVIEW)	
(AT-SEND PUB HEARING NOTICE)	
(AT-SEND TO REVIEW JOURNAL)	
(PT-SIZE OF NOTIFICATION AREA)	
(SIGNPRO-MEMO SENT TO POST DT)	
(SIGNPRO-SIGN POSTED DATE)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	04/27/2010 11:29	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	04/27/2010 11:29	30.00
PROCESSING FEE	P	04/27/2010 11:29	300.00
Total Unpaid		0.00	Total Paid 830.00

Inspections

There are no Inspections for this Report

Review Activities
Review #
Comments

Review Type	#	Status	Walved	Issued	Started	Completed	Comp By
-------------	---	--------	--------	--------	---------	-----------	---------

Report Date 05/06/2010 10:16 AM

Submitted By

Page 4

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
390752	DEVCO	1	Incomplete	☐	05/06/2010 10:15			
390753	NEIGH P&S	1	Incomplete	☐	05/06/2010 10:15			
390754	B&S PLAN	1	Incomplete	☐	05/06/2010 10:15			
390755	LAND DEV	1	Incomplete	☐	05/06/2010 10:15			
390756	FLOOD	1	Incomplete	☐	05/06/2010 10:15			
390757	SEWER	1	Incomplete	☐	05/06/2010 10:15			
390758	TRAFFIC	1	Incomplete	☐	05/06/2010 10:15			
390759	SURVEY	1	Incomplete	☐	05/06/2010 10:15			
390760	TEFO	1	Incomplete	☐	05/06/2010 10:15			
390761	SID	1	Incomplete	☐	05/06/2010 10:15			
390762	ROW	1	Incomplete	☐	05/06/2010 10:15			
390763	FIRE ENG	1	Incomplete	☐	05/06/2010 10:15			

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR) Modified By JMARSHALL Modified Date/Time 04/27/2010 11:18
Comments
No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plan (18 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Building Elevations (2 Folded, 1 Rolled Color)
Y Deed and Legal Description	N Floor Plan (1 Folded, 1 Rolled)
Y Justification Letter	Y Laser Print Site Plan
Y Assessors Parcel Map	N Laser Print Floor Plan
Y Statement of Financial Interest	Y Laser Print Elevation

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions Condition Supervisor Required	Approval Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
--	-------------------------------------	---------------	------------	--------------	----------

Z-LEGAL N			982998	04/27/2010 11:19	
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Report Date 05/06/2010 10:16 AM

Submitted By

Page 5

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
--	----------	-------------------------	---------------	------------	--------------	----------

Project #	A/P Type	Status	Stage	Relation
-----------	----------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

VARIANCE

N Parent Project link required? Final City Council letter received
Y Will this go to the City Council? Annotated minutes received
is there a condition of approval for a Required Review?
If yes, when does it need to be reviewed?

Staff Recommendation

Meeting information

Meeting Information Meeting Date Comments ABSTENTIONS	Meeting Type Added By	Meeting Status Add Date	Modified By	Modified Date	YES Votes	NO Votes
06/24/2010	PC	SCHEDULED			0	0
0	JMARSHALL	04/27/2010				

Template Type	A/P #	A/P Type	Status	Stage
---------------	-------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
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PAYMNT	CO NAME WHO PICKED UP CONTACT#	983657	04/27/2010 11:29		0.00
Nevada Power Co ck 1833 / 402-2620 / Thomas Dombrowski					

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Wall Variance
 Project Address (Location) 10625 Moccasin Road
 Project Name Northwest Electrical Substation Proposed Use Electrical Substation
 Assessor's Parcel #(s) 126-01-101-016; Part of 126-01-201-016 Ward # 6
 General Plan: existing PCD proposed PF Zoning: existing U & C-V proposed C-V
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 20 ac. Lots/Units _____ Density _____
 Additional Information Wall Variance for both the retaining wall portion & the screen wall portion of the same wall.

PROPERTY OWNER BLM (USA) Contact Thomas Dombrowski
 Address 4701 N. TOREY PINES DR. Phone: (702) 515-5000 Fax: (702) 515-5155
 City Las Vegas State NV Zip 89146
 E-mail Address _____

APPLICANT NV Energy Contact Thomas Dombrowski
 Address 6226 West Sahara Avenue Phone: (702) 402-2620 Fax: (702) 402-5064
 City Las Vegas State NV Zip 89146
 E-mail Address TDombrowski@nvenergy.com

REPRESENTATIVE Same as above Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

Property Owner Signature* James R. Saavedra

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name James R. Saavedra

Subscribed and sworn before me

This 27th day of April, 20 10

Cynthia L. Skromak

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-38103</u>
Meeting Date:	<u>6/24/10</u>
Total Fee:	<u>830.00</u>
Date Received:*	<u>4/27/10</u>
Received By:	<u>JT muller</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Wall Variance
 Project Address (Location) 10625 Moccasin Road
 Project Name Northwest Electrical Substation Proposed Use Electrical Substation
 Assessor's Parcel #(s) See attached list Ward # 6
 General Plan: existing PCD proposed PF Zoning: existing U & C-V proposed C-V
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 8.37 AC Lots/Units _____ Density _____
 Additional Information Wall Variance for both the retaining wall portion & the screen wall portion of the same wall.

PROPERTY OWNER NV Energy Contact Thomas Dombrowski
 Address 6226 West Sahara Avenue Phone: (702) 402-2620 Fax: (702) 402-5064
 City Las Vegas State NV Zip 89146
 E-mail Address TDombrowski@nvenergy.com

APPLICANT NV Energy Contact Thomas Dombrowski
 Address 6226 West Sahara Avenue Phone: (702) 402-2620 Fax: (702) 402-5064
 City Las Vegas State NV Zip 89146
 E-mail Address TDombrowski@nvenergy.com

REPRESENTATIVE Same as above Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name JAMES R. SAAVEDRA

Subscribed and sworn before me

This 6th day of APRIL, 20 10

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-38103</u>
Meeting Date:	<u>6/24/10</u>
Total Fee:	<u>830.00</u>
Date Received:*	<u>4/27/10</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-38103** APN: See attached list

Name of Property Owner: NV Energy

Name of Applicant: NV Energy

Name of Representative: Thomas Dombrowski

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

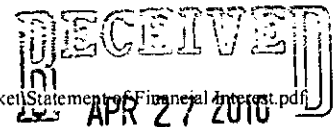
Signature of Property Owner: James R. Saavedra

Print Name: James R. Saavedra

Subscribed and sworn before me

This 6th day of APRIL, 20 10

[Signature]
Notary Public in and for said County and State



NORTHWEST SUBSTATION APN's

<u>PARCEL NUMBER</u>	<u>OWNER</u>
126-01-101-002	NV ENERGY
126-01-101-003	NV ENERGY
126-01-101-004	NV ENERGY

RECEIVED
APR 27 2010



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-38103** APN: 126-01-101-016; portion of 126-01-201-016

Name of Property Owner: BLM (USA)

Name of Applicant: NV Energy

Name of Representative: Thomas Dombrowski (NV Energy)

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

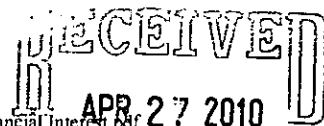
APN: _____

Signature of Property Owner: _____

Print Name: James R. Saavedra

Subscribed and sworn before me

This 27th day of April, 2010
Cynthia L. Skromak
Notary Public in and for said County and State



NORTHWEST SUBSTATION APN's

<u>PARCEL NUMBER</u>	<u>OWNER</u>
126-01-101-002	NV ENERGY
126-01-101-003	NV ENERGY
126-01-101-004	NV ENERGY

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APR 27 2010



April 4, 2010

Margo Wheeler, AICP
Director, City of Las Vegas
Planning & Development Department
731 South 4th Street
Las Vegas, NV 89101

Re: Wall Variance for NV Energy's Northwest Electrical Substation (APN's – 126-01-101-002; 126-01-101-003; 126-01-101-004; 126-01-101-016; portion of 126-01-201-016)

Dear Ms. Wheeler:

NV Energy requests a "Wall Variance" for the perimeter wall surrounding our Northwest Electrical Substation, located at 10625 Moccasin, which is in the remote north area of the valley. On August 19, 2009, NV Energy received a NOFA for SDR-34710 for this project, which included approval for an 8' high decorative screen wall to be placed around the perimeter of the entire existing and the expanded substation footprint. We are currently in the review/comment stage of our Drainage Study submission with the Department of Public Works. At this point, we must resolve a severe grade transition issue in order to complete the Drainage Study approval process, and we've recognized that it would be best to pursue a Wall Variance at this time. We're requesting both a retaining wall and screen wall height variance and that the two walls be used in combination, with the screen wall on top of the retaining wall, in order to mitigate the severe grade transition.

Section 19.12.075 – "Wall Standards" in the Las Vegas Title 19 Zoning Code indicates that the maximum height of a screen wall is 8' high, and maximum height of a retaining wall is 4' high.

- (1) We're requesting a 2' variance in the screen wall height, varying the wall height from the code required 8' height to a 10' height in order to accommodate the difference between grade change along the outside the wall.

Comment -- As the existing grade outside of the perimeter wall changes along its length, the wall design must be stepped periodically to accommodate this grade transition. During this transition there are periods where the wall will naturally have a height of 10'. Due to the existing grades at this site, the entire screen wall surrounding the substation will require this variance to accommodate this condition. While this is a 25% increase in code height requirement, the resulting slight increase in height would also provide some additional screening of electrical equipment, and there be will no impact to the surrounding community.

- (2) We're requesting a 12' variance in the retaining wall height, varying the wall height from the code required 4' height to a 16' height and used in combination with the screen wall.

Comment – This property has severe existing grade transitions throughout its length. In order to mitigate this while maintaining a relatively level substation interior footprint a retaining wall is necessary. The variance in the retaining wall height from 4' to 12' high would occur for 475' along the south wall and for 1285' along the west wall.

VAR-38103

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This substation facility contains 500/230 & 138 kV electrical lines and equipment, and the approved expansion of this facility will involve the addition of 500 kV & 230 kV electrical equipment, ranging in height from 50'-100', and four new poles, approximately 50'-60' tall. The layout of the approved expansion electrical equipment requires a specific area or footprint in order to meet the National Electrical Safety Code requirements. In order to accommodate this substation footprint, our property size eliminates the potential to provide accommodating slopes or even multiple retaining walls (stepbacks as the code references). As a result, it's important to note that the lower grade created from this proposed retaining/screen wall combination transition will be on the interior of the substation, so the visual height of this wall (up to 26' high) will not be seen from outside the substation; and there will be no impact to the surrounding community.

Your review and consideration of this request is appreciated. Should you have any questions or require additional information, please call me at 702-402-2620.

Thank you for your time and consideration.

Sincerely,



Thomas Dombrowski
Sr. Land Use Consultant
NV Energy
402-2620

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VAR-38103 APR 27 2010



Date: April 2, 2010

To: City of Las Vegas Planning & Development Department

Subject: Nevada Power Company, d/b/a NV Energy, Acceptable Authorized Signatures

Dear Planning Staff:

A signature authorization letter was provided to Margo Wheeler, Secretary of the Planning Commission, on May 5, 2009 from Paul Kaleta that provided the following.

As of the date of issuance of this letter, Herbert Goforth is an Executive, Technical Services & Support of both SPPC and NPC, now d/b/a NV Energy. As of the date of issuance of this letter, Executives are authorized by senior management to sign contract commitments, expenditure approvals and disbursements on behalf of the Company up to \$1,000,000.

As of the date of issuance of this letter, James R. Saavedra is Director, Land Services for both SPPC and NPC, now d/b/a NV Energy. As of the date of issuance of this letter, Directors are authorized by senior management to sign contract commitments, expenditure approvals and disbursements on behalf of the Company up to \$500,000.

In addition to the above authority, certain transactions binding the Company require signature by leadership employees, as follows:

Land Services Director signature or higher is required for:

- (a) Relinquishments of easement granted on private property or rights contained in government patent rights;
- (b) Grants of easements; and
- (c) Land use permits required by local municipalities.

Mr. Kaleta's authorization letter is in effect until May 5, 2010.

If you have any questions or desire any additional information please contact me at 402-2620.

Respectfully yours,

Thomas Dombrowski
SR. Land Use Consultant
NV Energy

REC-4
APR 27 2010
VAR-38103

NV ENERGY

Officers

April 14, 2009

President and Chief Executive Officer	Michael W. Yackira
Vice President and Chief Accounting Officer	E. Kevin Bethel
Corporate Senior Vice President Service Delivery and Operations	Jeffrey L. Ceccarelli
Corporate Senior Vice President Energy Supply	Roberto R. Denis
Vice President Renewable Energy	Thomas R. Fair
Vice President Generation	Kevin C. Geraghty
Corporate Senior Vice President General Counsel & Secretary	Paul J. Kaleta
Vice President Internal Audit	Gary L. Lavey
Corporate Senior Vice President, Chief Financial Officer and Corporate Treasurer	William D. Rogers
Vice President, External Affairs	Mary O. Simmons
Corporate Senior Vice President Public Policy & External Affairs	Tony F. Sanchez III
Vice President, Marketing	Robert E. Stewart

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Date: April 2, 2010

To: City of Las Vegas Planning & Development Department

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If you have any questions or desire any additional information please contact me at 402-2620.

Respectfully yours,

A handwritten signature in cursive script, appearing to read "Thomas Dombrowski".

Thomas Dombrowski
SR. Land Use Consultant
NV Energy

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VAR-381.03

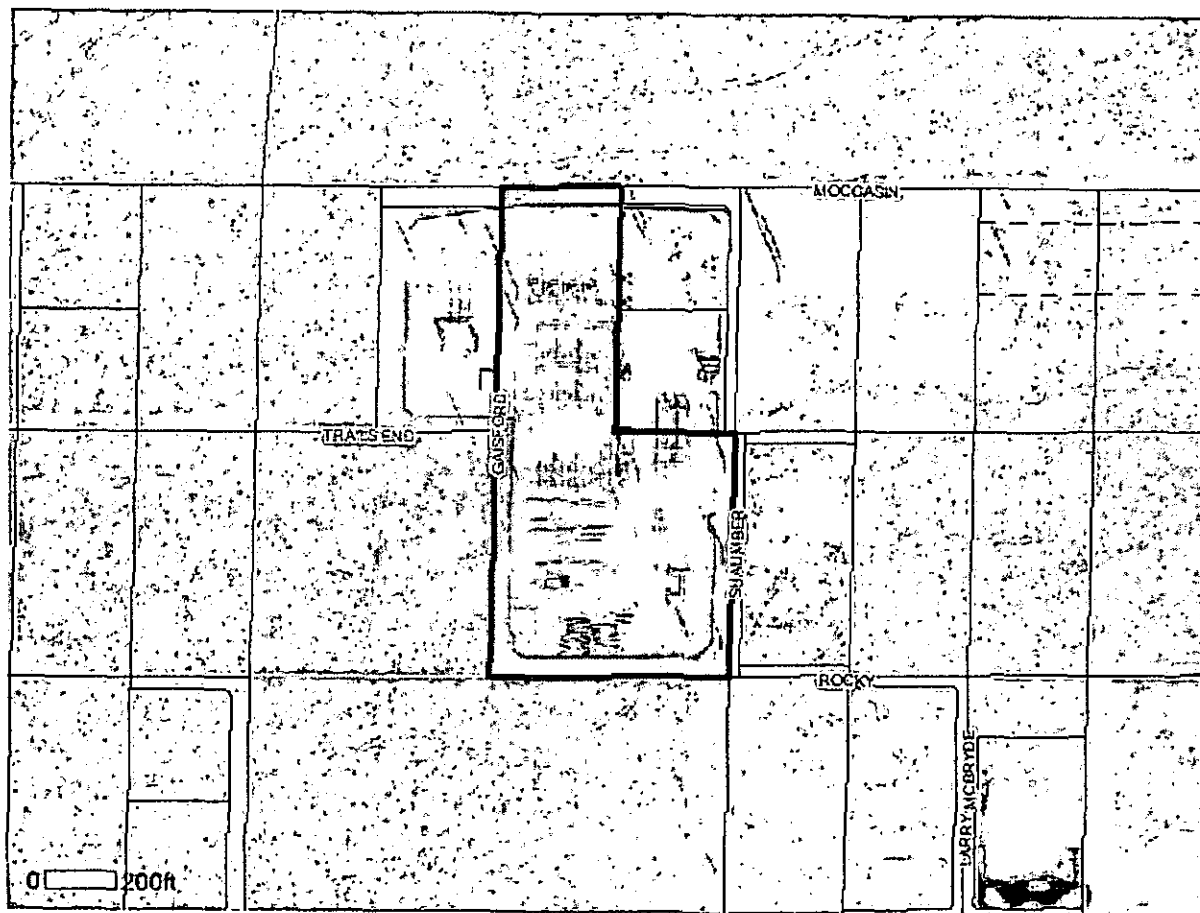
NV ENERGY

Officers

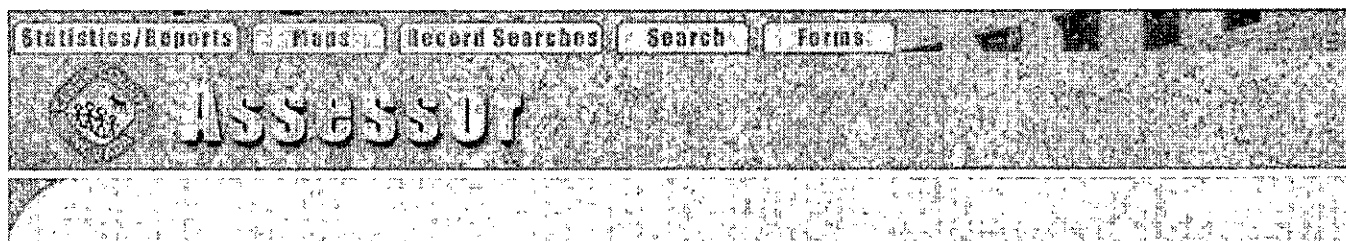
April 14, 2009

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Vice President, Marketing	Robert E. Stewart

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APR 27 2010



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M.W. Schofield, Assessor

REAL PROPERTY PARCEL RECORD

[Click Here for a Print Friendly Version](#)

[Assessor Map](#)
[Aerial View](#)
[Building Sketch](#)
[Ownership History](#)
[New Search](#)

GENERAL INFORMATION	
PARCEL NO.	126-01-101-016
OWNER AND MAILING ADDRESS	USA WASHINGTON DC
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 NW4 SEC 01 19 59 SEC 01 TWP 19 RNG 59
RECORDED DOCUMENT NO.	* 9999:9999999
RECORDED DATE	99/99/9999
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2009
FISCAL YEAR	09-10
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

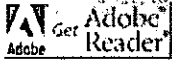
REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2009-10	2010-11
LAND	525000	498750
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	525000	498750

GROSS ASSESSED (SUBTOTAL)	525000	498750
TAXABLE LAND+IMP (SUBTOTAL)	1500000	1425000
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	525000	498750
TOTAL TAXABLE VALUE	1500000	1425000

[Click here for Treasurer Information regarding real property taxes.](#)

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	15.00 Acres
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR	0
LAND USE	0-00 VACANT
DWELLING UNITS	0

NO RESIDENTIAL APPRAISAL RECORD FOR THIS PARCEL

ASSESSORMAP VIEWING GUIDELINES	
MAP	126011
	In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. 

