

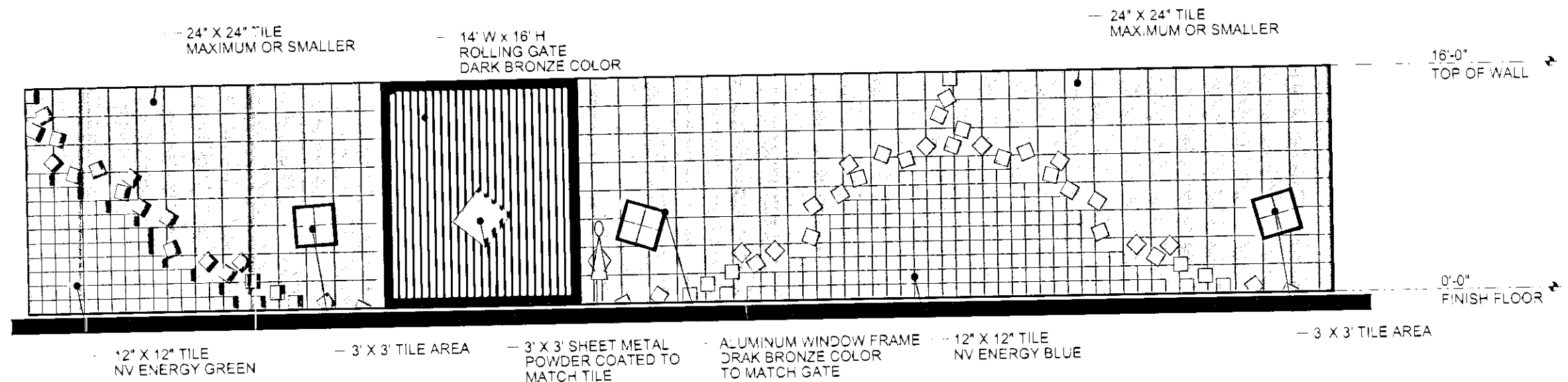
TILE / GROUT DESIGN:
TILE AND GROUT ARE TO BE AS
GRAFFITI RESIST AS POSSIBLE
SO THAT REMOVAL OF GRAFFITI
IS SIMPLIER AND THAT THE ANTI-
GRAFFITI ABILITY DOES NOT WEAR OFF
AFTER REMOVING GRAFFITI.

GATE DESIGN:
OUTER FRAME - 10" X 6" TUBE STEEL
FRAME TO BE 14' WIDE X 16' HIGH

FIELD - 4" X 4" TUBE STEEL
VERTICAL SECTION TO BE SPACED
MAXIMUM OF 4" ON CENTER

SCREENING - PERFORATED METAL WITH MAXIMUM 30% OPEN AREA.
TYPICAL HOLE SIZE TO BE NO BIGGER THAN 1/8".
APPLIED TO BACK SIDE OF GATE FOR ENTIRE WIDTH AND HEIGHT

FINISH - POWDER COAT TO MATCH BRONZE WINDOW FRAMES



PILE OF TILE

1 ELEVATION - PILE OF TILE
1/4\"/>

Scott L. Baker,
Architect, Inc.

NV ENERGY
COMMERCE SUBSTATION
SCREEN WALL DESIGN

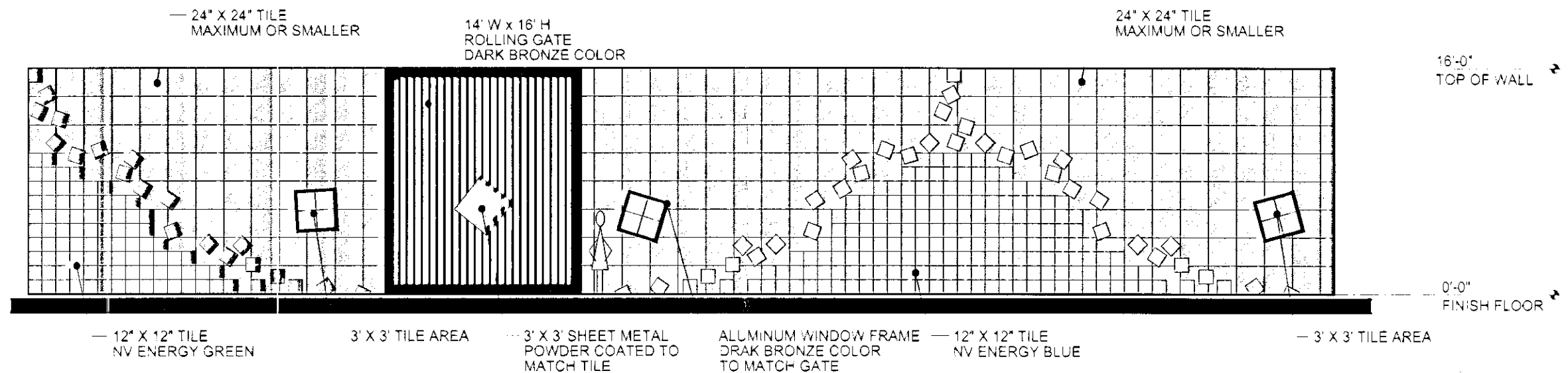
GPA-40043 ZON-40044
VAR-40434 SDR-40432
REVISED

ELEVATION
PILE OF TILE

A2.1

TILE / GROUT DESIGN:
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1 ELEVATION - PILE OF TILE
1/4" = 1'-0"

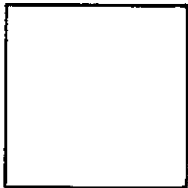
Scott L. Baker,
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NV ENERGY
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SCREEN WALL DESIGN

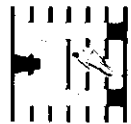
GPA-40043 ZON-40044
VAR-40434 SDR-40432
REVISED

ELEVATION
PILE OF TILE

A2.1



Scott L. Baker,
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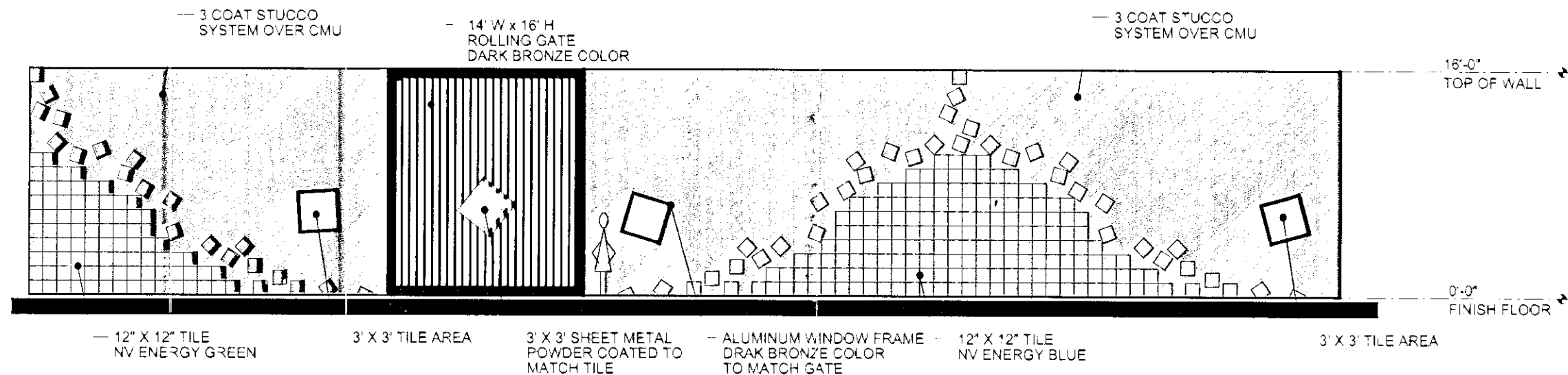
NV ENERGY
COMMERCE SUBSTATION
SCREEN WALL DESIGN