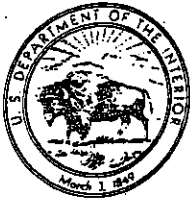
NOTE: THIS RECORD IS FOR ASSESSMENT USE ONLY. NO LIABILITY IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.



Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada 89155-1401

702-455-3882 (INFORMATION)

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United States Department of the Interior

BUREAU OF LAND MANAGEMENT

Stateline Resource Area

4765 Vegas Drive

P.O. Box 26569

Las Vegas, Nevada 89126



IN REPLY REFER TO:

SEP 5 1991

N-52806

2800

(NV-050.1)

CERTIFIED MAIL NO. 13983
RETURN RECEIPT REQUESTED

D E C I S I O N

Nevada Power Company :
Box 230 : Right-of-Way
Las Vegas, Nevada 89151 :

RIGHT-OF WAY-GRANT AMENDED

Right-of-way N-52806 was granted to Nevada Power Company effective July 30, 1991, for Electrical Substation pursuant to the Act of October 21, 1976.

On July 31, 1991, Nevada Power Company filed an application to amend their right-of-way to change the duration of the grant to perpetuity. The grantee has complied with all terms and conditions of the original grant, and the application amend conforms to the appropriate laws and regulations.

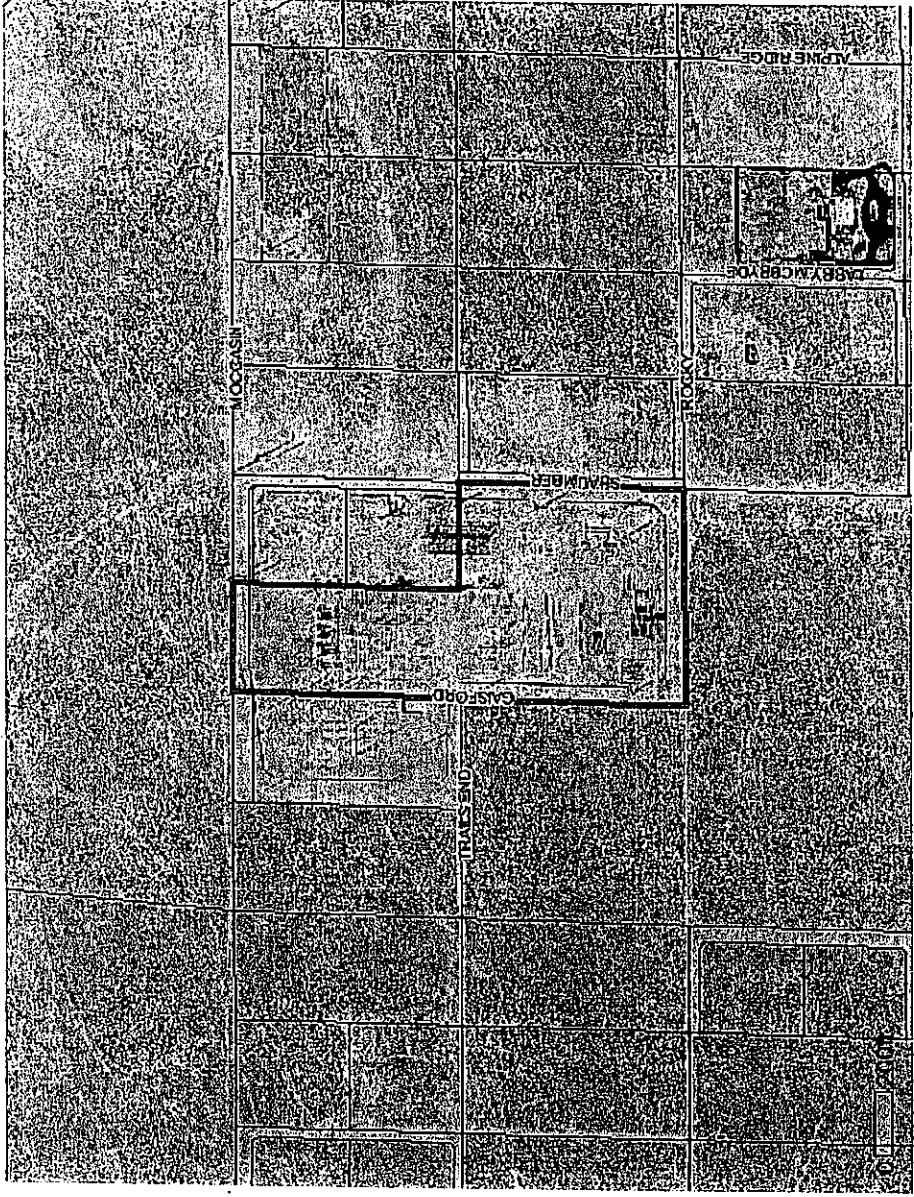
The original grant and this amendment are being placed under the provisions of the Act of October 21, 1976 (90 Stat. 2776; 43 U.S.C. 1761). No objections appearing, the amendment of the right-of-way is hereby approved pursuant to the Act of October 21, 1976, supra, subject to all terms and conditions set forth in the original grant approved July 30, 1991, and to the conditions listed below.

Therefore, pursuant to the authority vested in the undersigned, the right-of-way is hereby amended to an expiration date from July 29, 2021 to perpetuity, subject to the following terms and conditions:

1. All valid rights existing on this date.
2. All terms and conditions of the original grant continue to apply.

If you have any questions, please contact Cheryl Ruffridge at (702) 647-5000.

Runore Wycoff
Runore Wycoff
Area Manager
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APR 27 2010



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APR 27 2010

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
RIGHT-OF-WAY GRANT/TEMPORARY USE PERMIT

Issuing Office
Las Vegas District
Serial Number
N-52806

1. A (right-of-way) (permit) is hereby granted pursuant to:

- a. ☒ Title V of the Federal Land Policy and Management Act of October 21, 1976 (90 Stat. 2776; 43 U.S.C. 1761);
- b. ☐ Section 28 of the Mineral Leasing Act of 1920, as amended (30 U.S.C. 185);
- c. ☐ Other (describe) _____

2. Nature of Interest:

- a. By this instrument, the holder, Nevada Power Company, receives a right to construct, operate, maintain, and terminate an electrical sub-station (PL NV #158) on public lands (or Federal land for MLA Rights-of-Way) described as follows:

T. 19 S., R. 59 E., M.D.M.,
sec 1: lots 30, 35, and 36

A map showing the location of the right-of-way is on file with the Bureau of Land Management, Las Vegas District (N-52806).

- b. The right-of-way or permit granted herein is _____ feet wide, _____ feet long and contains _____ acres, more or less. If a site type facility, the facility contains 14.86 acres.
- c. This instrument shall terminate on July 29, 2021, 30 years from its effective date unless, prior thereto, it is relinquished, abandoned, terminated, or modified pursuant to the terms and conditions of this instrument or of any applicable Federal law or regulation.
- d. This instrument ☒ may ☐ may not be renewed. If renewed, the right-of-way or permit shall be subject to the regulations existing at the time of renewal and any other terms and conditions that the authorized officer deems necessary to protect the public interest.
- e. Notwithstanding the expiration of this instrument or any renewal thereof, early relinquishment, abandonment, or termination, the provisions of this instrument, to the extent applicable, shall continue in effect and shall be binding on the holder, its successors, or assigns, until they have fully satisfied the obligations and/or liabilities accruing herein before or on account of the expiration, or prior termination, of the grant.

3. Rental

For and in consideration of the rights granted, the holder agrees to pay the Bureau of Land Management fair market value rental as determined by the authorized officer unless specifically exempted from such payment by regulation. Provided, however, that the rental may be adjusted by the authorized officer, whenever necessary, to reflect changes in the fair market rental value as determined by the application of sound business management principles, and so far as practicable and feasible, in accordance with comparable commercial practices.

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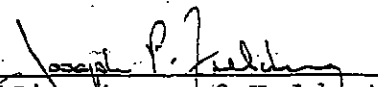
4. Terms and Conditions:

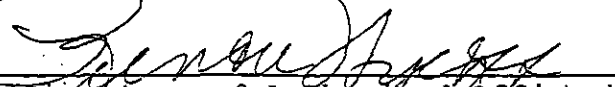
- a. This grant or permit is issued subject to the holder's compliance with all applicable regulations contained in Title 43 Code of Federal Regulations parts 2800 and 2880.
- b. Upon grant termination by the authorized officer, all improvements shall be removed from the public lands within 120 days, or otherwise disposed of as provided in paragraph (4)(d) or as directed by the authorized officer.
- c. Each grant issued pursuant to the authority of paragraph (1)(a) for a term of 20 years or more shall, at a minimum, be reviewed by the authorized officer at the end of the 20th year and at regular intervals thereafter not to exceed 10 years. Provided, however, that a right-of-way or permit granted herein may be reviewed at any time deemed necessary by the authorized officer.
- d. The stipulations, plans, maps, or designs set forth in Exhibit(s) A, dated July 30, 1991, attached hereto, are incorporated into and made a part of this grant instrument as fully and effectively as if they were set forth herein in their entirety.
- e. Failure of the holder to comply with applicable law or any provision of this right-of-way grant or permit shall constitute grounds for suspension or termination thereof.
- f. The holder shall perform all operations in a good and workmanlike manner so as to ensure protection of the environment and the health and safety of the public.
- g. The right-of-way will be subject to the following existing right-of-way grants:

N-50243 issued to Centel Telephone Company for telephone line purposes.

NEV-0433546 issued to Nevada Power for power lines.

IN WITNESS WHEREOF, The undersigned agrees to the terms and conditions of this right-of-way grant or permit.


(Signature of Holder)
JOSEPH P. FIELDING


(Signature of Authorized Officer)

LAND SECTION SUPERVISOR
(Title)

Area Manager
(Title)

7-15-91
(Date)

7-30-91
(Date)

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EXHIBIT A

SPECIAL STIPULATIONS
Right-of-Way N-52806

1. All construction activities shall be confined to the minimum area necessary and shall not exceed the width of the right-of-way defined herein. The exterior boundaries of the right-of-way shall be clearly flagged prior to any surface disturbing activities.
2. Holder shall comply with the applicable Federal and State laws and regulations concerning the use of pesticides (i.e., insecticides, herbicides, fungicides, rodenticides, and other similar substances) in all activities/operations authorized under this grant. The Authorized Officer shall approve a written plan prior to the use of such substances. The plan must provide the type and quantity of material to be used; the pest, insect and fungus to be controlled; the method of application; the location of or storage and disposal of containers; and other information that the Authorized Officer may require. The plan should be submitted no later than December 1 of any calendar year that covers the proposed activities for the next fiscal year (i.e., December 1, 1989, deadline for a fiscal year 1991 action). Emergency use of pesticides may occur. The use of substances on or near the right-of-way shall be in accordance with the approved plan. A pesticide shall not be used if the Secretary of the Interior has prohibited its use. A pesticide shall be used only in accordance with its registered uses and within other limitations if the Secretary has imposed limitations. Pesticides shall not be permanently stored on public lands authorized for use under this grant.
3. If cultural resources are discovered during operations under this grant, the Holder shall immediately bring them to the attention of the Authorized Officer. The Holder shall not disturb such resources except as may be subsequently authorized. Within two working days of notification, the Authorized Officer will evaluate or have evaluated any cultural resources discovered and will determine if any action may be required to protect cultural resources discovered. The cost of data recovery for cultural resources discovered during operations shall be borne by the BLM unless otherwise specified by the Authorized Officer of the BLM. All cultural resources shall remain under the jurisdiction of the United States until ownership is determined under applicable law.
4. The attached stipulations pertaining to the desert tortoise must be adhered to:

Incidental Take

Section 9 of the Act, as amended, prohibits any taking (to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture or collect, or attempt to engage in any such conduct) of listed species of fish or wildlife without special exemption. Harm is further defined to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing behavioral patterns such as breeding, feeding, or sheltering. Under the terms of Section 7(b)(4) and 7(a) 2 of the Act, taking that is incidental to and not intended as part of the agency action is not considered a prohibited taking provided that such taking is in compliance with this incidental

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take statement. The measures described below are nondiscretionary, and must be undertaken by the agency or made a binding condition of any grant or permit issued to the applicant, as appropriate.

Based on the results of the tortoise surveys, combined with the mitigation measures offered by the Nevada Power Company, the Service anticipates that the following take could occur as a result of the activities associated with the construction of a transmission substation on 14.86 acres of federal land. The level of anticipated take is based on the number of tortoises observed during the surveys, and adjusted upward based on the density of tortoise burrows and other sign on the site. Tortoise-proof fencing will reduce the potential for off-site tortoises to immigrate onto the project site during construction.

1. Three (3) tortoise, and one (1) nest containing an undeterminable number of eggs may be taken in the form of harassment before grading begins through the removal of tortoises or eggs a) excavated from burrows or nests, and b) found above ground within the parcel boundaries.
2. Two (2) tortoise and one (1) nest containing an undeterminable number of tortoise eggs may be taken in the form of direct mortality through accidental death during construction activities.
3. Approximately fourteen and eighty-six hundredths (14.86) acres of tortoise habitat may be taken as a result of transmission substation construction.

Reasonable and Prudent Measures

The Service believes that the following reasonable and prudent measures are necessary and appropriate to minimize the incidental taking authorized by this Biological Opinion:

1. Measures shall be taken to prevent tortoises from being harmed by any project-related activity.
2. Measures shall be implemented to minimize tortoise habitat disturbance off-site.

Terms and Conditions

In order to be exempt from the prohibitions of Section 9 of the Act, the Bureau must ensure that the Nevada Power Company complies with the following terms and conditions, which implement the reasonable and prudent measures described above.

1. To implement reasonable and prudent measure number 1, the following terms and conditions shall be implemented:

- a. The Bureau shall designate an individual as contact representative who will be responsible for overseeing compliance with the terms and conditions contained in the Biological Opinion, and providing coordination with the Service.

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- b. All project employees shall be informed, through an educational program, of the occurrence of the desert tortoise in the project area, and of the threatened status of the species. They shall be advised as to the definition of "take", and the potential penalties (up to \$25,000 in fines and six months in prison) for taking a species listed under the Endangered Species Act, and the terms and conditions included in this Biological Opinion. The Service shall review the program prior to its implementation.
- c. The Nevada Power Company has the option of complying with one of the following terms and conditions:

EITHER

1) The entire 14.86-acre parcel shall be fenced with tortoise-proof fencing prior to any grading or other construction activity. Chain-link fencing installed to maintain zero clearance between the bottom of the fence material and the surface of the ground shall be adequate. Qualified tortoise biologists will supervise the installation of the fence, to ensure that no tortoises are harmed.

Following installation of the tortoise-proof fence, qualified tortoise biologists will thoroughly search all areas inside of the parcel boundaries for tortoises, using techniques providing 100 percent coverage of all areas. All tortoise burrows, and other species' burrows which may be utilized by tortoises, will be examined, with a fiberoptic scope if necessary, to determine occupancy of each burrow by tortoises. The 14.86-acre parcel will be searched completely three times, unless no tortoises are located after two complete searches.

OR

2) Qualified tortoise biologists will thoroughly search all areas inside of the parcel boundaries for tortoises, using techniques providing 100 percent coverage of all areas. All tortoise burrows, and other species' burrows which may be utilized by tortoises, will be examined, with a fiberoptic scope if necessary, to determine occupancy of each burrow by tortoises. The 14.86-site will be searched completely three times, unless no tortoises are located after two complete searches. Tortoise searches shall be initiated such that the final search is completed not more than 24 hours prior to initiation of grading.

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Grading of the parcels will begin within 24 hours of removal of the last tortoise from the parcel. To ensure that tortoises which may wander onto the site are not harmed, qualified tortoise biologists will be on-site during all grading and construction activity, one biologist per piece of heavy

equipment being used, until such time as a tortoise-proof fence is constructed around the entire 14.86-acre parcel.

- d. Prior to grading the access road, qualified tortoise biologists will thoroughly search all areas inside of the road right-of-way for tortoises, using techniques providing 100 percent coverage of all areas. All tortoise burrows, and other species' burrows which may be utilized by tortoises, will be examined, with a fiberoptic scope if necessary, to determine occupancy of each burrow by tortoises. The right-of-way will be searched completely three times, unless no tortoises are located after two complete searches. Tortoise searches shall be initiated such that the final search is completed not more than 24 hours prior to initiation of grading.

Grading of the access road will begin within 24 hours of removal of the last tortoise. To ensure that tortoises which may wander onto the site are not harmed, qualified tortoise biologists will be on-site during all grading and construction activity, one biologist per piece of heavy equipment being used as a tortoise-proof fence is constructed around the entire 14.86-acre parcel.

- e. Tortoises and nests found on the parksite and access road shall be removed by qualified tortoise biologist, in accordance with Appendix A. Burrows containing tortoises or nests will be excavated by hand to allow removal of the tortoise or eggs. The definition of "take" includes capture. Therefore, any unauthorized person who removes a tortoise from the site could be found guilty of take.

Tortoises removed will be 1) provided to research projects approved by the Service, 2) provided to educational facilities possessing the appropriate State and Federal permits, and/or 3) made available for adoption. The Service recommends that potential recipients of tortoises meet the guidelines developed by the TORT-Group. These guidelines are available from the TORT-group at (702) 739-7113. Should facilities not meet the criteria recommended by the TORT-Group, the Service is concerned that the tortoises would not be cared for in a humane fashion. If tortoises cannot be placed in one of these programs, they may be disposed of humanely through euthanasia by a qualified veterinarian or biologist licensed to do so. The tortoise remains will be properly preserved and deposited in an appropriate museum collection approved of by the Service. Tortoises removed from the wild, and suspected of having Upper Respiratory Disease Syndrome, may be euthanized by a certified veterinarian or biologist after a qualified veterinarian determines that the animal is infected.

2. To implement reasonable and prudent measure number 2, the following terms and conditions shall be implemented:

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- a. All habitat disturbance shall be restricted to the 14.86-acre parksite and access roads. All equipment and materials shall be stored within the boundaries of these areas. Construction vehicle traffic shall be restricted to access roads.
- b. A litter control program shall be implemented in the construction areas during construction. The program shall include covered trash receptacles, prompt removal, and proper disposal off-site, to avoid attracting ravens.
- c. Prior to initiation of any construction activities, Nevada Power Company shall transfer \$4,814.64 into an account established through an inter-local agreement with Clark County, as mitigation for the loss of 14.86 acres of tortoise habitat. The account will be administrated by Clark County, for the purpose of securing tortoise management areas, habitat enhancement, and tortoise research. None of these funds shall be used to develop the Habitat Conservation Plan. These funds are independent of any other fees collected by the County for desert tortoise conservation planning. These funds shall be held in an interest bearing account, and the accrued interest also shall be expended on desert tortoise conservation measures. Proposed expenditures shall be approved by the Service. Should the funds not be expended on desert tortoise conservation measures approved by the Service within two (2) years of their placement in the County fund, then these funds shall be transferred to the Nature Conservancy for such purposes.

The funds must be transferred prior to any grading in order for Nevada Power Company to be in compliance with the provisions of the Endangered Species Act. The transfer of funds shall be accompanied by a cover letter from the payee that identifies the project and biological opinion that is requiring the payment, and the amount of payment being transferred. The cover letter shall also identify the name and address of the payee, the name and address of the Federal agency responsible for authorizing the project, and the address of the Fish and Wildlife Service office issuing the biological opinion. This information will be used to notify the payee, the authorizing Federal agency, and the Fish and Wildlife Service the payment has been received.

Reporting Requirements

Upon locating dead, injured, or sick desert tortoises, initial notification must be made to the Service's Division of Law Enforcement Special Agent Edward Dominguez, in Las Vegas, Nevada at telephone number (702) 388-6380. Instructions for proper handling and disposition of such specimens will be issued by the Division of Law Enforcement. Care must be taken in handling sick or injured animals to ensure effective treatment and care, and in handling dead specimens to preserve biological material in the best possible state. In conjunction with the care of sick or injured tortoises, or the preservation of biological materials from a dead tortoise, the Bureau and the applicant have the responsibility to ensure that information relative to the date, time, and location of the tortoise when found, and possible cause of injury or death of each tortoise be recorded and provided to the Service.

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The Bureau shall notify this office of all tortoises killed, injured, or removed from this parcel within three days of each occurrence. Within one month of removing tortoises, the Bureau will provide the Service with a report detailing all tortoise related activities undertaken due to this development, including tortoise biologist activities, actual number of tortoises accidentally injured or killed, number of tortoises removed from the site, disposition of tortoises removed, etc..

If, during the course of the action, the amount or extent of the incidental take limit is reached, the Bureau must reinitiate consultation with the Service immediately to avoid violation of Section 9 of the Act. Operations must be stopped in the interim period between the initiation and completion of the new consultation if it is determined by the Service that the impact of the additional taking will cause an irreversible and adverse impact on the species, as required by CFR 402.14(i). The Bureau shall provide an explanation of the causes of the taking.

Conservation Recommendations

Section 7(A)(1) of the Act directs Federal agencies to utilize their authorities to further the purposes of the Act by carrying out conservation programs for the benefit of endangered and threatened species. Conservation recommendations have been defined as Service suggestions regarding discretionary agency activities to minimize or avoid adverse effects of a proposed action on listed species or critical habitat, or regarding development of information. The recommendations provided here relate only to the proposed action and do not necessarily represent complete fulfillment of your agency's Section 7(a)(1) responsibility for this species.

1. The Bureau should actively develop and implement programs to successfully revegetate, with native vegetation, disturbed desert areas which have been impacted by past or ongoing surface disturbing activities.
2. Because a significant percentage of the habitat occupied by the desert tortoise is on public lands, the Bureau should conduct a cumulative effects analysis of its actions on the desert tortoise throughout its range. This program could include development of a model to assess the effects of past, ongoing, and future projects on the tortoise and its habitat through the use of the Geographical Information System (GIS).
3. The Bureau should provide increased numbers of rangers to patrol public lands in southern Nevada, which support desert tortoise populations, for the purposes of enforcing Bureau restrictions on dumping of trash, unauthorized off-road vehicle use, unauthorized disposal of hazardous waste materials, and other ongoing problems that conflict with protection of the tortoise and its habitat.

In order for the Service to be kept informed of actions that either minimize or avoid adverse effects, or that benefit listed species or their habitats, the Service requests notification of the implementation of any conservation recommendations.

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Conclusion

This concludes formal consultation on application submitted by the Nevada Power Company for a right-of-way permit to construct a 14.86-acre substation in northwest Las Vegas. As required by 50 CFR 402.16, reinitiation of formal consultation is required if: 1) the amount or extent of incidental take is reached, 2) new information reveals effects of the agency action that may impact listed species or critical habitat in a manner or to an extent not considered in this Opinion, 3) the agency action is subsequently modified in a manner that causes an effect to a listed species or critical habitat that was not considered in this Opinion, or 4) a new species is listed or critical habitat designated that may be affected by the action. Should a comprehensive Habitat Conservation Plan be adopted and approved for Clark County, the terms of the Habitat Conservation Plan shall supersede the terms and conditions of this Biological Opinion.

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Appendix A

Desert Tortoise Handling and Overwintering Procedures

(Note: Much of the information contained herein was obtained from Chapter III, Protocols for Handling Live Tortoises, in the Interim Techniques Handbook for Collecting and Analyzing Data on Desert Tortoise Populations and Habitats. This handbook is a cooperative effort among federal and state agencies. Primary editor is Dr. Cecil Schwalbe of the University of Arizona, Tucson, Arizona. The information on handling tortoise eggs was developed by the Reno Field Station in consultation with Dr. Schwalbe, Betty Burge of Las Vegas, Nevada, and the Service's Ventura Field Office.)

1. All desert tortoises shall be handled in a careful manner. This includes lifting the animal slowly, fully supporting the animal in an upright position, and completing various measurements in the minimum amount of time. A tortoise can be damaged or die of intestinal torsion. If a tortoise must be turned over on its back, this should be done gently. The fieldworker should turn the tortoise over by carefully rolling it over on its side to its back, and return the tortoise to the upright position by rolling it back in the same direction. The tortoise should not be rolled end over end, side over side, or spun.

Tortoises, especially females, may be fatally damaged by blows, butting, or overturning, which results in egg yolk peritonitis brought on by seepage of egg yolk or breakage of shelled eggs into the peritoneal cavity. Handling of potentially gravid females should be done very carefully.

To prevent hyperthermia, on warm days a tortoise must be kept in the shade (of the fieldworker, a pack, other equipment, etc.) except during photography. Tortoises should not be weighed, measured, etc. when air temperatures exceed 90°F (32°C) at 1.5 m (4.9 ft) above ground. CAUTION! TEMPERATURES ARE MUCH HIGHER NEARER THE GROUND. Take extreme caution to avoid overheating a tortoise whenever surface temperatures exceed 86°F (30°C). Shield the bulb of the thermometer from direct solar radiation and wind when measuring temperatures.

2. Because of the threat of Upper Respiratory Disease Syndrome (URDS), all tortoises shall be handled so as to minimize the chances of spreading the disease, even if URDS has not been documented in a given locality. All personnel handling tortoises shall wear disposable latex or plastic gloves to prevent transmission of diseases among tortoises. Not more than one tortoise shall be handled with each pair of gloves.

All equipment that comes in contact with any tortoise shall be sterilized before it is used on another tortoise. For example, triangular files for notching, calipers for measuring shell length, rules, and other equipment should be sterilized by soaking in 95% isopropyl or ethyl alcohol for at least 20 minutes before using on another tortoise. A 25% solution of chlorine bleach may also be used, but bleach is extremely corrosive and may damage many types of equipment. Wooden rules should not be used; they are difficult

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to sterilize because of the porosity of the wood. Use metal or plastic rules instead.

To avoid sterilizing spring scales or weighing straps prior to weighing each tortoise, use individual "T-shirt" bags, the plastic bags with two handles that are used to bag groceries. The handles of the bag can be used to suspend the tortoise during weighing.

The fieldworker's clothes should be changed completely, including shoes, before visiting other tortoise sites. Always visit the site with known occurrence of URDS last to minimize the chance of spreading the disease. Vehicles, especially tires and undercarriage, should be washed between sites in areas where URDS is known or suspected to occur.

When transported by vehicle or confined, each tortoise should be contained in a newly-purchased, clean cardboard box of an appropriate size. Boxes should be discarded after use. Tortoises should never be placed in automobile trunks or on floorboards in an unconfined manner. Tortoises should never be placed in the bed of a truck over the catalytic converter as this area of the metal bed may become extremely hot. Tortoises must not be left unattended in vehicles; this measure is intended to eliminate accidental mortality caused by overheating. Truck beds and floorboards must be padded and travel should be at speeds which eliminate unnecessary vibrations.

3. All tortoises removed from the project area and released into the wild as a result of mitigation measures for this project should be individually marked, per Bureau of Land Management standards. Notching and tagging are the current preferred methods for long-term marking and are supplemented with photographs and drawings. All four methods should be used to insure that over time the tortoise can be properly identified in future years.

Notching: "V" shaped notches are placed in the marginal scutes using a triangular file or, in the case of young tortoises, a nail clipper. We recommend that you do not notch the bridge marginal scutes, that is, those marginal scutes that connect the carapace to the plastron (M4 through M7) because of the difficulty in identifying the shallow notches in later years. Care should be taken to avoid deep cuts that could cause bleeding. Generally, bleeding does not occur unless notches pass through the bony tissue. If notches are too deep and bone is damaged, regeneration of the tissue may occur and the area notches will be sloughed. For example, several tortoises notched in 1980 and recaptured in 1987 have barely recognizable notches. For information on how to properly notch a desert tortoise, please refer to Chapter III, Protocols for Handling Live Tortoises from the Interim Techniques Handbook for Collecting and Analyzing Data on Desert Tortoise Populations and Habitats.

Tagging: Tagging was originally used in 1977 and appears to be as effective or better than notching for a long-term marking technique. Place a small dot of white paint on the fourth left costal scute; wait for the paint to dry. Write the identifying number for that tortoise on the dry dot using permanent black ink.

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Wait for the ink to dry and cover the dot and the ink with quick-drying clear epoxy. Note that the epoxy should not touch the suture lines between the scutes. We also recommend that the numbers not be placed in the middle of the scute as this area may be sloughed or rubbed depending on the age of the tortoise and habitat in which it occurs.

In addition a photograph (35mm slide) of the carapace and fourth left costal scute should be taken. If possible dust off the tortoise with a small brush to remove mud or dust from the scutes. Remember the brush must be either sterilized or disposed of after each use. Place a small piece of white paper (16 mm x 90 mm) on the edge of the shell with information on the study site name, date, and tortoise number. The tortoise shell area and fourth costal scute should fill the slide frame. Drawings should be made showing any anomalies (e.g., extra or missing marginal, costal, or vertebral scutes) or injuries (e.g., punctures holes from canines, tooth scrapes).

The Bureau should develop its own cataloging format to enable it and others to track tortoises handled as a result of development projects.

4. A standard data sheet should be developed to record the following information:
 - A. Name of person collecting the animal.
 - B. Exact location and date of collection, using District maps for the project.
 - C. The individual number assigned to that animal.
 - D. The over-wintering location of the tortoise.
 - E. The release site and date of release of the animal.
 - F. Health condition of the tortoise, including measured weight and length at initial capture and release. In addition to this information complete the URDS checklist.
 - G. Photographs of carapace, plastron, and fourth left costal scute.
 - H. The information specified in 4.A. through 4.G. must be supplied to the Bureau and the Fish and Wildlife Service (Service) immediately after cessation of both tortoise clearing and release activities. The information should be provided in the form of a report accompanied by data sheets.
5. Tortoises found actively moving on the surface, and to be removed from the project site and released into the wild, should be placed under a shrub on the far side of the tortoise-proof fence between 300 and 1000 feet from the fence. Should the capture occur late in the day so the animal will not have sufficient time to find a suitable burrow for the night, the tortoise should be placed in a clean cardboard box as described above and held in an appropriate place safe from predators and danger of hyperthermia until release can occur in the morning.
6. If tortoises found in burrows, and to be removed from the project site and released into the wild, are removed from burrows between November 1 and March 15, should be transported in cardboard boxes to the approved over-wintering site. Each tortoise should be

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placed in an artificial burrow within a fenced enclosure with one tortoise per enclosure. Each enclosure must be separate from adjacent pens so that one tortoise can not place its head or limbs through the fence and physically contact a tortoise in an adjacent enclosure. Fencing does not need to be buried but should be stable enough to preclude escape.

The main chamber of the burrow should be constructed of plywood and the roof placed approximately 2.5 feet below the soil surface. The burrow's tunnel should be eight to 10 feet long with a gentle slope (e.g., about 4:1). The tunnel should be stabilized on the top with PVC pipe cut in half. The diameter of the pipe should be sufficient to permit the tortoise to easily turn around in the tunnel. After placement of the tortoise in the burrow, the entrance of the tunnel should be partially blocked with loose topsoil.

7. If any tortoise excavated is underweight, as determined by comparison to regressions developed by Dr. Michael Weinstein for the tortoises at the Honda project, the tortoise should be placed in a room at a temperature of 90° to 100°F and allowed to soak in fresh water for two to three hours. After rehydration and drying, the tortoise should be cooled to hibernation temperature slowly and placed in an artificial burrow. This procedure should be implemented only by persons instructed in this manner of treatment.
8. Beginning in February, activity of the tortoises within the artificial burrows should be monitored to determine an appropriate release time. Tortoises should be released in the morning hours when temperatures are conducive to activity. The appropriate time for release will probably occur in the third week of March.
9. Each tortoise should be released between 300 and 1000 feet from the boundary fence nearest the capture point. Released tortoises should be placed under a shrub in the shade. Releases should occur at a temperature that is suitable for activity, with reasonable expectation that the temperature will remain within the tortoise's thermal preference long enough for the tortoise to adjust to its surroundings. Tortoises should be monitored at the release site until they are exhibiting normal behavior. To facilitate this measure, each tortoise must be accompanied by one of the approved biologists. There shall be no mass releases of animals.
10. Tortoise eggs shall be moved to artificial nests either in the wild or at an approved facility. Biologists must receive special training in the procedures outlined below, but such training can be obtained after a nest is actually found. If this is done, the nest should be carefully covered with soil so as not to move the eggs and protected until on-site training is provided. The Bureau should ensure that this training is made available.