Project Name	Commerce Substation Screen Wall Design
Client	NV Energy
Location	Las Vegas, NV
Scale	1/4" = 1'-0"
Sheet No.	A2.1
Date	11/12/2010

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ELEVATION
PILE OF TILE
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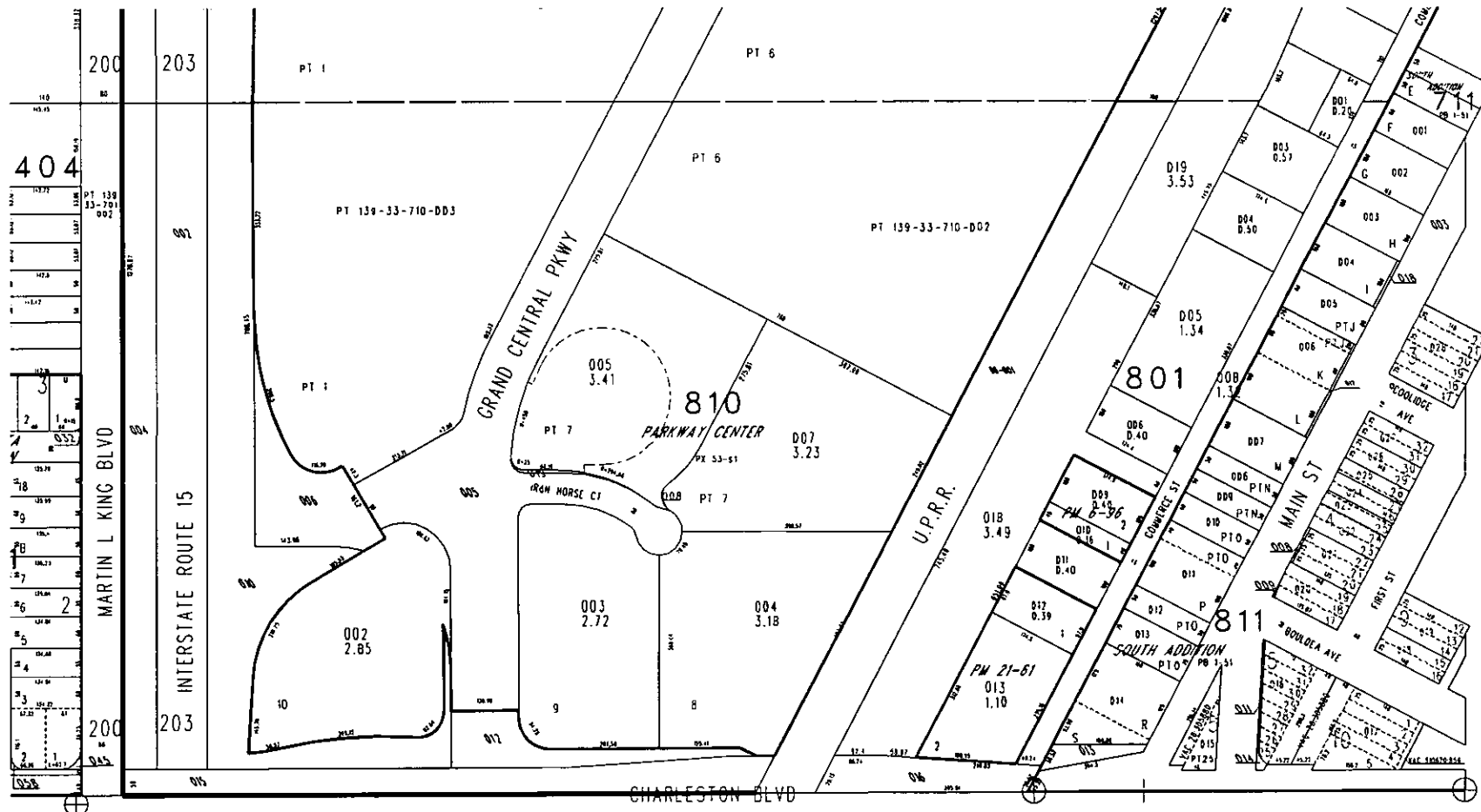
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1 ELEVATION - PILE OF TILE
1/4" = 1'-0"

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City of Las Vegas

VAR-40434
SDR-40432

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 1:12,177 ORIGINAL 	MAP LEGEND ——— PARCEL BOUNDARY ——— SUBD BOUNDARY - - - ROAD EASEMENT - - - PW/LD BOUNDARY - - - NDN-PARCEL LOT LINE - - - MATCH LINE / LEADER LINE 001 ROAD 18 NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T20S R61E	33	S 2 SE 4	139-33-8																																					
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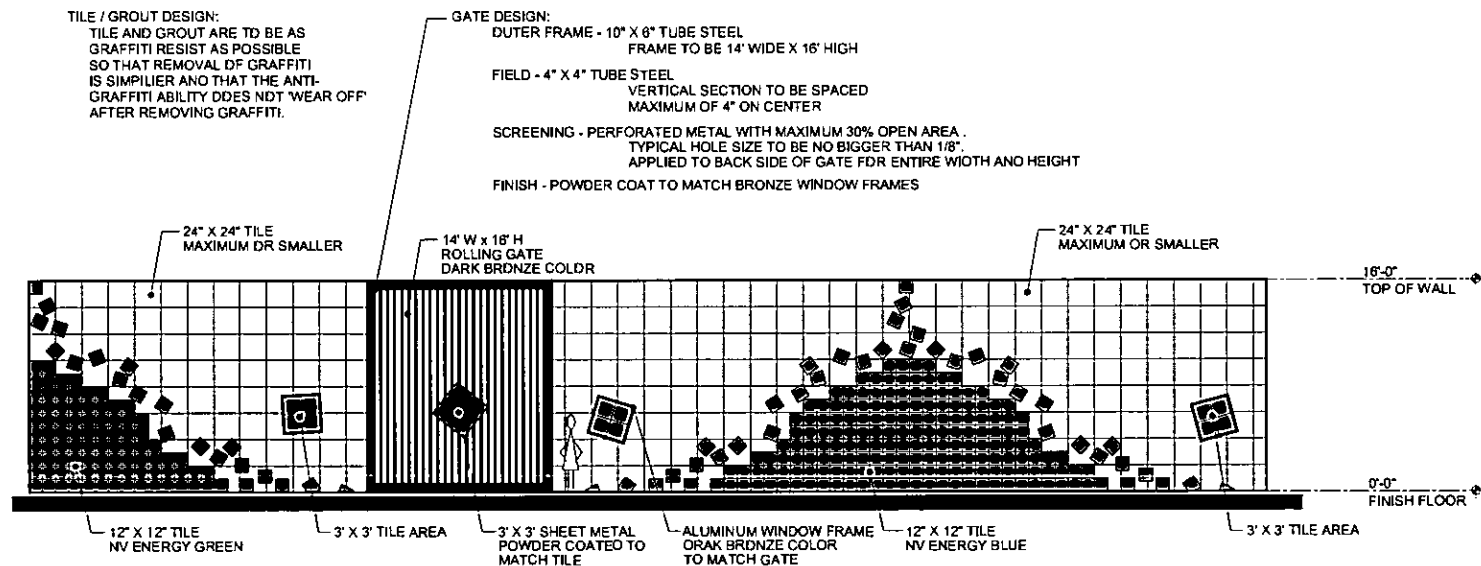


City of Las Vegas

RECEIVED
DEC 09 2010

TAX DIST 200,203

VAR-40434
SDR-40432



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① ELEVATION - PILE OF TILE
14'-0" x 16'-0"

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Scott L. Baker,
Architect, Inc.



NV ENERGY
COMMERCE SUBSTATION
SCREEN WALL DESIGN

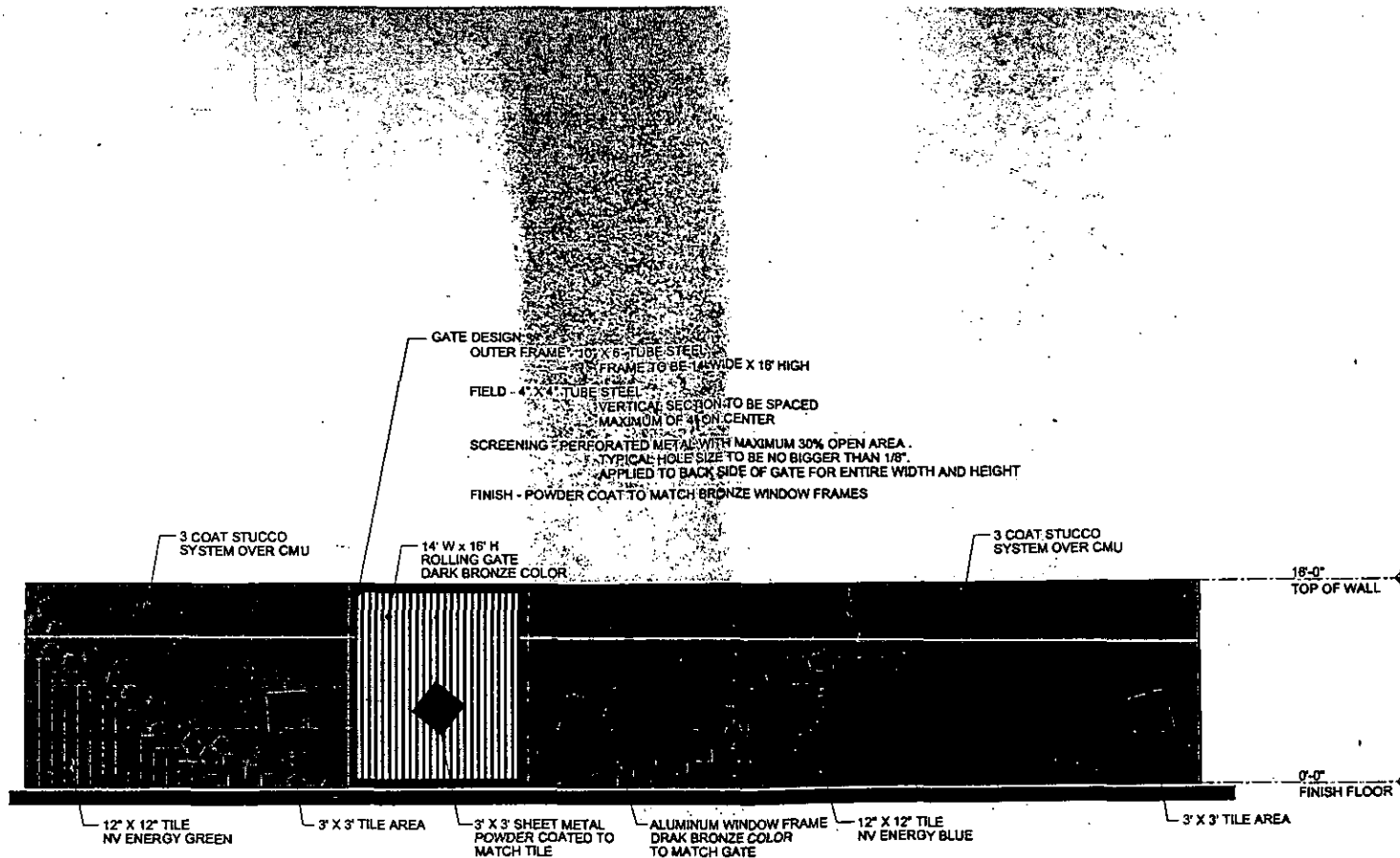
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ELEVATION
PILE OF TILE

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GPA-40043 ZON-40044
VAR-40434 SDR-40432
REVISED



PILE OF TILE

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VAR-40434 City of Las Vegas
 SDR-40432



Scott L. Baker,
 Architect, Inc.