Any nest that is found shall be carefully excavated by ~~APR 27 2010~~ a time of day when the air temperature 6 inches above the ground is approximately equal to the soil temperature at egg level. Immediately upon finding a nest, large tool use should be discontinued and the nest excavated by the biologist using his or her hands. Before disturbance of nest contents, each egg shall be gently marked with a small dot on the top using a felt-tipped pen

to establish the egg's orientation in the nest. In handling nest contents, eggs must be maintained in this orientation at all times. Because egg shells become extremely fragile in the last few weeks before hatching, special care should be taken with eggs found from August to mid-October. Because these eggs are very fragile, some may break during handling. This will be lethal to egg contents. Such an accident can be expected to occur until techniques are developed to avoid this type of incident. Broken eggs should be buried nearby and left in the field, or the contents preserved and provided to qualified researchers.

The biologist should measure and record the depth of the nest below the soil surface, the location of the nest in relation to any adjacent shrub (ie, whether on the north, south, east, or west side of the shrub), the species of shrub and its approximate foliage volume, and the soil type. Place approximately one inch of soil from the nest area in a bucket and carefully transfer the eggs to the bucket, maintaining egg orientation. Cover the eggs with soil that is free of cobbles and pebbles, to a depth equivalent to that in the original nest.

If good tortoise habitat is available in the general area, the eggs should be relocated at a distance of 300 to 1,000 feet from boundary of the project site. Prepare a nest with the same depth, orientation, location in relation to a specific shrub species, and in the same soil type as the original nest. Carefully transfer the eggs, maintaining their original orientation, to the new nest. The eggs should be replaced so that they touch one another. Gently cover with soil from which cobbles and pebbles have been removed so that all the air spaces around the eggs are filled.

If a suitable site for a new nest is not available in the wild, the eggs should be prepared for incubation in a suitable holding facility. Place a small amount of soil in a bucket and transfer the eggs to the bucket using the technique specified above, making sure the eggs are touching one another. Carefully fill the bucket to the depth of the original nest, but leave the top of the soil layer 3 inches below the rim of the bucket so that future hatchlings cannot escape. Bury the bucket in soil in a safe location at an approved holding facility.

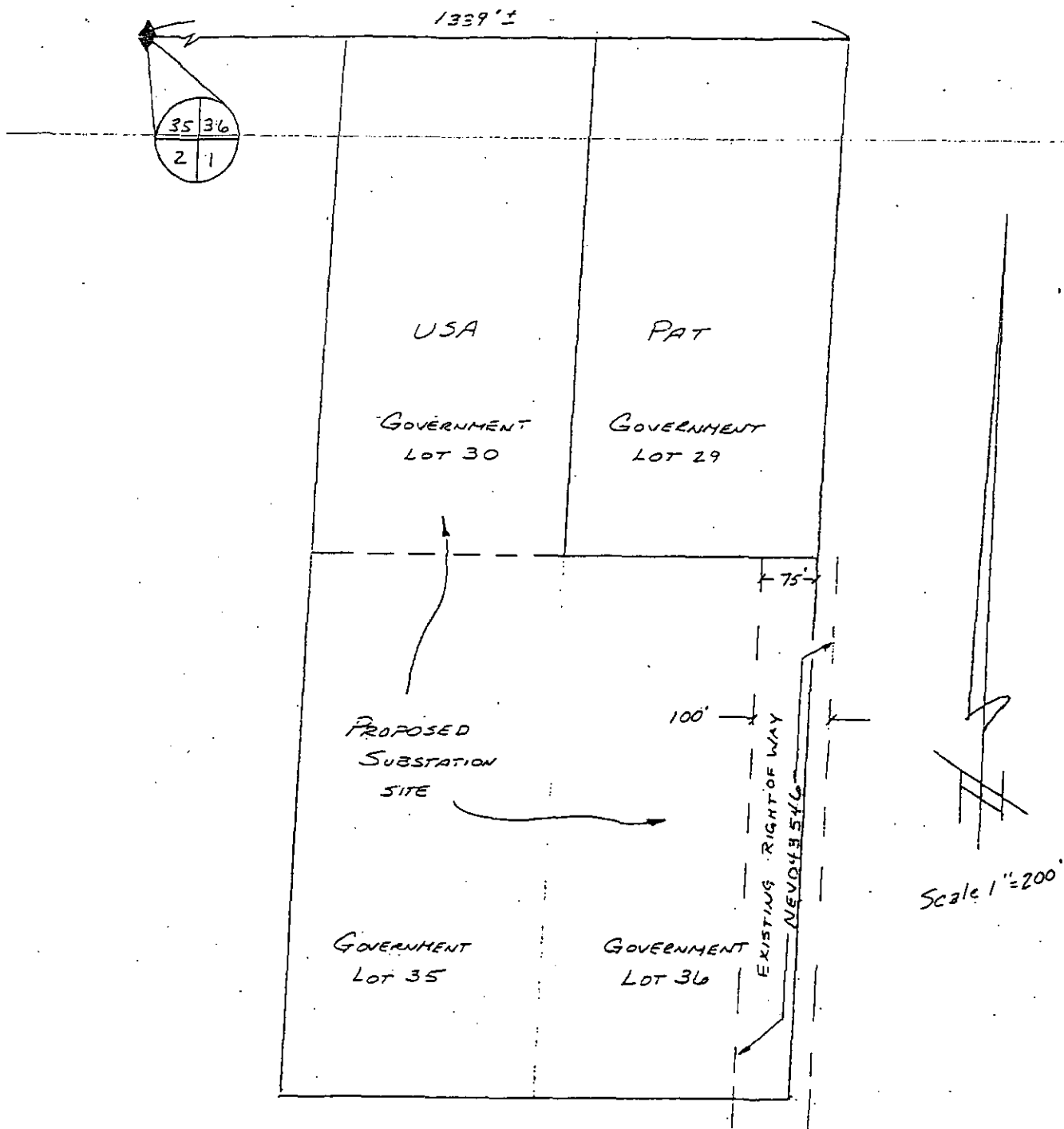
The biologist shall record in detail all the procedures used in moving eggs. Personnel caring for incubating eggs at a facility shall maintain a record of where the eggs were found, method of incubation, length of time and conditions under which the eggs were incubated, observations of eggs during the incubation period, information about hatchling health and behavior, and disposition of the hatchlings.

11. Relocated nests in the wild shall be monitored by a qualified biologist. The monitoring program shall be developed in consultation with the Service.
12. Should any deviation from the procedures outlined above be necessary, the approved biologist should contact the Fish and Wildlife Service as soon as possible.

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13. A final report, containing all the information noted above and including release information, must be supplied to the Service and the Bureau within one month of the final releases or disposition of tortoises.

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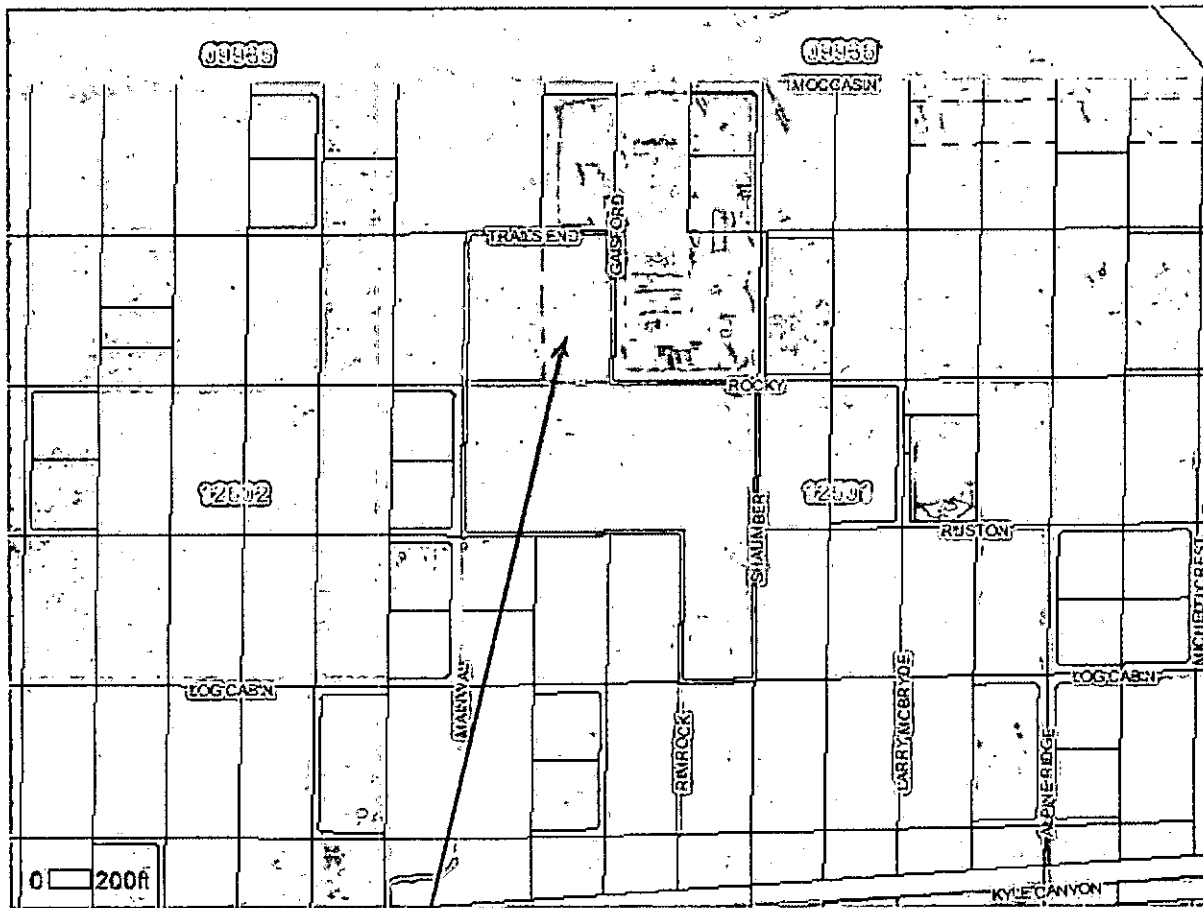
DESCRIPTION OF PROPOSED SUBSTATION SITE

GOVERNMENT LOTS 30, 35, AND 36 IN SECTION 1, TOWNSHIP 19 SOUTH,
RANGE 59 EAST, M.D.M., NEVADA.

LOCATION MAP
PUBLIC LANDS - NEVADA #158
EXHIBIT "A"

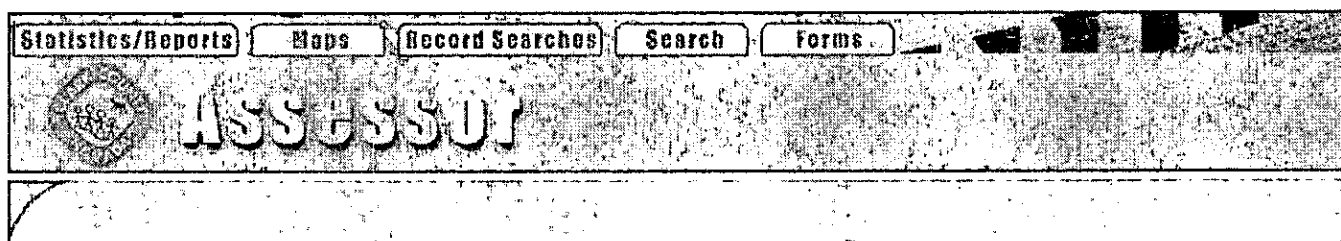
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THIS 5AC PARCEL ONLY.

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M.W. Schofield, Assessor

REAL PROPERTY PARCEL RECORD

[Click Here for a Print Friendly Version](#)

[Assessor Map](#)
[Aerial View](#)
[Building Sketch](#)
[Ownership History](#)
[New Search](#)

GENERAL INFORMATION	
PARCEL NO.	126-01-201-016
OWNER AND MAILING ADDRESS	USA WASHINGTON DC
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT W2 NW4 SEC 01 19 59 SEC 01 TWP 19 RNG 59
RECORDED DOCUMENT NO.	* 9999:9999999
RECORDED DATE	99/99/9999
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2009
FISCAL YEAR	09-10
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2009-10	2010-11
LAND	1225000	1225000
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	1225000	1225000

GROSS ASSESSED (SUBTOTAL)	1225000	1225000
TAXABLE LAND+IMP (SUBTOTAL)	3500000	3500000
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	1225000	1225000
TOTAL TAXABLE VALUE	3500000	3500000

[Click here for Treasurer Information regarding real property taxes.](#)

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	35.00 Acres
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR	0
LAND USE	0-00 VACANT
DWELLING UNITS	0

NO RESIDENTIAL APPRAISAL RECORD FOR THIS PARCEL

ASSESSORMAP VIEWING GUIDELINES	
MAP	126012
In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. 	

NOTE: THIS RECORD IS FOR ASSESSMENT USE ONLY. NO LIABILITY IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.



Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada 89155-1401

702-455-3882 (INFORMATION)

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UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
RIGHT-OF-WAY GRANT/TEMPORARY USE PERMIT

Issuing Office
Las Vegas Field Office
Serial Number
N-84249

1. A (right-of-way) (permit) is hereby granted pursuant to:

a. ☒ Title V of the Federal Land Policy and Management Act of October 21, 1976 (90 Stat. 2776; 43 U.S.C. 1761);

b. ☐ Section 28 of the Mineral Leasing Act of 1920, as amended (30 U.S.C. 185);

c. ☐ Other (describe) _____.

2. Nature of Interest:

- a. By this instrument, the holder Nevada Power Company receives a right to construct, operate, maintain, and terminate a substation expansion, consisting of a 500/230kV transformer and related appurtenances on public lands (or Federal land for MLA Rights-of-Way) described as follows:

Mount Diablo, Meridian, Nevada
Township 19 South, Range 59 East,
Section 1, Lot 34.
(Containing approximately 5.00 acres)

As shown on maps Exhibit "C"
Attached hereto and made a part thereof.

A map showing the location of the right-of-way is on file with the Bureau of Land Management, Las Vegas Field Office (N-84249).

- b. The right-of-way areas granted herein is N/A long, N/A wide, and contains N/A acres, more or less. If a site type facility, the facility contains 5.00 acres, more or less.
- c. This instrument shall ~~terminate on~~ be granted in perpetuity, unless, prior thereto, it is relinquished, abandoned, terminated, or modified pursuant to the terms and conditions of this instrument or of any applicable Federal law or regulation.
- d. This instrument ☐ may ☐ may not be renewed. If renewed, the right-of-way or permit shall be subject to the regulations existing at the time of renewal and any other terms and conditions that the authorized officer deems necessary to protect the public interest. NOT APPLICABLE
- e. Notwithstanding the expiration of this instrument or any renewal thereof, early relinquishment, abandonment, or termination, the provisions of this instrument, to the extent applicable, shall continue in effect and shall be binding on the holder, its successors, or assigns, until they have fully satisfied the obligations and/or liabilities accruing herein before or on account of the expiration, or prior termination, of the grant.

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3. Rental:

For and in consideration of the rights granted, the holder agrees to pay the Bureau of Land Management fair market value rental as determined by the authorized officer unless specifically exempted from such payment by regulation. Provided, however, that the rental may be adjusted by the authorized officer, whenever necessary, to reflect changes in the fair market rental value as determined by the application of sound business management principles, and so far as practicable and feasible, in accordance with comparable commercial practices.

4. Terms and Conditions:

- a. This grant or permit is issued subject to the holder's compliance with all applicable regulations contained in Title 43 Code of Federal Regulations parts 2800 and 2880.
- b. Upon grant termination by the authorized officer, all improvements shall be removed from the public lands within 120 days, or otherwise disposed of as provided in paragraph (4)(d) or as directed by the authorized officer.
- c. Each grant issued pursuant to the authority of paragraph (1)(a) for a term of 20 years or more shall, at a minimum, be reviewed by the authorized officer at the end of the 20th year and at regular intervals thereafter not to exceed 10 years. Provided, however, that a right-of-way or permit granted herein may be reviewed at any time deemed necessary by the authorized officer.
- d. The stipulations, plans, maps, or designs set forth in Exhibits A, B and C, dated _____, attached hereto, are incorporated into and made a part of this grant instrument as fully and effectively as if they were set forth herein in their entirety.
- e. Failure of the holder to comply with applicable law or any provision of this right-of-way grant or permit shall constitute grounds for suspension or termination thereof.
- f. The holder shall perform all operations in a good and workmanlike manner so as to ensure protection of the environment and the health and safety of the public.

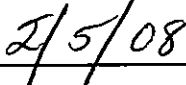
IN WITNESS WHEREOF, The undersigned agrees to the terms and conditions of this right-of-way grant or permit.