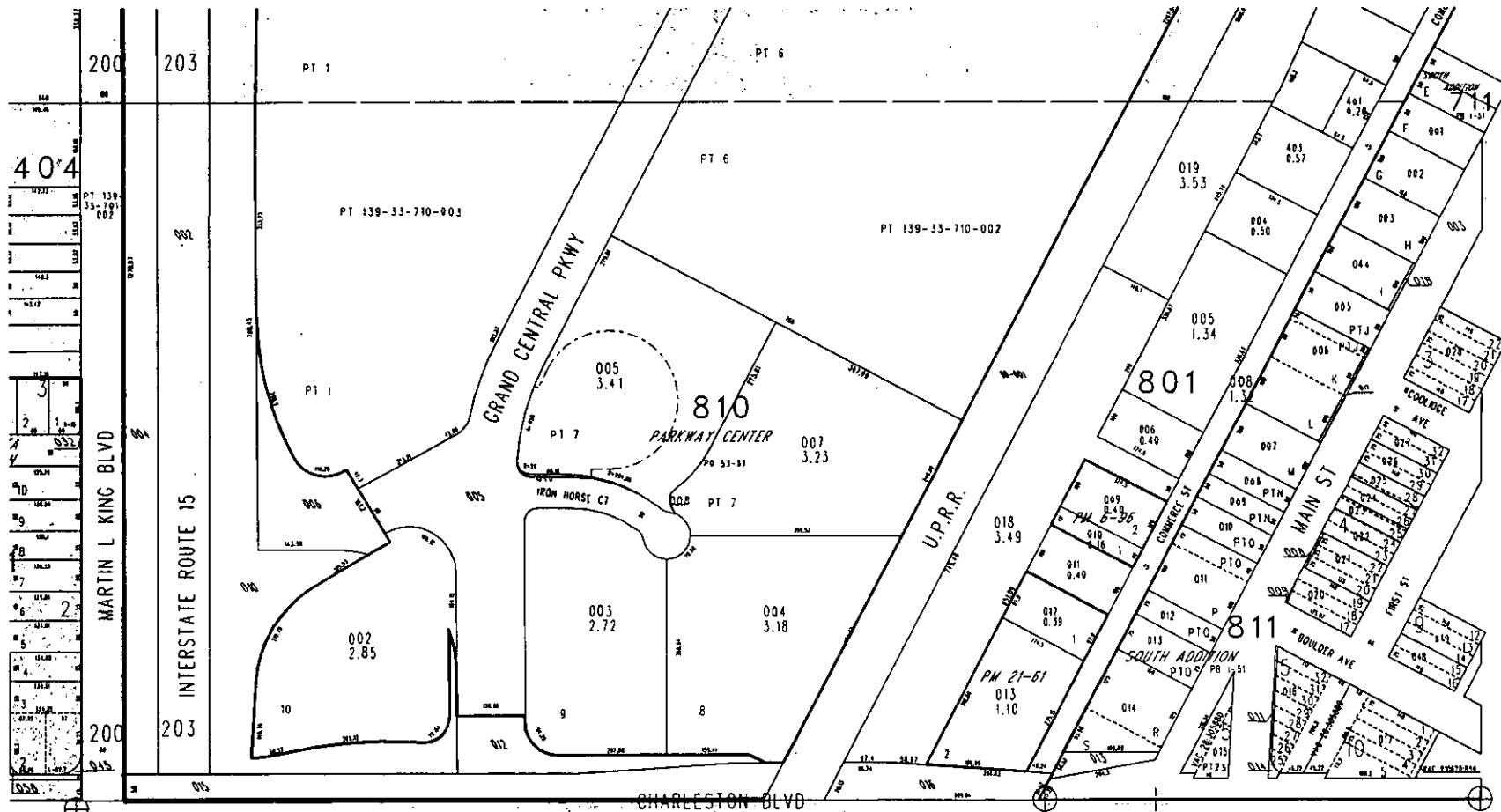
NV ENERGY
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 SCREEN WALL DESIGN

NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION
1	12/9/10	ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION
1	12/9/10	ISSUED FOR PERMIT

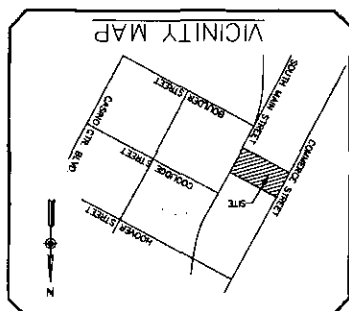
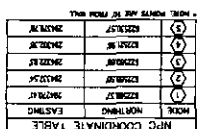
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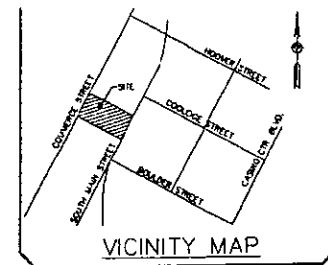
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 DEC 09 2010
 City of Las Vegas

TAX DIST 200.203

VAR-40434
SDR-40432



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DEC 09 2010
City of Las Vegas

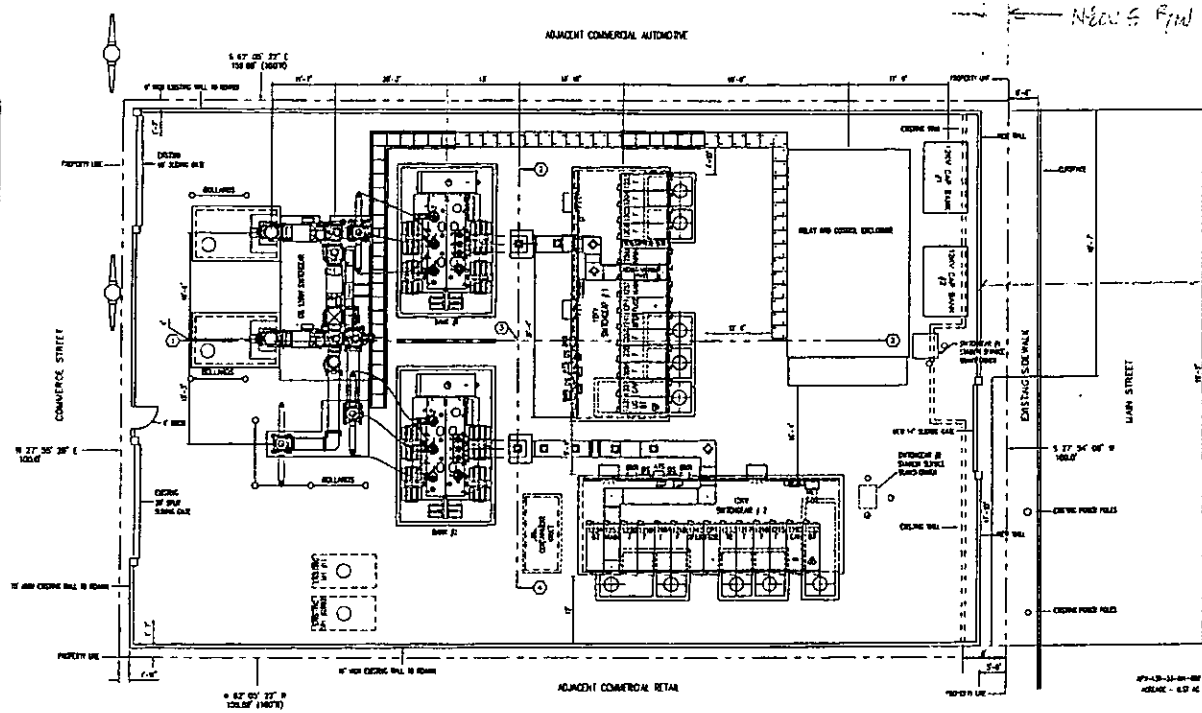


NPC COORDINATE TABLE		
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2	8229.47	20276.47
3	8229.47	20276.47
4	8229.47	20276.47
5	8229.47	20276.47
6	8229.47	20276.47

T.D.

NEAR SIDEWALK

RECEIVED
JAN 25 2011



										DRAWN		1/00	NPC	 COMMERCE 138/12KV SUBSTATION ULTIMATE PLOT PLAN	8726 WEST SARAH AVE LAS VEGAS, NEVADA	
										CHECKED		1/00	SEA			
										APPROVED			NRL			
										PHASING						
										DATE						
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REVISION RECORD																
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GPA-40043 ZON-40044
VAR-40434 SDR-40432
01/25/11 PC REVISED

date 1/25/2011
at Planning Commission
NO-23

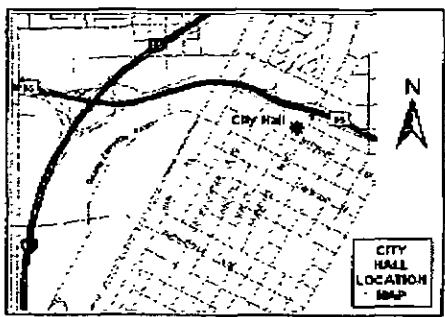
NO. 9135 P. 2

COOPER, GAY, STEELE

JAN. 19. 2011 7:51AM

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-40434 & SDR-40432

Planning Commission Meeting of 1/25/2011

PRSRT
FIRST CLASS MAIL
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PAID
Las Vegas, NV
Permit No. 1630



13934412094
MARTINEZ ANGEL
92 LAIGHT ST #10D
NEW YORK NY 10013-2025

Case: VAR-40434

102 KRDFNP1 10013

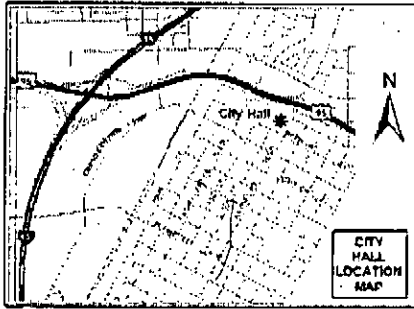


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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PSRT
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Las Vegas, NV
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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-40434 & SDR-40432

Planning Commission Meeting of 1/25/2011

13934412117
KUDLER DONALD C
1721 ADRA CT
LAS VEGAS NV 89102-2092

Case: VAR-40434

32 KRDENP1 05102



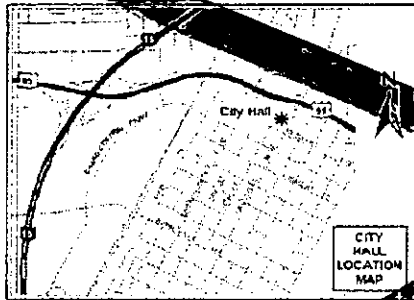
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Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101-2986

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I SUPPORT
this Request



I OPPOSE
this Request

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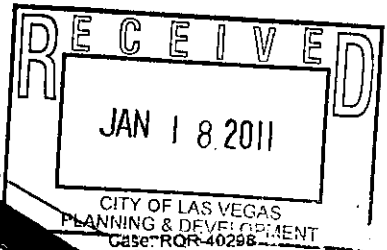
RQR-40298

Planning Commission Meeting of 1/25/2011

PSRT
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U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

*I oppose the special
use permit*

Brian



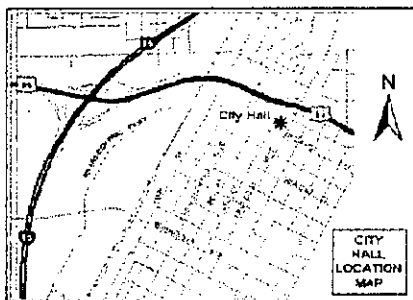
13934412109
TARIO BRIAN P
200 HOOVER AVE #1705
LAS VEGAS NV 89101-6883

30 KRDENP1 89101

|||||

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



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I SUPPORT
this Request



I OPPOSE
this Request

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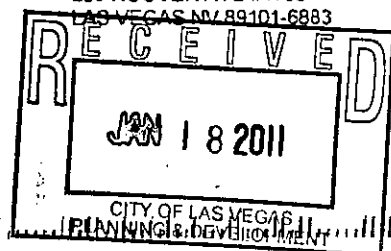
VAR-40434 & SDR-40432

Planning Commission Meeting of 1/25/2011

PSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

*I oppose SDR-40432 - the
waiver of the streetscape requirement*

Brian



13934412109
TARIO BRIAN P
200 HOOVER AVE #1705
LAS VEGAS NV 89101-6883

Case: VAR-40434

30 KRDENP1 89101

|||||

26



PLANNING & DEVELOPMENT DEPARTMENT

PLANNER'S NOTES FOR PRE-APPLICATION CONFERENCE

NV Energy Substation - Wall & Entry Relocation

APN:	139-33-811-007	Pre-app Date:	11/02/10
Location:	1004 South Main Street	Meeting Location:	DSC 1st Floor Conference Room - 1B
Acres:	.36	Ward #:	3 - Reese
Time:	2:00 p.m.		

Ownership Info:	Nevada Power Company	Phone:	(702)-402-2620
		Fax:	(702)-
		Email:	
Applicant Info:	NV Energy	Phone:	(702)-
		Fax:	(702)-
		Email:	
Representative Info:		Phone:	(702)-
		Fax:	(702)-
		Email:	

Cases:	Permits / Licenses:
1. GPA-40043 & ZON-40044: Request to amend land use from C (Commercial) to PF (Public Facilities) and rezone from C-M (Commercial/Industrial) to C-V (Civic), to be heard at the 1/27/2011 Planning Commission.	1.

Proposed Use:	Redevelop Electric Utility Substation		
General Plan:	Existing:	C (Commercial)	
	Proposed:	PF (Public Facilities) [GPA-40043 - 1/27/2011 PC]	
Zoning:	Existing:	C-M (Commercial/Industrial)	
	Proposed:	C-V (Civic) [ZON-40044 - 1/27/2011 PC]	

Special Area, Master Plans, and / or Overlay Districts that Apply:	Downtown Centennial Plan - 18b The Las Vegas Arts District
	Special Land Use Designation (per plan): N/A

Questions / Comments:	1. GPA-40043 & ZON-40044 may proceed concurrently with this application request.
------------------------------	--



CITY OF LAS VEGAS

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

Page: 1 of 1
Date: 11/02/10
Time: 2:00 p.m.

Project Name: NV Energy Substation - Wall & Entry Relocation

Conversation between CLV P&D Representative: Mike Howe, Planner I (229-6821 Office / 385-7268 Fax / mphowe@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Steve Swanton	CLV - Planning and Development	229-4714	385-7268	
2.				
3.				
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
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
If yes, please address how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered by the City of Las Vegas.

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

Meeting Notes:

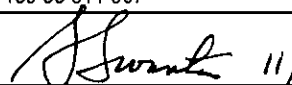
1. Applicant proposes to relocate a perimeter wall of an undisclosed height to the front property line and to provide a vehicle gate within 10 feet of the property line. An 8-foot high screen wall is permissible per 19.12.075(B)(2).
2. The Electric Utility Substation is a legal, non-conforming use as the facility is located within the Downtown Centennial Plan – 18b The Las Vegas Arts District, which does not specifically allow such uses.
3. The Development Standards for the Arts District do not require setbacks; however, extended, solid walls are discouraged at the street level and require exterior materials that contribute to the artistic character and quality of life of the district.
4. Streetscape requirements for Main Street (North-South) are as follows: A 5-foot wide amenity zone adjacent to the street, featuring 36-inch box shade trees (Southern Live Oak, Shoestring Acacia, African Sumac, Ash, or Pistache, or other drought-tolerant shade trees as approved by staff) planted at intervals of 15 to 20 feet, with a clear 10-foot wide sidewalk.
5. The requested modifications to the site will require a Site Development Plan Review, as the applicant will require a Waiver to the Downtown Centennial Plan Streetscape Standards. Other Waivers may apply for wall appearance and materials (barbed-wire?).
6. This proposal may run concurrently with the proposed General Plan Amendment (GPA-40043) and Rezoning (ZON-40044) that will modify the land use to PF (Public Facilities) and rezone to the C-V (Civic) Special Purpose Overlay District. Approval of these requests will eliminate the legal, non-conforming status.