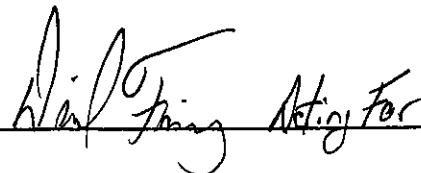
DEEANN KIRK
(Signature of Holder)

SUPERVISOR, LANDS SERVICES LVN

(Title)

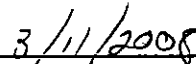


(Date)



Assistant Field Manager
Non-Renewable Resources

(Title)



(Date)

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Exhibit A Standard Stipulations

N-84249 & N-8424901

1. All cactus and yucca that will be impacted by this action must be salvaged and taken to the Ann Road stockpile facility by the ROW Holder. Contact a BLM Botanist prior to ground disturbance for a map to the facility and a transportation permit.
2. Land surface treatment for areas previously disturbed: Following excavation, trenches will be backfilled with the excavated soil. The soil will be distributed and contoured evenly over the surface of the disturbed area. The soil surface will be left rough to help reduce potential wind erosion.
3. Land surface treatment for areas previously undisturbed: Strip the top three to six inches of soil material with associated plant material over all surfaces to be disturbed by construction. Stockpile this material along the course of construction (inside the right-of-way). At the conclusion, including trench backfilling and compaction, replace the stockpiled soil with plant debris uniformly back on the surface of the disturbed area.
4. The Holder shall be responsible for weed control on disturbed areas within the limits of the right-of-way. The Holder is responsible for consultation with the Authorized Officer and/or local authorities for acceptable weed control methods within limits imposed in the grant stipulations.
5. Any cultural and/or paleontological resources (historic or prehistoric site or object) discovered by the Holder, or any person working on his behalf on public or Federal lands shall be immediately reported to the Authorized Officer. Holder shall suspend all operations in the immediate area of such discovery until written authorization to proceed is issued by the Authorized Officer. An evaluation of the discovery will be made by the Authorized Officer to determine appropriate actions to prevent the loss of significant cultural or scientific values. The Holder will be responsible for the cost of evaluation. Any decision regarding suitable mitigation measures will be made by the Authorized Officer after consulting with the Holder. Holder shall be responsible for the resultant mitigation costs.
6. Holder shall construct, maintain, operate and/or modify structures and facilities as directed by the Authorized Officer to protect and minimize adverse effects upon raptors and other wildlife.
7. Holder shall report wildlife fatalities, including raptor electrocutions that are discovered on or near project facilities.
8. Holder shall comply with all applicable local, state, and federal air, water, hazardous substance, solid waste, or other environmental laws and regulations, existing or hereafter enacted or promulgated. To the full extent permissible by law, the Holder agrees to indemnify and hold harmless, within the limits, if any, established by state law (as state law exists on the effective date of the right-of-way), the United States against any liability arising from the Holder's use or occupancy of the right-of way, regardless of whether the Holder has actually developed or caused development to occur on the right-of-way, from the time of the issuance of this right-of-way to the Holder, and during the term of this right-of-way. This agreement to indemnify and hold harmless the United States against any liability

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shall apply without regard to whether the liability is caused by the Holder, its agents, contractors, or third parties. If the liability is caused by third parties, the Holder will pursue legal remedies against such third parties as if the Holder were the fee owner of the right-of-way area.

Notwithstanding any limits to the Holder's ability to indemnify and hold harmless the United States which may exist under state law, the Holder agrees to bear all responsibility (financial or other) for any and all liability or responsibility of any kind or nature assessed against the United States arising from the Holder's use or occupancy of the right-of-way area regardless of whether the Holder has actually developed or caused development to occur on the right-of-way from the time of the issuance of this right-of-way to the Holder and during the term of this right-of-way.

9. The Holder shall not violate applicable air standards or related facility siting standards established by or pursuant to applicable federal, state, or local laws or regulations. The Holder shall be responsible for dust abatement within the limits of the right-of-way and is responsible for obtaining all necessary permits from appropriate authorities for acceptable dust abatement and control methods (e.g., water, chemicals). The Holder shall be solely responsible for all violations of any air quality permit, law or regulation, as a result of its action, inaction, use or occupancy of the right-of-way.

Notwithstanding whether a violation of any air quality permit, law or regulation results, the Holder will cooperate with the Authorized Officer in implementing and maintaining reasonable and appropriate dust control methods in conformance with law and appropriate to the circumstances at the sole cost of the Holder.

Prior to relinquishment, abandonment, or termination of this right-of-way, the Holder shall apply reasonable and appropriate dust abatement and control measures to all disturbed areas. The abatement and measures shall be designed to be effective over the long-term (e.g., rock mulch or other means) and acceptable to the Authorized Officer.

10. No hazardous material, substance, or hazardous waste, (as these terms are defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. 9601, *et seq.*, or the Resource Conservation and Recovery Act, 42 U.S.C. 6901, *et seq.*) shall be used, produced, transported, released, disposed of, or stored within the right-of-way at any time by the Holder. The Holder shall immediately report any release of hazardous substances (leaks, spills, etc.) caused by the Holder or third parties in excess of the reportable quantity as required by federal, state, or local laws and regulations. A copy of any report required or requested by any federal, state or local government agency as a result of a reportable release or spill of any hazardous substances shall be furnished to the Authorized Officer concurrent with the filing of the reports to the involved federal, state or local government agency.

The Holder shall immediately notify the Authorized Officer of any release of hazardous substances, toxic substances, or hazardous waste on or near the right-of-way potentially affecting the right-of-way of which the Holder is aware.

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As required by law, Holder shall have responsibility for and shall take all action(s) necessary to fully remediate and address the hazardous substance(s) on or emanating from the right-of way.

11. The right-of-way shall be maintained in a sanitary condition at all times. Waste materials at those sites shall be disposed of promptly at an approved waste disposal site. "Waste", as used in this paragraph, shall mean all discarded matter of any kind.
12. Holder shall mark the exterior boundaries of the right-of-way with stake and/or lath at 100 to 200 foot intervals. The intervals may be varied at the time of staking at the discretion of the Authorized Officer. The tops of the stakes and/or laths will be painted and the laths flagged in a distinctive color as determined by the Holder. Holder shall maintain all boundary stakes and/or laths in place until final cleanup and restoration is completed.
13. Holder shall conduct all activities associated with construction, operation, and termination of this right-of-way within its authorized limits.
14. Holder shall maintain the right-of-way in a safe, useable condition, as directed by the Authorized Officer. A regular maintenance program shall include, but is not limited to, soil stabilization.
15. Within 90 days of construction completion, the Holder shall provide the Authorized Officer (the Assistant Field Manager, Division of Lands) with data in a format compatible with the Bureau's Arc-Info Geographic Information System to accurately locate and identify the right-of-way/lease:
Acceptable data formats are:
 - Corrected Global Positioning System files with sub-meter accuracy or better, in NAD 27 or NAD 83;
 - An AUTOCAD dxf file;
 - Or ARCInfo export files on a CD ROM, 100 mb ZIP disk or 1 gb Jazz disk.

- Data may be submitted in any of the following formats:*
- ARCInfo export file;
 - On a 3.5 inch floppy disk in compressed or uncompressed format. Compressed or ZIPed data must include a copy of the UNZIP.EXE file on the disk.

All data shall include metadata for each coverage, and conform to the Content Standards for Digital Geospatial Metadata Federal Geographic Data Committee standards. Contact GIS Coordinator at (702) 515-5051.

16. Holder shall protect all survey monuments found within the authorization area. Survey monuments include, but are not limited to, General Land Office and Bureau of Land Management Cadastral Survey Corners, reference corners, witness points, U.S. Coast and Geodetic Survey benchmarks and triangulation stations, military control monuments, and recognizable civil (both public and private) survey monuments. If any of the above are to be disturbed during operations, the holder shall secure the services of a Professional Land Surveyor or Bureau cadastral surveyor to perpetuate the disturbed monuments and references using surveying procedures found in the Manual of Instructions for the Survey of the Public Lands of the United States and Nevada Revised Statutes, Chapter 329.

Perpetuation of Corners. The holder shall record such survey in the appropriate county and send a copy to the authorized officer. If the Bureau cadastral surveyors or other Federal surveyors are used to restore the disturbed survey monuments, the holder shall be responsible for the survey cost.

17. Between the periods of March 15 through July 30, surveys for nests of migratory birds shall be completed prior to surface disturbance. This shall include burrowing and ground nesting species in addition to those nesting in vegetation. If any active nests (containing eggs or young) are found, an appropriately-sized buffer area must be avoided until the young birds fledge. The Holder shall contact the BLM 10-days prior to surveys regarding qualifications of the biologist who will conduct the surveys and survey protocol. If disturbance in Riparian or at higher elevations is required, Holder shall consult with the Authorized officer prior to proceeding. Contact a BLM Biologist at (702) 515-5000 for guidance.
18. Use of pesticides shall comply with the applicable Federal and state laws. Pesticides shall be used only in accordance with their registered uses and within limitations imposed by the Secretary of the Interior. Prior to the use of pesticides, the Holder shall obtain from the Authorized Officer written approval of a plan showing the type and quantity of material to be used, pest(s) to be controlled, method of application, location of storage and disposal of containers and any other information deemed necessary by the Authorized Officer.

The plan shall be submitted no later than December 1 of any calendar year that covers the proposed activities for the next fiscal year.

Pesticides shall not be permanently stored on public lands authorized for use under this grant.

19. Holder shall maintain a copy of the authorization along with stipulations on the construction site at all times.
20. The grant is issued subject to all valid existing rights.
21. Holder will comply with the terms and conditions of the **Biological Opinion, File No. 1-5-96-F-23R.3 for the Las Vegas Valley**, on file at the Bureau of Land Management, Las Vegas Field Office.

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Exhibit B Stipulations
N-84249 & N-8424901

Case Number: N-84249 & 01
NEPA Project#: 2008-62
Sec. 7 Log #: NV-052-08-062

Terms and Conditions of Biological Opinion 1-5-96-F-23R.3

In order to be exempt from the prohibitions of section 9 of the Endangered Species Act, BLM must comply with the following terms and conditions, which implement the reasonable and prudent measures. These terms and conditions are non-discretionary.

1. To implement Reasonable and Prudent Measure Number 1, BLM shall fully implement the following measures to minimize take of desert tortoises due to activities associated with construction or development activities:

- a. Applicants or project proponents will search for and remove tortoises from project areas within the programmatic area if (1) survey data indicate that tortoises are present based on observation of live tortoises, recent sign, or active burrows, (2) tortoises may be relocated to secure habitat within 2 miles from the point of capture and barriers will exist to prevent tortoises from re-entering project areas and appear in harm's way, and (3) the tortoises appear to be healthy, unless the Service determines that survey and removal will not contribute toward recovery.

N-84249 & 01 do not meet the required conditions as stated in term and condition 1.a. as there is no secured habitat within two miles of the project site to relocate tortoises. Therefore, a clearance survey is voluntary. If a clearance is conducted, any tortoises found must be relocated to the Desert Tortoise Conservation Center following term and condition 1.b.

Applicants or project proponents shall contract an authorized desert tortoise biologist to conduct the clearance and removal. Only individuals trained to handle desert tortoises in accordance with Service-approved guidelines shall be authorized to handle desert tortoises, unless they are in imminent danger. Currently, the Service-approved handling guidelines are described in Guidelines for Handling Desert Tortoises during Construction Projects (Desert Tortoise Council 1994, revised 1999). Tortoises shall not be placed on private lands or lands under management by an agency other than BLM, without written permission of the landowner or agency. If unforeseen circumstances occur that would question the survival of tortoises potentially relocated from project areas, BLM shall coordinate with the Service on the disposition of such tortoises.

- b. If a tortoise is in imminent danger with immediate death or injury likely (such as from an approaching vehicle or equipment), and the tortoise has been given the opportunity to move but has withdrawn in its shell and is not moving, onsite personnel may capture the tortoise and place it in a clean unused cardboard box or similar container. If tortoises are found that cannot be relocated as described in Term and Condition 1.a., Clark County's tortoise pick-up service will be notified immediately. The contained tortoise will be held in the shade or a temperature-controlled environment until removed by the pick-up service.
2. To implement Reasonable and Prudent Measure Number 2, BLM shall fully implement the following measures minimize destruction of desert tortoise habitat, such as soil compaction, erosion, or crushed vegetation:
- a. BLM shall ensure that a fee is paid at the current rate of \$723 per acre of disturbance, as indexed for inflation, prior to surface disturbance with the following exceptions:

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- (1) R&PP leases would be issued prior to payment of remuneration fees. Payment of fees on R&PP leases shall be deferred until immediately prior to surface disturbance. If the R&PP project consists of phased development of the lease area, fees shall be paid for each phase immediately prior to surface disturbance. Likewise, road ROW issued to local governments (e.g., Clark County, cities of Las Vegas, North Las Vegas, Henderson, Mesquite, and Boulder City) may be issued before payment of fees. If payment of remuneration fees is postponed for any project, the applicant must submit a request for a Notice to Proceed before surface disturbance. The applicant shall provide BLM with proof of payment of the required remuneration fees, before BLM issues the Notice to Proceed. Both of these actions shall occur prior to surface disturbance. A Notice to Proceed shall be issued for each segment of right-of-way as payment is made.
- (2) Because many mining plans of operation are phased in over a number of years, remuneration fees shall be paid for each phase immediately prior to surface disturbance.
- (3) Projects impacting less than 0.25 acres will not be assessed a remuneration fee.
- (4) Mineral material sales will be charged a fee of 25 cents per yard up to the equivalent of \$723 per acre of disturbance.

The fee rate will be indexed for inflation based on the Bureau of Labor Statistics Consumer Price Index for All Urban Consumers (CPI-U) on January 31st of each year. The next adjustment shall occur on January 31, 2008, and will become effective March 1, 2008. Fees assessed or collected for projects covered under this biological opinion after March 1st of each year will be adjusted based on the CPI-U. Information on the CPI-U can be found on the Internet at:
<http://stats.bls.gov/news.release/cpi.nws.htm>

This fee will be paid directly to the Desert Tortoise Public Lands Conservation Fund Number 730-9999-2315, administered by Clark County or any other administrator approved by the Service. The administrator serves as the banker of these funds and receives no benefit from administering these funds. These funds are independent of any other fees collected by Clark County under the MSHCP.

The surface disturbance for this project is 11.18 acres. The total fee for this project is \$8,083.14 (\$723.00 x 11.18).

The payment shall be accompanied by the Section 7 Fee Payment Form (Attachment B), and completed by the payee. Payment shall be by certified check or money order payable to Clark County (or other administrator named by the Service), and delivered to:

Clark County Habitat Conservation
Department of Air Quality and Environmental Management
500 So. Grand Central Parkway (front counter, first floor)
Post Office Box 558270
Las Vegas, Nevada 89155 (702) 455-5821

- b. The boundaries of project areas shall be flagged or marked and all equipment, vehicles, and construction materials will remain within the project site or authorized areas. Staging areas will be located in previously disturbed areas whenever possible. Cross-country travel and travel outside authorized areas will be prohibited.

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3. To implement Reasonable and Prudent Measure Number 3, BLM shall fully implement the following measure to minimize injury or mortality of desert tortoises during handling and/or removal from BLM lands within the action area:

- a. In accordance with Procedures for Endangered Species Act Compliance for the Mojave Desert Tortoise (Service 1992), an authorized desert tortoise biologist should possess a bachelor's degree in biology, ecology, wildlife biology, herpetology, or closely related fields. The biologist must have demonstrated prior field experience using accepted resource agency techniques to survey for desert tortoises and tortoise sign. As a guideline, an authorized biologist should have 60 field days of experience. In addition, the biologist shall have the ability to recognize and accurately record survey results.
- b. All burrows found during clearance surveys within areas proposed for disturbance, whether occupied or vacant, will be excavated by an authorized desert tortoise biologist and collapsed or blocked to prevent desert tortoise reentry. All burrows will be excavated with hand tools to allow removal of desert tortoises or desert tortoise eggs. All desert tortoise handling and excavations, including nests, will be conducted by an authorized desert tortoise biologist in accordance with Service-approved protocol (Desert Tortoise Council 1994, revised 1999).
- c. All located desert tortoises and desert tortoise eggs will be relocated offsite 300 feet to 2 miles into adjacent undisturbed habitat. Tortoises found aboveground will be placed under a bush in the shade. A tortoise located in a burrow will be placed in an existing unoccupied burrow of the same size and orientation as the one from which it was taken. If a suitable natural burrow is unavailable or the occupancy status of the burrow is in question, an authorized desert tortoise biologist will construct one of the same size and orientation as the one from which it was removed using the protocol for burrow construction in Section B-5-f (Desert Tortoise Council 1994, revised 1999).
- d. Any tortoise found within one hour before nightfall will be placed in a separate clean cardboard box and held in a cool, predator-free location. The box will be covered and kept upright at all times to minimize stress to the tortoise. Each box will be used once and then disposed of properly. The tortoise will be released the next day in the same area from which it was collected and using the procedures described above. Each tortoise will be handled with new disposable latex gloves. After use, the gloves will be properly discarded and a fresh set used for each subsequent tortoise handling.
- e. Desert tortoises shall be treated in a manner to ensure that they do not overheat, exhibit signs of overheating (e.g., gaping, foaming at the mouth, etc.), or are placed in a situation where they cannot maintain surface and core temperatures necessary to their well-being. Desert tortoises shall be kept shaded at all times until it is safe to release them. No desert tortoise shall be captured, moved, transported, released, or purposefully caused to leave its burrow for whatever reason when the ambient air temperature is above 95°F (35°C). Ambient air temperature shall be measured in the shade, protected from wind, at a height of 2 inches (5 centimeters) above the ground surface. No desert tortoise shall be captured if the ambient air temperature is anticipated to exceed 95°F (35°C) before handling and relocation can be completed. If the ambient air temperature exceeds 95°F (35°C) during handling or processing, desert tortoises shall be kept shaded in an environment that does not exceed 95°F (35°C), and the animals shall not be released until ambient air temperature declines to below 95°F (35°C).
- f. Project activities that may endanger a tortoise will cease if a tortoise is found on a project site. Project activities will resume after an authorized desert tortoise biologist removes the tortoise from danger or after the tortoise has moved to a safe area on its own volition.