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****

Pre-Application Conference Item Required <table style="width:100%;"> <tr> <td style="width:50%; text-align: center;">YES</td> <td style="width:50%; text-align: center;">NO</td> </tr> </table>		YES	NO	CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST																																													
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Owner / Applicant: Nevada Power/ NV Energy Representative: NV Energy - Thomas Dombroski APN: 139-33-811-007 Planner's Signature:  Planner: Steve Swanton, Senior Planner - 229-4714 Mike Howe, Planner I - 229-6821		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Application Type: Variance</td> <td style="width:50%;"></td> </tr> <tr> <td>Application Purpose:</td> <td>To Allow 16-foot Wall Height along Main St.</td> </tr> <tr> <td>Site Location:</td> <td>1004 South Main Street</td> </tr> <tr> <td>Pre-App. Meeting Date:</td> <td>11/02/10</td> </tr> <tr> <td>Submittal Deadline:</td> <td>12/14/10 - no later than 2:00 pm</td> </tr> <tr> <td>Earliest PC / CC Meeting Dates:</td> <td>01/27/11 PC - 03/02/11 CC - Cycle 11</td> </tr> </table>				Application Type: Variance		Application Purpose:	To Allow 16-foot Wall Height along Main St.	Site Location:	1004 South Main Street	Pre-App. Meeting Date:	11/02/10	Submittal Deadline:	12/14/10 - no later than 2:00 pm	Earliest PC / CC Meeting Dates:	01/27/11 PC - 03/02/11 CC - Cycle 11																																
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12/9 1/25/11 3/7/11



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

February 17, 2011

Mr. Tom Dombrowski
NV Energy
PO Box 98910
Las Vegas, Nevada 89193

RE: VAR-40434 - VARIANCE
RELATED TO GPA-40043, ZON-40044, AND SDR-40432
CITY COUNCIL MEETING OF FEBRUARY 16, 2011

Dear Mr. Dombrowski:

The City Council at a regular meeting held February 16, 2011, APPROVED the request for a Variance TO ALLOW A 16-FOOT HIGH PERIMETER WALL WHERE EIGHT FEET IS THE MAXIMUM ALLOWED on 0.36 acres at 1004 South Main Street (APN 139-33-811-007), C-M (Commercial/Industrial) Zone [PROPOSED: C-V (Civic)]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 17, 2011. This approval is subject to:

Planning and Development

1. Approval of General Plan Amendment (GPA-40043) and Rezoning (ZON-40044).
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. The maximum Perimeter Screen Wall height shall be no higher than sixteen feet.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

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

cc: Mr. Peter Lowenstein
City of Las Vegas Planning and Development Department
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89107

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108

www.lasvegasnevada.gov

FM-0044-08-09

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ELIZABETH N. FRETWELL
CITY MANAGER

January 26, 2011

Mr. Tom Dombrowski
NV Energy
PO Box 98910
Las Vegas, Nevada 89193

**RE: VAR-40434 - VARIANCE RELATED TO GPA-40043, ZON-40044, AND
SDR-40432
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

Dear Mr. Dombrowski:

Your request for a Variance TO ALLOW A 16-FOOT HIGH PERIMETER WALL WHERE EIGHT FEET IS THE MAXIMUM ALLOWED on 0.36 acres at 1004 South Main Street (APN 139-33-811-007), C-M (Commercial/Industrial) Zone [PROPOSED: C-V (Civic)], Ward 3 (Reese), was considered by the Planning Commission on January 25, 2011.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Approval of General Plan Amendment (GPA-40043) and Rezoning (ZON-40044).
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. The maximum Perimeter Screen Wall height shall be no higher than sixteen-feet.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
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www.lasvegasnevada.gov

Mr. Tom Dombrowski
VAR-40434 - Page Two
January 26, 2011

This item will be considered by the City Council on **February 16, 2011**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb



January 13, 2011

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

**RE: VAR-40434 - VARIANCE RELATED TO GPA-40043, ZON-40044, AND
SDR-40432
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

Dear Mr. Dombrowski:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **January 25, 2011** 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 **Wednesday, January 19, 2011** 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,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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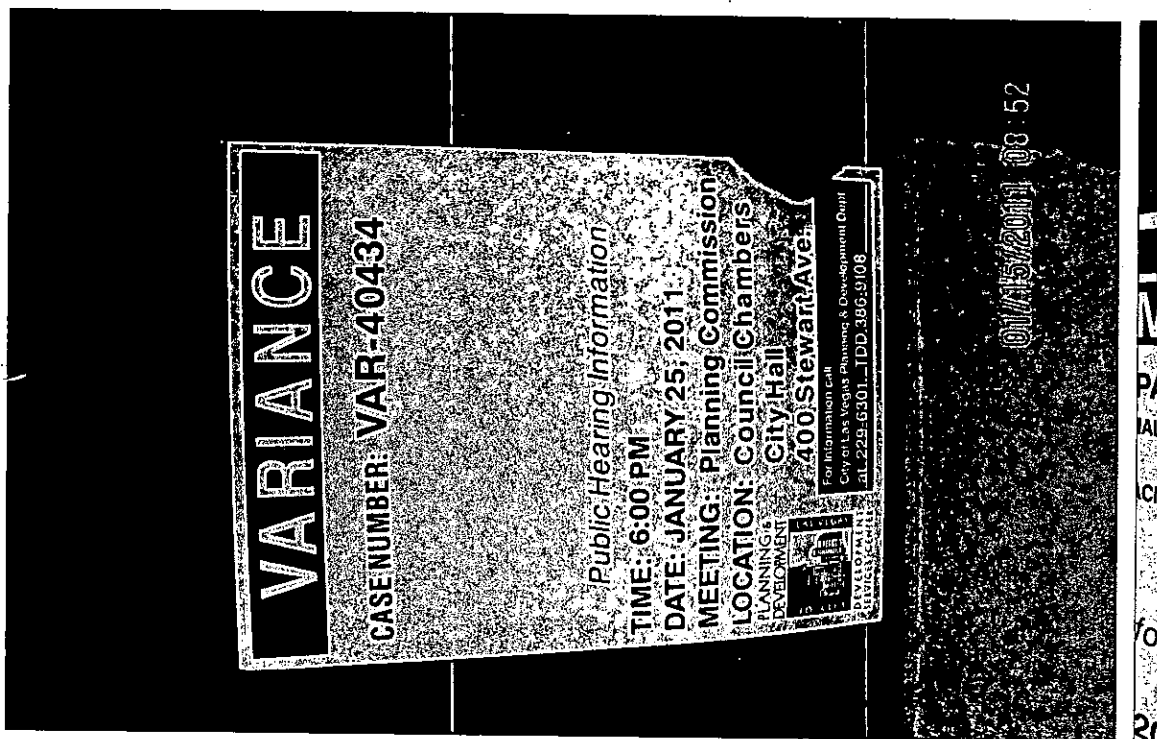
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-40434

MEETING DATE: 01/25/11 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]
Signature

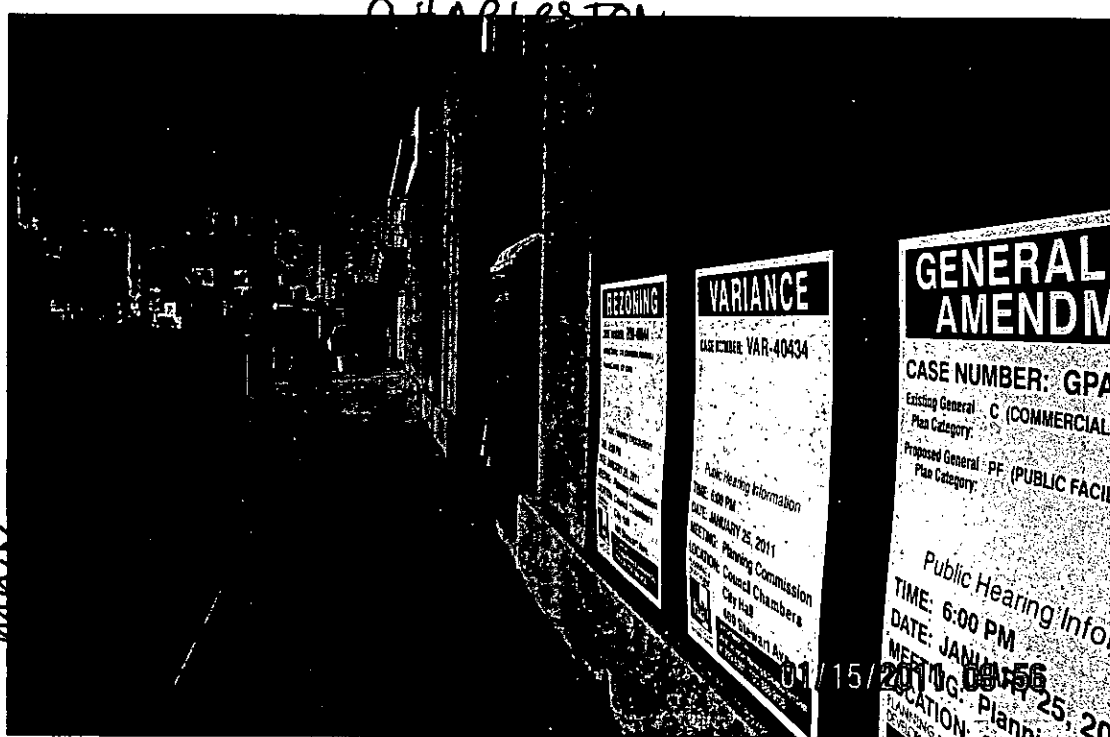
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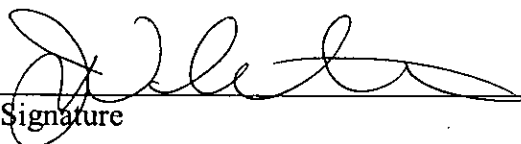
This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



S
C
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Zoning
is first




Signature

1-15-11
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.

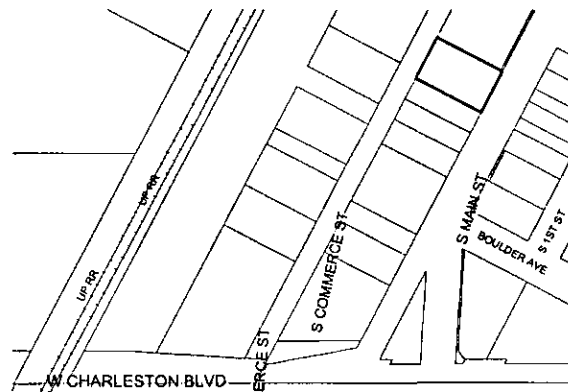
Application Information

VAR-40434 - VARIANCE RELATED TO GPA-40043 AND ZON-40044 - PUBLIC HEARING - APPLICANT: NV ENERGY - OWNER: NEVADA POWER COMPANY - Request for a Variance TO ALLOW A 16-FOOT HIGH PERIMETER WALL WHERE EIGHT FEET IS THE MAXIMUM ALLOWED on 0.36 acres at 1004 South Main Street (APN 139-33-811-007), C-M (Commercial/Industrial) Zone [PROPOSED: C-V (Civic)], Ward 3 (Reese).

SDR-40432 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-40043, ZON-40044 AND VAR-40434 - PUBLIC HEARING - APPLICANT: NEVADA POWER COMPANY - OWNER: NV ENERGY - Request for a Site Development Plan Review FOR A PROPOSED ELECTRIC UTILITY SUBSTATION WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE REQUIREMENTS on 0.36 acres at 1004 South Main Street (APN 139-33-811-007), C-M (Commercial/Industrial) Zone [PROPOSED: C-V (Civic)], Ward 3 Reese.

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 Location



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

Public Hearing Information

Meeting: Planning Commission
Date: January 25, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

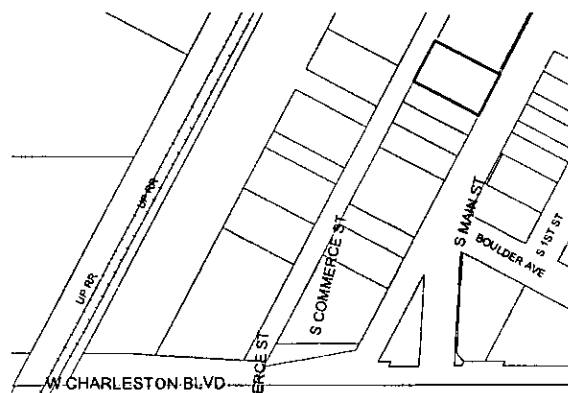
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Application Location



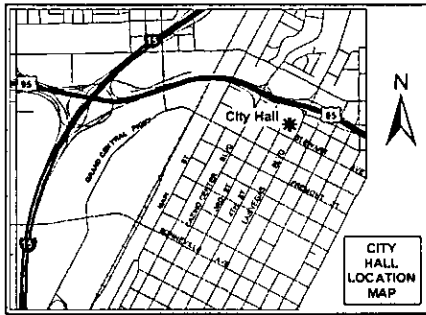
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Public Hearing Information

Meeting: Planning Commission
Date: January 25, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

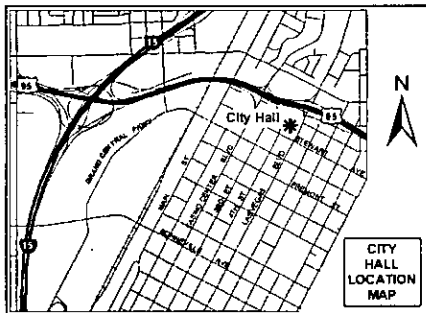
Please use available blank space on card for your comments.

VAR-40434 & SDR-40432

Planning Commission Meeting of 1/25/2011

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



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-40434 & SDR-40432

Planning Commission Meeting of 1/25/2011

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 *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: January 4, 2011
Re: **VAR-40434** NV Energy 1004 S. Main St.
Request for a Variance for wall height

COMMENTS:

We have no comment on the Request for a Variance application to allow a 16-foot high perimeter wall where eight feet is required on property located at 1004 South Main Street.

We note that this site is the subject of a Site Development Plan Review SDR-40432; all site-related conditions of approval are addressed with that action.