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- g. A desert tortoise education program may be required on an action-specific basis if BLM biologist or Service believe that project personnel will encounter desert tortoises. The program would be presented to all personnel onsite during construction activities. This program would contain information concerning the biology and distribution of the desert tortoise, desert tortoise activity patterns, its legal status and occurrence in the proposed project area, the definition of "take" and associated penalties, measures designed to minimize the effects of construction activities, the means by which employees can facilitate this process, and reporting requirements to be implemented when tortoises are encountered.
4. To implement Reasonable and Prudent Measure Number 4, BLM shall fully implement the following measures to ensure compliance with the reasonable and prudent measures, terms and conditions, reporting requirements, and reinitiation requirements contained in this biological opinion:

All necessary information sheets and forms shall be completed by the proponent. Attachment A must be completed prior to BLM authorizing the action. The proponent must complete Attachment B and return it to the BLM within 30 days of completion of construction. These forms will be modified as necessary with the Service's concurrence.

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Attachment B
DESERT TORTOISE SECTION 7 COMPLIANCE FORM
Entire form is to be completed by the project proponent and delivered to the Bureau of Land Management within 30 days of project completion

Biological Opinion File Number: 1-5-96-F-023.R3
Species: desert tortoise (*Gopherus agassizii*)

Project Name: NW #2 500-230kV Substation Expansion and STR LVVEIS Case File No: N-84249 & 01
Acreage of Disturbance Authorized: 11.18
Acreage Actually Disturbed: _____
Fees Assessed: \$8,083.14 Rate: \$723 per acre

In accordance with this biological opinion, applicants or project proponents may voluntarily choose to search for and remove tortoises from lands to be disturbed within the project area.

☐ Desert tortoise survey conducted Date(s): _____

☐ Voluntary desert tortoise survey conducted

☐ No desert tortoise survey conducted

☐ Migratory bird survey conducted Date(s): _____

Number of desert tortoises injured: _____

Number of desert tortoises killed: _____

Number of desert tortoises removed from the project site: _____

Number relocated to adjacent habitat within 2 miles: _____

Number transferred to the Clark County Tortoise Pick-up Service: _____

(Provide a report detailing all tortoise encounters and what happened to the animals. This report will include age class, gender, and health of each animal, maps showing where each tortoise was captured and later relocated, and the air temperature during the relocation.)

Company and persons who conducted the survey and removal¹:

Company: _____

Name: _____

Address: _____

Phone: _____

State Permit #: _____

Deliver this completed form to: Bureau of Land Management
Division of Recreation and Renewable Resources
4701 N. Torrey Pines Drive
Las Vegas, NV 89130
(702) 515-5000

If you have questions, call the BLM's Wildlife staff at (702) 515-5000.

Revised 07/13/2005

¹ BLM approval of biological monitors/surveyors required. Submit resumes for review/approval at least 15 days prior to construction.

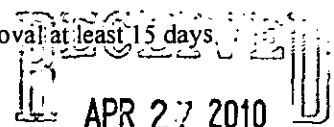
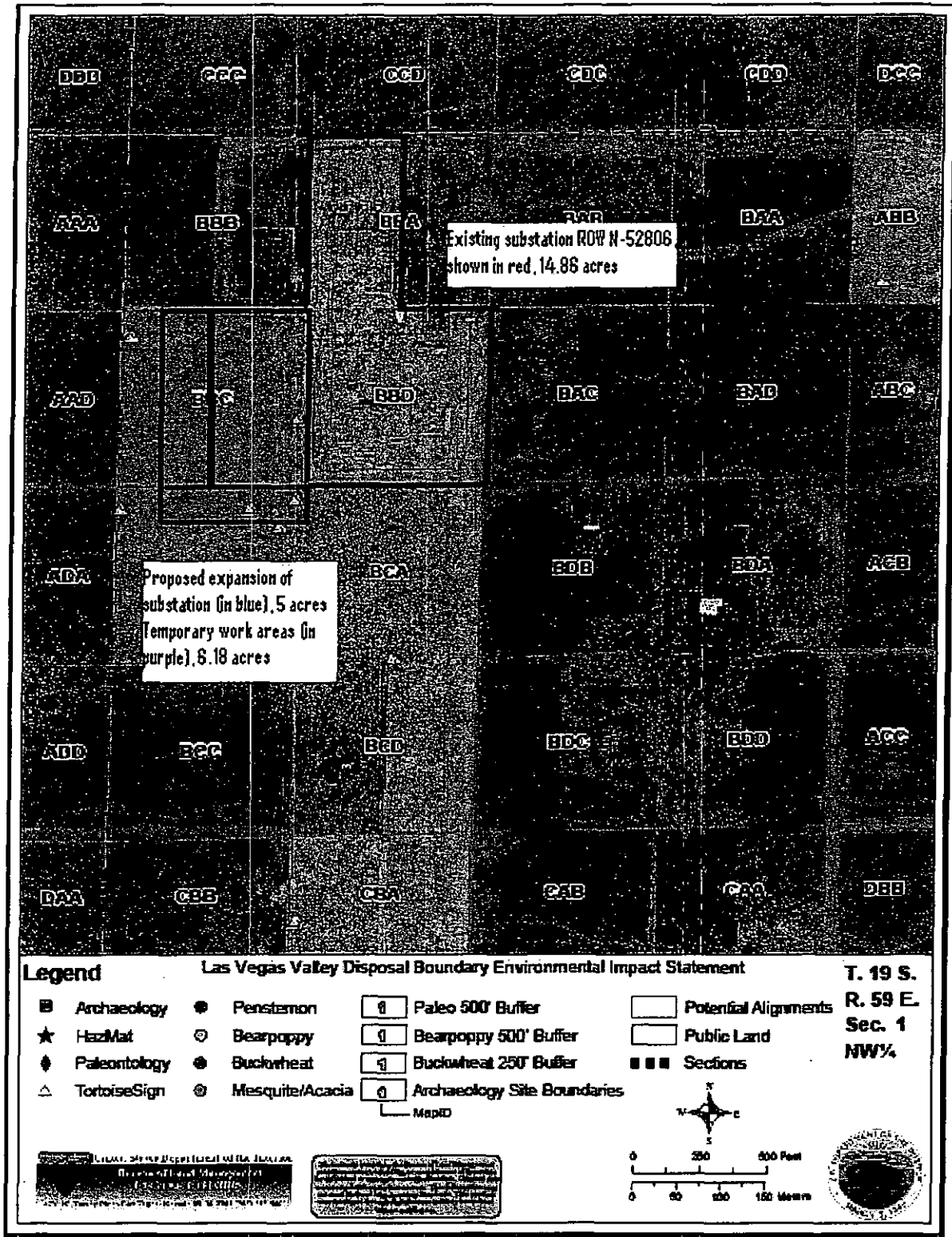
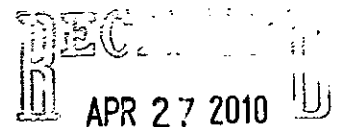


EXHIBIT C MAPS
N-84249 & N-8424901

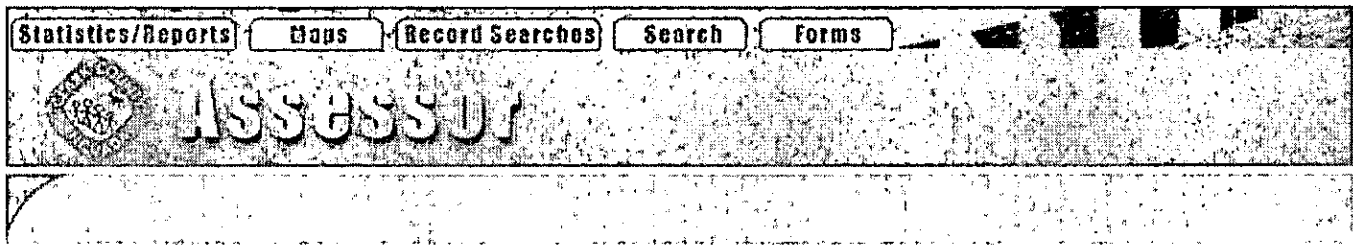


ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED





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M.W. Schofield, Assessor

REAL PROPERTY PARCEL RECORD

[Click Here for a Print Friendly Version](#)

[Assessor Map](#)
[Aerial View](#)
[Building Sketch](#)
[Ownership History](#)
[New Search](#)

GENERAL INFORMATION	
PARCEL NO.	126-01-101-003
OWNER AND MAILING ADDRESS	NEVADA POWER COMPANY %LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV 89193-8910
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	10625 MOCCASIN RD LAS VEGAS
ASSESSOR DESCRIPTION	PT GOV LOT 29 SEC 01 TWP 19 RNG 59
RECORDED DOCUMENT NO.	* 19901114:00328
RECORDED DATE	11/14/1990
VESTING	NO STATUS
COMMENTS	.07A TO RD 20080413:4344

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2009
FISCAL YEAR	09-10
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2009-10	2010-11
LAND	10	10
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0

EXEMPT	10	10
GROSS ASSESSED (SUBTOTAL)	10	10
TAXABLE LAND+IMP (SUBTOTAL)	29	29
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	10	10
TOTAL TAXABLE VALUE	29	29

[Click here for Treasurer Information regarding real property taxes.](#)

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.79 Acres
ORIGINAL CONST. YEAR	2004
LAST SALE PRICE MONTH/YEAR	0
LAND USE	6-30 UTILITIES
DWELLING UNITS	0

***** CENTRALLY ASSESSED PARCEL *****

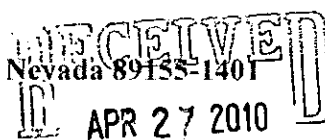
ASSESSORMAP VIEWING GUIDELINES	
MAP	126011
	In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. 

NOTE: THIS RECORD IS FOR ASSESSMENT USE ONLY. NO LIABILITY IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.



Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada 89135-1401

702-455-3882 (INFORMATION)



9 0 1 1 1 4 0 0 3 2 8

R.P.T.T. 20.90

Escrow Number: 90-09-0112 LJJ

Grant, Bargain, Sale Deed

This indenture witnesseth that

TO: ISENER and POLLY ANN WISENER, husband and wife
as joint tenants

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sale and Convey to

NEVADA POWER COMPANY, a Nevada corporation

all that real property situate in the County of Clark, State of Nevada bounded and described as follows:

The North Half (N1/2) of Government Lot Twenty-nine (29) in Section 1, Township 19 South, Range 59 East, M.D.B. & M.

APN: 470-250-004

Subject to:

1. Taxes for the fiscal year 1990-91
2. Reservations, restrictions, and conditions, if any; rights of way and easements either of record or actually existing on said premises

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Tom D. Wisener
TOM D. WISENER

Polly Ann Wisener
POLLY ANN WISENER

State of Nevada

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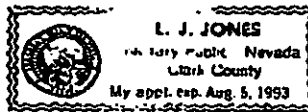
9 0 1 1 1 4 0 0 3 2 8

SS

County of Clark

On October 19, 1990 personally appeared before me, a notary public, TOM D. WISENER and POLLY ANN WISENER, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

L. J. Jones
Notary Public



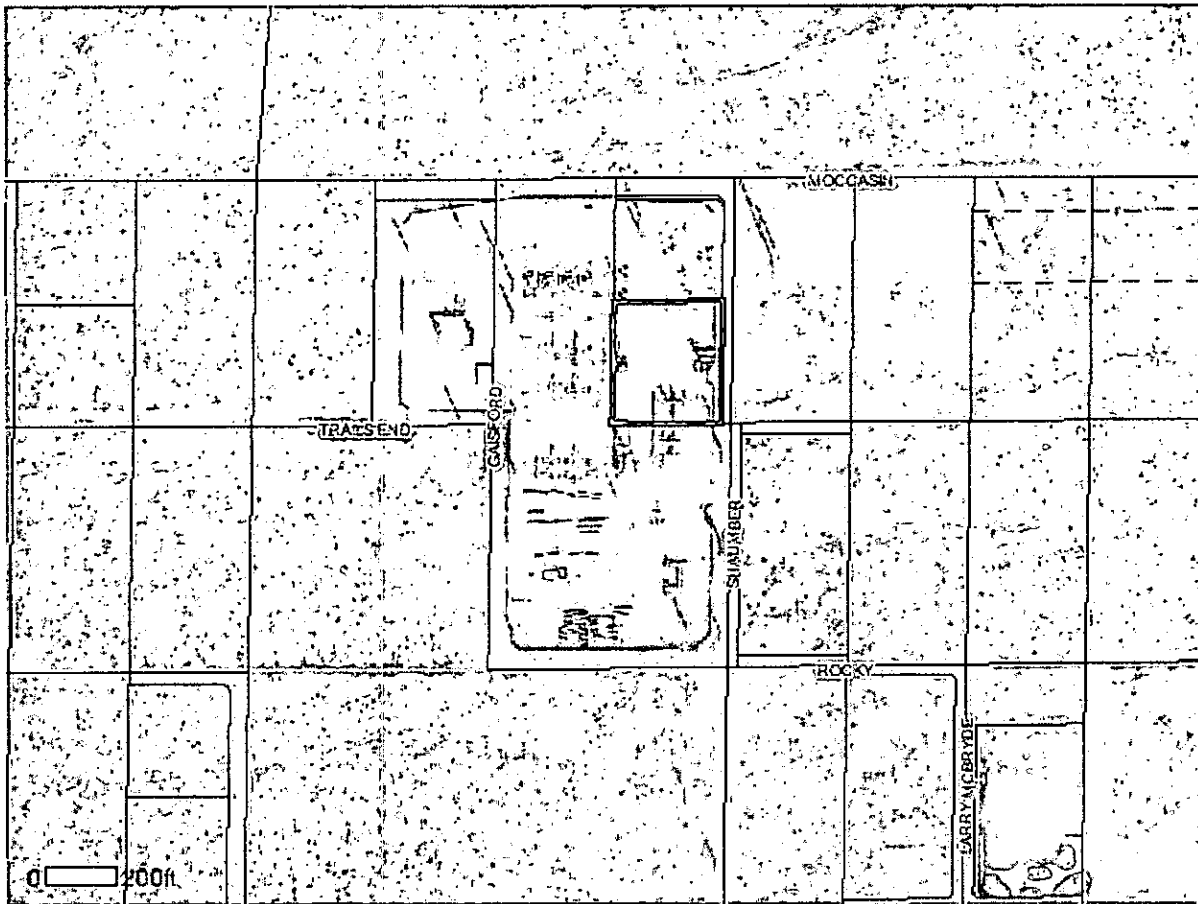
When recorded mail to:

NEVADA POWER COMPANY, a Nevada corporation
6226 West Sahara Avenue
Las Vegas, Nevada 89151
Attn: Diane Fitch

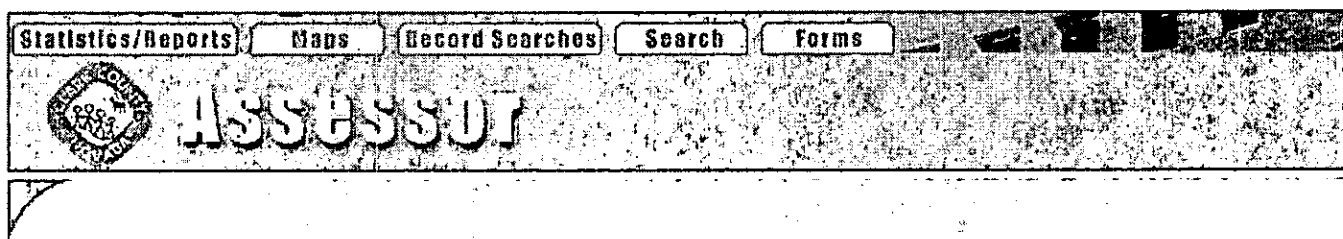
CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
STEWART TITLE OF NV

11-14-90 08:00 DBJ
BOOK: 901114 OFFICIAL RECORDS
FEE: 6.00 INST: 00328
APTT: 20.90

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APR 27 2010



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M.W. Schofield, Assessor

REAL PROPERTY PARCEL RECORD

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[Assessor Map](#)
[Aerial View](#)
[Building Sketch](#)
[Ownership History](#)
[New Search](#)

GENERAL INFORMATION	
PARCEL NO.	126-01-101-004
OWNER AND MAILING ADDRESS	NEVADA POWER COMPANY %LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV 89193-8910
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	10625 MOCCASIN RD LAS VEGAS
ASSESSOR DESCRIPTION	PT GOV LOT 29 SEC 01 TWP 19 RNG 59
RECORDED DOCUMENT NO.	* 19910502:00229
RECORDED DATE	05/02/1991
VESTING	NO STATUS
COMMENTS	SF 60-29;.23A TO RD 920303:535

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2009
FISCAL YEAR	09-10
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2009-10	2010-11
LAND	10	10
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0

EXEMPT	10	10
GROSS ASSESSED (SUBTOTAL)	10	10
TAXABLE LAND+IMP (SUBTOTAL)	29	29
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	10	10
TOTAL TAXABLE VALUE	29	29

[Click here for Treasurer Information regarding real property taxes.](#)

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	2.20 Acres
ORIGINAL CONST. YEAR	2002
LAST SALE PRICE MONTH/YEAR	0
LAND USE	6-30 UTILITIES
DWELLING UNITS	0

***** CENTRALLY ASSESSED PARCEL *****

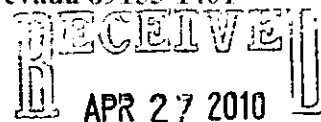
ASSESSORMAP VIEWING GUIDELINES	
MAP	126011
In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. 	

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Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada 89155-1401

702-455-3882 (INFORMATION)



9 1 0 5 0 2 0 0 2 2 9

R.P.T.T. 77.00

Escrow Number: 91-09-0067 LJJ

Grant, Bargain, Sale Deed

This indenture witnesseth that

Patrick James Shorkey, a single man

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sale and Convey to

Nevada Power Company, a Nevada corporation

all that real property situate in the County of Clark, State of Nevada bounded and described as follows:

The South Half (S1/2) of Government Lot Twenty-nine (29) in Section 1, Township 19 South, Range 59 East, M.D.B.&M.

APN: 470-250-051

Subject to:

1. Taxes for the fiscal year 1990-91
2. Reservations, restrictions, and conditions, if any; rights of way and easements either of record or actually existing on said premises

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Patrick James Shorkey
Patrick James Shorkey

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APR 2 2010

9 1 0 5 0 2 0 0 2 2 9

State of Nevada

County of Clark

SS

On April 12, 1991 personally appeared before me, a notary public, Patrick James Shorkey, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein mentioned.

L. J. Jones
Notary Public



When recorded mail to:
Nevada Power Company
6226 W. Sahara Ave.
P. O. Box 230
Las Vegas, Nevada 89151

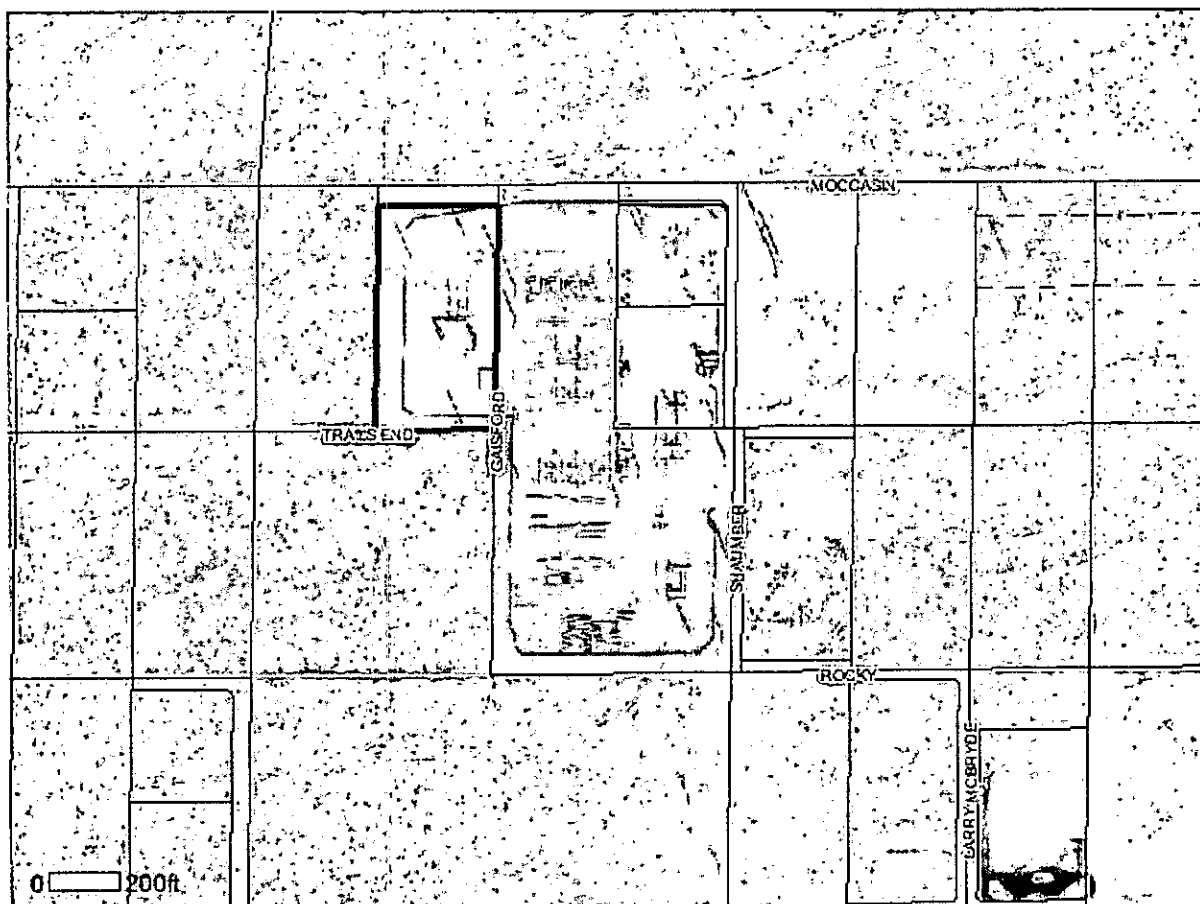
Prepared By
Stewart Title of Nevada



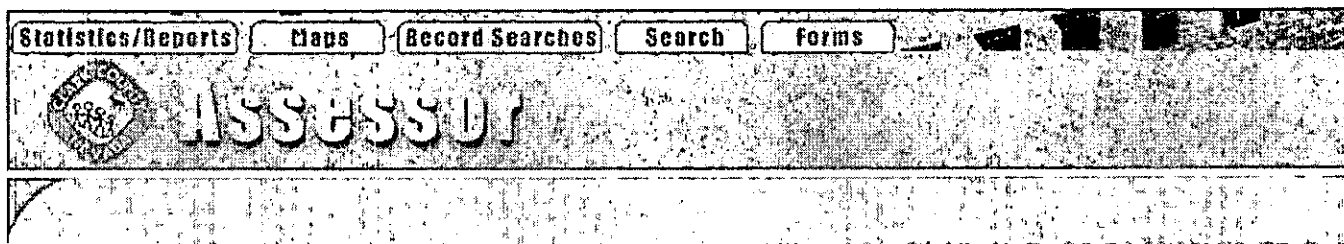
CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
STEWART TITLE OF NV

05-02-91 08:00 DB1
BOOK: 910502 INST: 00229
FEE: 6.00 RPTT: 77.00

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APR 27



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APR 27 2010



M.W. Schofield, Assessor

REAL PROPERTY PARCEL RECORD

[Click Here for a Print Friendly Version](#)

[Assessor Map](#)
[Aerial View](#)
[Building Sketch](#)
[Ownership History](#)
[New Search](#)

GENERAL INFORMATION	
PARCEL NO.	126-01-101-002
OWNER AND MAILING ADDRESS	NEVADA POWER COMPANY %LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV 89193-8910
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	GOV LOT 31 SEC 01 TWP 19 RNG 59
RECORDED DOCUMENT NO.	* 19990504:00043
RECORDED DATE	05/04/1999
VESTING	NO STATUS
COMMENTS	SF 126-52;.46A TO RD 20080418:4344

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2009
FISCAL YEAR	09-10
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2009-10	2010-11
LAND	10	10
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0

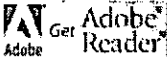
APR 27 2010

EXEMPT	10	10
GROSS ASSESSED (SUBTOTAL)	10	10
TAXABLE LAND+IMP (SUBTOTAL)	29	29
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	10	10
TOTAL TAXABLE VALUE	29	29

[Click here for Treasurer Information regarding real property taxes.](#)

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	4.38 Acres
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR	200000 05/99
LAND USE	0-00 VACANT
DWELLING UNITS	0

*** CENTRALLY ASSESSED PARCEL ***

ASSESSORMAP VIEWING GUIDELINES	
MAP	126011
In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.  Get Adobe Reader	

NOTE: THIS RECORD IS FOR ASSESSMENT USE ONLY. NO LIABILITY IS ASSUMED
AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.



Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada 89155-1401

702-455-3882 (INFORMATION)

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Un-

(2)

NEVADA POWER COMPANY, A NEVADA CORPORATION

County of CLARK

SL and CT 70 1 Taxes for the current fiscal year.
2 Covenants, Conditions, Restrictions, Reservations, Rights of way and Easements now of record

for ~~their~~ news 9 195 30th day April 1997

Frank V. Spoonamore
LEONA I SPOONAMORE

APRIL 30, 1999

Below me, a Henry Ford, princely adorned

FRANK & SPONNARD
LEONA & SPONNARD

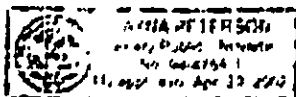
and so they know to me (or present to me on the basis of a letter of commendation) to be the person with the name in question to this instrument and acknowledged that he is a free person and released it.

NEW LIFE TITLE INSURANCE COMPANY

ESCROW #0 99-02-1494 DKG

MAIL TAX STATEMENTS TO

MR. BOB TYPE
NEVADA PLASTER COMPANY
6226 W. SIERRA AVENUE
LAS VEGAS, NV. 89102



RECEIVED
APR 27 2010

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PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS · 400 STEWART AVENUE · PHONE 229-6011
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov

LAS VEGAS CITY COUNCIL

Mayor Oscar B Goodman, (At-Large)
Mayor Pro-Tem Gary Reese, (Ward 3)
Councilman Steve Wolfson, (Ward 2)
Councilwoman Lois Tarkanian, (Ward 1)
Councilman Steven D. Ross, (Ward 6)
Councilman Ricki Y. Barlow (Ward 5)
Councilman Stavros S. Anthony, (Ward 4)
City Manager Elizabeth N. Fretwell

COMMISSIONERS

Richard Truesdell, Chair
Keen Ellsworth, Vice Chair
Byron Goynes
Steven Evans
Glenn E. Trowbridge
Vicki Quinn
Gus W. Flangas

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.

May 27, 2010
6:00 PM

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Bulletin Board, City Hall Plaza (next to Metro Records)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

BUSINESS ITEMS:

1. CALL TO ORDER
2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW
3. ROLL CALL
4. APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF APRIL 22, 2010
5. Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

ONE MOTION - ONE VOTE

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

6. ABEYANCE - RENOTIFICATION - SUP-37580 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: WALTRUST PROPERTIES, INC. - Request for a Special Use Permit FOR A 48 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 13,905 SQUARE-FOOT RETAIL ESTABLISHMENT at 8500 West Cheyenne Avenue (APN 138-08-811-004), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). NOTE: THIS APPLICATION HAS BEEN AMENDED TO REQUEST 79 SQUARE FEET FOR THE ACCESSORY PACKAGE LIQUOR OFF-SALE USE
7. EOT-37908 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: ROYAL CONSTRUCTION - OWNER: SPINNAKER HOMES IX, LLC - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-27226) for a 100-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH ACCESS ON WHISPERING SANDS DRIVE on 40.16 acres on the southwest corner of Grand Teton Drive and Tenaya Way (APN 125-15-101-003), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Ross).
8. ZON-37852 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 7.45 acres at 931 Franklin Avenue (APN 162-03-604-005), Ward 3 (Reese).
9. ZON-37853 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 9.50 acres at 1200 Mallard Street (APN 138-25-201-001), Ward 5 (Barlow)
10. ZON-37854 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SCHOOL BOARD OF TRUSTEES - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 36.28 acres at 4601 West Bonanza Road (APN 139-30-401-001), Ward 5 (Barlow).
11. VAR-37980 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LILLY B. GUERRERO - Request for a Variance TO CREATE FOUR 56-FOOT WIDE LOTS WHERE 65-FOOT WIDE LOTS ARE THE MINIMUM REQUIRED on 0.73 acres adjacent to the east side of Pecos Street, approximately 110 feet south of Sunrise Avenue (APN 140-31-401-008), R-1 (Single Family Residential) Zone, Ward 3 (Reese).
12. SUP-37660 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: L'CHAIM WESTERN VILLAGE PROPERTY, LLC - Request for a Special Use Permit FOR A PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 5,000 SQUARE-FOOT RETAIL ESTABLISHMENT at 321 Fremont Street (APN 139-34-610-010), C-2 (General Commercial) Zone, Ward 3 (Reese).
13. SUP-37904 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FOREST CITY COMMERCIAL DEVELOPMENT - OWNER: PQ LAS VEGAS, LLC - Request for a Special Use Permit FOR SIX PROPOSED SATELLITE DISHES THAT EXCEED 10 FEET IN DIAMETER AND 12 FEET IN HEIGHT at 495 South Main Street (APN 139-34-201-022), C-2 (General Commercial) Zone, Ward 3 (Reese).

14. SUP-37905 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FERGUSON MOTEL - OWNER: SONAL, INC. - Request for a Special Use Permit FOR 22 HOTEL, RESIDENCE UNITS WITHIN A 68-UNIT MOTEL at 1028 Fremont Street (APNs 139-35-211-025 and 026), C-2 (General Commercial) Zone, Ward 5 (Barlow).
15. SUP-37922 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AMERICAN EDUCATION GROUP - OWNER: MARY E. BULLARD REVOCABLE TRUST, ET AL - Request for a Special Use Permit FOR A 10,600 SQUARE-FOOT PRIVATE SCHOOL, PRIMARY at 2750 Lake Sahara Drive (APN 163-08-502-002), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
16. SUP-37937 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALL STAR BAIL BONDS, INC. - OWNER: LSH, LP - Request for a Special Use Permit FOR A PROPOSED 1,807 SQUARE-FOOT BAILBOND SERVICE at 800 South 6th Street (APN 139-34-410-194), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
17. SUP-37939 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ROBERT AND MARY GRACE AMATO - Request for a Special Use Permit FOR A PROPOSED 600 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) at 6825 Emerald Tree Court (APN 125-27-510-021), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).
18. VAC-37529 - VACATION - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: COUNTY OF CLARK AND JESUS MARTIN AND MARTHA PEDREGO - Petition to Vacate public rights-of-way generally located along the west side of Martin Luther King Boulevard, approximately 220 feet south of Carey Avenue, Ward 5 (Barlow).
19. VAC-37884 - VACATION - PUBLIC HEARING - APPLICANT: FC VEGAS 39, LLC - OWNER: FC VEGAS 39, LLC, ET AL - Petition to Vacate the east six feet of public right-of-way commonly known as First Street and located between Clark Avenue and Bonneville Avenue, Ward 3 (Reese).
20. SDR-37021 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to an approved Site Development Plan Review (SDR-18751) FOR A 779 SQUARE-FOOT ADDITION TO A 2,768 SQUARE-FOOT MUSEUM AND SITE MODIFICATIONS on 1.13 acres at 770 North Las Vegas Boulevard (APNs 139-27-805-005 and 139-27-812-045), C-V (Civic) Zone, Ward 5 (Barlow).

PUBLIC HEARING ITEMS

21. ABEYANCE - GPA-37567 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.16 acres at 222 South Bruce Street (APN 139-35-413-100), Ward 3 (Reese).
22. ABEYANCE - ZON-37568 - REZONING RELATED TO GPA-37567 - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 222 South Bruce Street (APN 139-35-413-100), Ward 3 (Reese)
23. VAR-37570 - VARIANCE RELATED TO GPA-37567 AND ZON-37568 - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA - Request for a Variance TO ALLOW FOUR PARKING SPACES WHERE SEVEN SPACES ARE REQUIRED on 0.16 acres at 222 South Bruce Street (APN 139-35-413-100), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese)
24. VAR-37976 - VARIANCE RELATED TO GPA-37567, ZON-37568 AND VAR-37570 - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA - Request for a Variance TO ALLOW A FOUR-FOOT SETBACK FROM THE WEST PROPERTY LINE WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A FIVE-FOOT SETBACK on 0.16 acres at 222 South Bruce Street (APN 139-35-413-100), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese).

25. SDR-37569 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-37567, ZON-37568, VAR-37570 AND VAR-37976 - PUBLIC HEARING - APPLICANT/OWNER: JUDITH PENA - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 1,890 SQUARE-FOOT RESIDENCE TO AN OFFICE AND WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW ZERO-FOOT BUFFERS ALONG THE SOUTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED AND ZERO-FOOT BUFFERS ALONG THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.16 acres at 222 South Bruce Street (APN 139-35-413-100), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese)
26. ABEYANCE - GPA-37823 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)
27. ABEYANCE - ZON-37824 - REZONING RELATED TO GPA-37823 - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony).
28. SDR-37940 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-37823 AND ZON-37824 - APPLICANT/OWNER: CT-1, LLC - Request for a Site Development Plan Review FOR A PROPOSED 4,195 SQUARE-FOOT FINANCIAL INSTITUTION, GENERAL (WITH DRIVE-THRU) on 1.0 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony).
29. ABEYANCE - SDR-37613 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: A CAB TAXI, CO. - OWNER: FOUR FOURS, LLC - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-35195) FOR A PROPOSED TAXICAB/LIMO YARD TO INCREASE THE AREA OF BUILDING C FROM 3,000 SQUARE FEET TO 5,000 SQUARE FEET WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFER WIDTHS OF ZERO FEET ALONG THE EAST AND SOUTH PERIMETERS WHERE EIGHT FEET AND SIX FEET, RESPECTIVELY, WERE PREVIOUSLY APPROVED, AND TO ALLOW EIGHT PERIMETER TREES WHERE 39 TREES WERE PREVIOUSLY APPROVED on 1.89 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow)
30. GPA-36593 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt an updated Historic Properties Preservation Plan Element and revise the 2020 Master Plan
31. ZON-37634 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JALALA, LLC - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.23 acres at 630 South 11th Street (APN 139-34-811-009), Ward 3 (Reese)
32. VAR-37831 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SANDRA LIPPINCOTT - Request for a Variance TO ALLOW AN EXISTING 316 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) WITH A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED on 0.46 acres at 6791 Sierra Trail (APN 163-02-311-006), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).
33. VAR-37837 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CRAIG 95, LLC - Request for a Variance TO INCREASE THE HEIGHT OF AN EXISTING 14-FOOT BY 48-FOOT OFF-PREMISE SIGN TO 47 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED on 3.52 acres at 7075 West Craig Road (APN 138-03-701-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).
34. VAR-37850 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ST. MARY COPTIC ORTHODOX CHURCH - Request for a Variance TO ALLOW A 31-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED on 1.96 acres at 6170 West Cartier Avenue (APN 138-14-703-009), R-E (Residence Estates) Zone, Ward 5 (Barlow).
35. SDR-37848 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-37850 - PUBLIC HEARING - APPLICANT/OWNER: ST. MARY COPTIC ORTHODOX CHURCH - Request for a Site Development Plan Review FOR A PROPOSED TWO STORY, 3,338 SQUARE-FOOT PARSONAGE AND GUEST QUARTERS on 1.96 acres at 6170 West Cartier Avenue (APN 138-14-703-009), R-E (Residence Estates) Zone, Ward 5 (Barlow)

36. VAR-37927 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DEBRA D. MAZZA TRUST OF 2008 - Request for a Variance TO ALLOW AN 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A 255 SQUARE-FOOT PROPOSED ROOM ADDITION on 0.17 acres at 316 Brighton Road (APN 138-34-212-047), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).
37. VAR-37943 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC. - Request for a Variance TO ALLOW 119 PARKING SPACES WHERE 338 ARE REQUIRED on 4.99 acres at the southwest corner of Cliff Shadows Parkway and the 215 Beltway (APNs 137-12-401-011), PD (Planned Development) Zone, Ward 4 (Anthony).
38. SDR-37942 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-37943 - PUBLIC HEARING - APPLICANT: INTERNATIONAL CHURCH OF LAS VEGAS, INC. - OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC. AND USA - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 35-FOOT HIGH, 66,192 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS OF THE LONE MOUNTAIN WEST WALL AND LANDSCAPE STANDARDS TO ALLOW RETAINING WALLS UP TO 16 FEET IN HEIGHT AND ZERO-FOOT LANDSCAPE BUFFERS ALONG PORTIONS OF THE NORTH, SOUTH, EAST AND WEST PERIMETERS on 9.12 acres at the southwest corner of Cliff Shadows Parkway and the 215 Beltway (APNs 137-12-401-001, 011, 040 and 137-12-410-003), PD (Planned Development) Zone, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], and C-V (Civic) Zone [PROPOSED: PD (Planned Development) and C-V (Civic)], Ward 4 (Anthony).
39. VAR-38096 - VARIANCE RELATED TO SUP-37665 - PUBLIC HEARING - APPLICANT: RIVI SALON - OWNER: RECEIVERSHIP ESTATE OF VILLAGE SQUARE SHOPPING CENTER, LLC - Request for a Variance to ALLOW NO ADDITIONAL PARKING SPACES WHERE 10 ADDITIONAL SPACES ARE REQUIRED at 9410 West Sahara Avenue, Suite #140 (APN 163-06-816-037), C-1 (Limited-Commercial) Zone, Ward 2 (Wolfson).
40. SUP-37665 - SPECIAL USE PERMIT RELATED TO VAR-38096 - PUBLIC HEARING - APPLICANT: RIVI SALON - OWNER: RECEIVERSHIP ESTATE OF VILLAGE SQUARE SHOPPING CENTER, LLC - Request for a Special Use Permit TO ADD A PROPOSED 608 SQUARE-FOOT MASSAGE ESTABLISHMENT WITHIN AN EXISTING 2,450 SQUARE-FOOT BEAUTY SALON WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SYNAGOGUE AND A RESIDENTIAL ZONE WHERE 400 FEET IS REQUIRED at 9410 West Sahara Avenue, Suite #140 (APN 163-06-816-037), C-1 (Limited-Commercial) Zone, Ward 2 (Wolfson).
41. SUP-37739 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DURANGO MARKET - OWNER: MNLK, LLC - Request for a Special Use Permit FOR A PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,326 SQUARE-FOOT RETAIL ESTABLISHMENT at 6955 North Durango Drive, Suite #1114 (APNs 125-20-215-269 and 270), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).
42. SUP-37871 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHRONIC TACOS - OWNER: TRAILS VILLAGE CENTER COMPANY - Request for a Special Use Permit FOR A PROPOSED 3,728 SQUARE-FOOT SUPPER CLUB at 1910 Village Center Circle, Suites #1 & #2 (APN 138-19-719-006), P-C (Planned Community) Zone, Ward 2 (Wolfson).
43. SUP-37885 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VANGUARD LOUNGE, LLC - OWNER: A.W. HAM III TRUST - Request for a Special Use Permit FOR A PROPOSED 2,597 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 516 Fremont Street (APN 139-34-611-008), C-2 (General Commercial) Zone, Ward 5 (Barlow).
44. SUP-37892 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: PAITAKA P. AND TASEY MIYAHIRA - Request for a Special Use Permit FOR A 3,508 SQUARE-FOOT GROUP RESIDENTIAL CARE FACILITY (10 SENIOR CITIZENS) WITH A WAIVER TO ALLOW A 1,481-FOOT DISTANCE SEPARATION FROM ANOTHER GROUP RESIDENTIAL CARE FACILITY WHERE 1,500 FEET IS THE MINIMUM REQUIRED at 6640 West Cheyenne Avenue (APN 138-11-406-012), R-E (Residence Estates) Zone, Ward 4 (Anthony).

45. SUP-37930 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GURDWARA BABA DEEP SINGH, INC. - Request for a Major Amendment to a previously approved Special Use Permit (U-0139-98) FOR THE ADDITION OF A 24,183 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP USE TO AN EXISTING 2,714 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP USE at 6341 West Lone Mountain Road (APNs 138-02-501-002 and 014), R-E (Residence Estates) Zone, Ward 6 (Ross).
46. SDR-37929 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-37930 - PUBLIC HEARING - APPLICANT/OWNER: GURDWARA BABA DEEP SINGH, INC. - Request for a Major Amendment to a previously approved Plot Plan Review (U-0139-98) FOR THE ADDITION OF A MAXIMUM 43-FOOT TALL, 24,183 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP TO AN EXISTING 2,714 CHURCH/HOUSE OF WORSHIP WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A TWO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED at 6341 West Lone Mountain Road (APNs 138-02-501-002 and 014), R-E (Residence Estates) Zone, Ward 6 (Ross).
47. SUP-37951 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAVERS STORE/TVI - OWNER: WEC 97K-36 INVESTMENT TRUST - Request for a Special Use Permit FOR A 29,950 SQUARE-FOOT THRIFTSHOP at 8530 West Lake Mead Boulevard (APN 138-20-611-001), C-1 (Limited Commercial) Zone, Ward 4 (Anthony)
48. SUP-38028 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LUIS CASTILLO - OWNER: D.I. PROPERTIES, INC. - Request for a Special Use Permit FOR A PROPOSED 4,488 SQUARE-FOOT BILLIARD PARLOR OR POOL HALL at 3050 East Bonanza Road, Suite #190 (APN 139-25-405-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
49. SUP-38029 - SPECIAL USE PERMIT RELATED TO SUP-38028 - PUBLIC HEARING - APPLICANT: LUIS CASTILLO - OWNER: D.I. PROPERTIES, INC. - Request for a Special Use Permit FOR A PROPOSED 4,488 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT at 3050 East Bonanza Road, Suite #190 (APN 139-25-405-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
50. SDR-37946 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RESORT GAMING GROUP, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - Request for a Site Development Plan Review FOR PROPOSED FACADE MODIFICATIONS AND THE ADDITION OF A SERVICE YARD, A PORTE COCHERE, A SURFACE PARKING LOT AND A 25-FOOT ADDITION ON THE ROOF OF AN EXISTING HOTEL/CASINO WITH WAIVERS OF DOWNTOWN CENTENNIAL PLAN STREETScape, UTILITY AND PARKING LOT LANDSCAPING AND SCREENING REQUIREMENTS on 3.94 acres at 220 North 4th Street (APNs 139-34-501-009; 139-34-510-019 and 139-34-514-007 through 009), C-2 (General Commercial) Zone, Ward 5 (Barlow).

DIRECTOR'S BUSINESS:

51. ABEYANCE - TXT-37525 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Table 2 of Title 19.04 and Title 19.20 to modify the descriptions, minimum standards and applicability of the Utility Transmission Lines use to meet NRS requirements, All Wards
52. ABEYANCE - DIR-37759 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Update on Long Range Planning Items.
53. TXT-37855 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Table 2 of Title 19.04 and the Town Center Development Standards Manual to update standards and applicable districts for the Motor Vehicle Sales (New) use
54. TXT-37903 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to make various corrections and updates to the Downtown Centennial Plan
55. TXT-37978 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.08 to revise minimum setbacks for accessory structures

CITIZENS PARTICIPATION:

56. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

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Report of All Selected Parcels

Case Number: VAR-38103

Printed On: Fri: May 21, 2010

PARCELS 93
LABELS 48

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
A-NGAE1LLC	%LEGAL DEPT 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12602701016
A-NGAE1LLC	%LEGAL DEPT 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12602501020
A-NGAE1LLC	%LEGAL DEPT 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12602701008
A-NGAE1LLC	%LEGAL DEPT 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12602501021
A-NGAE1LLC	%LEGAL DEPT 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12602601018
A-NGAE1LLC	%LEGAL DEPT 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12602501019
BSWDE3LLC	%LEGAL DEPT 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601301007
BSWDE3LLC	%LEGAL DEPT 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601301005
BSWDE3LLC	%LEGAL DEPT 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601301015
BANK CITY NATIONAL	555 S FLOWER ST 16TH FLR LDS ANGELES CA	12602701006
BANK CITY NATIONAL	555 S FLOWER ST 16TH FLR LOS ANGELES CA	12601101009
BANK CITY NATIONAL	555 S FLOWER ST 16TH FLR LOS ANGELES CA	12602501006
BANK CITY NATIONAL	555 S FLOWER ST 16TH FLR LOS ANGELES CA	12601101008
BANK SOUTHWEST USA	%L MOSCHIONI 4043 S EASTERN AVE LAS VEGAS NV	12601301013
BRANDISE HARRY IRA	%11920 SOUTHERN HIGHLAND PKY 101 LAS VEGAS NV	12602501005
BRIDGEKEEPER INVEST L L C ETAL	4424 SAN CASCINA LAS VEGAS NV	12601301003
BRODERDORF VIVIAN	4207 CHICORY CIR NO LAS VEGAS NV	12602501008
B-S W D E 2 L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601501013
CHO KUN CHA	8983 W VIKING RD LAS VEGAS NV	12601401004
CONCORDIA LAND L L C	980 AMERICAN PACIFIC DR #100 HENDERSON NV	12601201012
CUMORAH CREDIT UNION	P O BOX 70060 LAS VEGAS NV	12601201003
DEFINED BENEFIT PENSION PL & TR	%K ROOHANI 3305 SPRING MOUNTAIN RD #51 LAS VEGAS NV	12602501009
DOGWOOD HICKORY L L C	%LEGAL DEPT 3455 CLIFF SHADOW PKWY #220 LAS VEGAS NV	12602601017
GLOBE GEORGE TRUST #1	P O BOX 11171 BAKERSFIELD CA	12602601014
GUIDA 1979 TRUST ETAL	%ALLIANCE REAL ESTATE HOLDINGS 11920 SOUTHERN HIGHLANDS PKWY #101 LAS VEGAS NV	12602601012
HANSON FAMILY L L C	%J HANSON 3304 RABBIT BRUSH CT LAS VEGAS NV	12602701005
HIDDEN RIDGE INVEST L L C ETAL	%MARTIN & ALLISON LTD 3191 E WARM SPRINGS RD LAS VEGAS NV	12601201015
IRONWOOD PROPERTIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601301001
IRONWOOD PROPERTIES L L C	%K HERMANSON 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601301002
IRONWOOD PROPERTIES L L C	%FOCUS COML GROUP 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601201002
IRONWOOD PROPERTIES L L C	%K HERMANSON 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601201007

Report of All Selected Parcels**Case Number:** VAR-38103**Printed On:** Fri: May 21, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
IRONWOOD PROPERTIES L L C	%KELLY 6455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12602701007
KYLE CANYON N W L L C	8861 W SAHARA #220 LAS VEGAS NV	12601401002
KYLE ONE L L C	10272 PRIMROSE POINTE CT LAS VEGAS NV	12601302004
LANCASTER REALTY HOLDING CORP	P O BOX 49272 LOS ANGELES CA	12602501022
MITURBANSDIRTY L L C	P O BOX 230670 LAS VEGAS NV	12602601016
MOHLER 1973 TRUST ETAL	3659 MOONCREST CIR LAS VEGAS NV	12601302002
MOHLER 1973 TRUST ETAL	3659 MOONCREST CIR LAS VEGAS NV	12601302001
MORANTES KIMBERLY SEP PPTY TR	8656 CACTUS CREEK DR LAS VEGAS NV	12601201013
MORANTES KIMBERLY SEP PPTY TR	8656 CACTUS CREEK DR LAS VEGAS NV	12602501016
MORANTES KIMBERLY SEP PPTY TR	8656 CACTUS CREEK DR LAS VEGAS NV	12602501017
MORANTES KIMBERLY SEP PPTY TR	8656 CACTUS CREEK DR LAS VEGAS NV	12602501015
MORANTES KIMBERLY SEP PPTY TR	8656 CACTUS CREEK DR LAS VEGAS NV	12601201006
MORANTES KIMBERLY SEP PPTY TR	8656 CACTUS CREEK DR LAS VEGAS NV	12601101013
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV	12601101015
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV	12601101002
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV	12601101003
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV	12601101004
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV	12601101007
NIKOLOPOULOS NICK & D ETAL	6702 REDWOOD CIR LAS VEGAS NV	12602501011
NISH INVESTMENT L L C ETAL	8605 CANYON VIEW DR LAS VEGAS NV	12602701015
NORTHWEST INVESTMENTS L L C	2544 N CROSSGATE ST ORANGE CA	12601201011
NORTHWEST INVESTMENTS L L C	3455 CLIF SHADOWS PKWY #220 LAS VEGAS NV	12601301009
NORTHWEST INVESTMENTS L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601301012
NORTHWEST INVESTMENTS L L C	3455 CLIF SHADOWS PKWY #220 LAS VEGAS NV	12601301010
NORTHWEST INVESTMENTS L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12602601008
NORTHWEST INVESTMENTS L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12602601007
NORTHWEST INVESTMENTS L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601301011
OCOTILLO REVOCABLE LIVING TRUST	P O BOX 270 MCKINNEY TX	12602601015
PERROS A13141 INVESTORS L L C	%BLDRS CAPITAL INC 2780 S JONES BLVD #205 LAS VEGAS NV	12602601005
RANCHO DRIVE L L C	%J MORAN JR %MORAN & ASSOC 630 S 4TH ST #400 LAS VEGAS NV	12601301014
RANCHO DRIVE L L C	%J MORAN JR %MORAN & ASSOC 630 S 4TH ST #400 LAS VEGAS NV	12601301006
RANCHO DRIVE L L C	%J MORAN JR %MORAN & ASSOC 630 S 4TH ST #400 LAS VEGAS NV	12601302003

Report of All Selected Parcels**Case Number:** VAR-38103**Printed On:** Fri: May 21, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
ROHANI PARVEZ	9315 W SUNSET RD #100 LAS VEGAS NV	12602601019
ROOHANI KHUSROW FAMILY TRUST	9315 W SUNSET RD #100 LAS VEGAS NV	12602601006
ROOHANI KHUSROW TRUST	9315 W SUNSET RD #100 LAS VEGAS NV	12602501010
S & J PROPERTIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601101001
SHARKEY JULIA D TRUST	1728 BRACKEN AVE LAS VEGAS NV	12601302005
SMITH PETER LIVING TRUST ETAL	3041 W HORIZON RIDGE PKWY #155 HENDERSON NV	12601201014
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY 2ND FL LAS VEGAS NV	12602601013
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12602501007
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601501005
SOUTHWEST DESERT EQUITIES L L C	%KELLY 3455 CLIFFS SHADOWS PKWY #220 LAS VEGAS NV	12601101014
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601301016
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601101012
SDUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601701001
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601201009
SOUTHWEST DESERT EQUITIES L L C	%FOCUS COML GROUP 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601201010
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601601008
SOUTHWEST DESERT EQUITIES L L C	%FOCUS COML GROUP 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601201008
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601301004
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601601009
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601301008
SDUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601201001
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601701002
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12601101011
USA	WASHINGTON DC	12601401003
USA	WASHINGTON DC	12601201016
USA	WASHINGTON DC	09936000002
USA	WASHINGTON DC	12601501012
USA	WASHINGTON DC	09935000002
USA	WASHINGTON DC	12601101016
V F R-SOUTHWEST DESERT EQUITIES	%VISTA FIN RESOURCES LLC 2200 PASEO VERDE PKWY #350 HENDERSON NV	12601601001