5

Development Notification

PC Meeting: January 25, 2011.

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

VAR-40434

18b The Las Vegas Arts District

Beverly Green NA

Downtown Business Operators Council

Fremont Street Experience Business Association

Gateway Neighborhood Association

Glen Heather Estates NA

Horizon Studio Apartments

Huntridge Park NA

John S. Park NA

L'Octaine Apartments Resident Council

Newport Lofts

Orleans Square NA

Rancho Manor NA

Rancho Oakey NA

Sahara - Southridge Association of Business

Saratoga Meadows NA

Scotch Eighty Owners' Association

Southridge NA

Towne Terrace Apartments

Village Paseo HOA

West Huntridge NA

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

VAR-40434

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	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

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
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	2900 RONEMUS
*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 ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

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-40434 - VARIANCE RELATED TO GPA-40043 AND ZON-40044 - PUBLIC HEARING - OWNER: NV ENERGY - Request for a Variance TO ALLOW A 16-FOOT HIGH PERIMETER WALL WHERE EIGHT FEET IS REQUIRED on 0.36 acre at 1004 South Main Street (APN 139-33-811-007), C-M (Commercial/Industrial) Zone [PROPOSED: C-V (Civic)], Ward 3 (Reese).

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PLANNING COMMISSION: **JANUARY 25, 2011**

CITY COUNCIL: **FEBRUARY 16, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **DECEMBER 22, 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:

Romeo 1/25/11 PH

Report Date 12/09/2010 03:41 PM

Submitted By

Page 1

A/P # 40434 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/09/2010 12:36	983052	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-40434 - VARIANCE RELATED TO GPA-40043 AND ZON-40044 - PUBLIC HEARING - OWNER: NV ENERGY - Request for a Variance TO ALLOW A 16-FOOT HIGH PERIMETER WALL WHERE EIGHT FEET IS REQUIRED on 0.36 acre at 1004 South Main Street (APN 139-33-811-007), C-M (Commercial/Industrial) Zone [PROPOSED: C-V (Civic) Zone], Ward 3 (Reese).

Parent A/P #

Project # 40434 Project/Phase Name NV ENERGY ELECTRICAL SUBSTATIO Phase #
Size/Area 0.36 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13933811007

Location

Owner/Tenant

Contact ID AC475351 Name NEVADA POWER COMPANY
Mailing Address 6226 W SAHARA Organization
City LAS VEGAS State/Province NV
ZIP/PC 89146 Country ☐ Foreign
Day Phone (702)227-2421 x Evening Phone
Fax (702)402-5064 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1004 S MAIN ST
LAS VEGAS, 89106-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13933811007

Report Date 12/09/2010 03:41 PM

Submitted By

Page 2

Applicants/Contacts

Primary Y Capacity OWNER Contact ID AC475351 ☐ Foreign
Effective Expire
Name NEVADA POWER COMPANY
Day Phone (702)227-2421 x Eve Phone Organization
Pager PIN # Position
Fax (702)402-5064 Mobile Profession
E-Mail
Address 6226 W SAHARA
LAS VEGAS, NV 89146
Seasonal Addr

Valid From To
Comments Thomas Dombrowski - 402-2620

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	12/09/2010 12:53	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	12/09/2010 12:53	30.00
PROCESSING FEE	P	12/09/2010 12:53	300.00
Total Unpaid	0.00	Total Paid	830.00

Inspections

There are no inspections for this Report

Review Activities

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

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR) Modified By FSOLIS Modified Date/Time 12/09/2010 12:36
Comments
No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plan (6 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Building Elevations (1 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 Statement of Financial Interest	N Laser Print Floor Plan
	Y Laser Print Elevation

N Business Licensing Requirements Met

Y Business License Exempt

Report Date 12/09/2010 03:41 PM

Submitted By

Page 3

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

Z-LEGAL N			983052	12/09/2010 12:36	
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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

Parent Project link required?

Will this go to the City Council?

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
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01/25/2011	PC	SCHEDULED		0	0	0
FSOLIS	12/09/2010					

Template Type/A/P #	A/P Type	Status	Stage
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No children exist for this project

Employee Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
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PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	12/09/2010 12:54		0.00
TOM DOMBROWSKI, 702.402.2620, NEVADA POWER CO RECORDING ACCOUNT CK 1308, 702.402.5000					

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance --- (Wall Height)
 Project Address (Location) 1004 S. Main Street
 Project Name Commerce Electrical Substation Proposed Use Public Facility
 Assessor's Parcel #(s) 139-33-811-007 Ward # 3 --- Gary Reese
 General Plan: existing C proposed PF Zoning: existing C-M proposed C-V
 Commercial Square Footage 15,212 sf. = 0.349 ac Floor Area Ratio N/A
 Gross Acres 0.367 ac. Lots/Units N/A Density N/A
 Additional Information Rebuilding and relocating the electrical substation perimeter wall on the Main Street side of the substation, which was destroyed this past summer.

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

APPLICANT SAME Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

REPRESENTATIVE SAME 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.

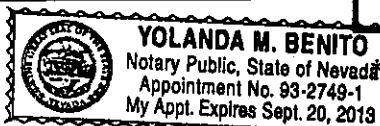
Print Name James R. Saavedra

Subscribed and sworn before me

This 9th day of December, 20 10

Yolanda M. Benito

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-4084</u>
Meeting Date:	<u>1-25</u>
Total Fee:	<u>830</u>
Date Received:*	<u>12-9-10</u>
Received By:	<u>FS</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.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40434** APN: 139-33-811-007

Name of Property Owner: Nevada Power Company (d.b.a. NV Energy)

Name of Applicant: Nevada Power Company (d.b.a. 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

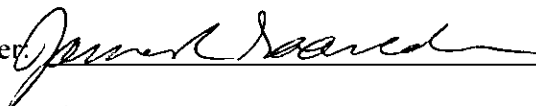
☒ No

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): _____

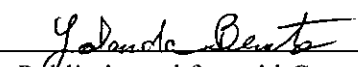
APN: _____

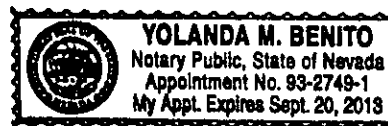
Signature of Property Owner: 

Print Name: James R. Saavedra

Subscribed and sworn before me

This 9th day of December, 2010


Notary Public in and for said County and State



RECEIVED
DEC 09 2010
City of Las Vegas



Date: December 7, 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, Director of Development Services, dated May 4, 2010 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 4, 2011.

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

Respectfully yours,

A handwritten signature in black ink, appearing to read "Thomas Dombrowski".

Thomas Dombrowski
SR. Land Use Consultant
NV Energy

RECEIVED

DEC 09 2010

City of Las Vegas

VAR-40434

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

RECEIVED

DEC 09 2010

City of Las Vegas



December 9, 2010

City of Las Vegas
Planning & Development
731 South Fourth Street
Las Vegas, NV 89101

RECEIVED
DEC 09 2010
City of Las Vegas

Re: Justification Letter – Rebuilding NV Energy's Commerce Electrical Substation
(APN-139-33-811-007)
Site Development Plan Review (including 3 Waivers), and a Variance

To Whom It May Concern:

NV Energy is rebuilding its Commerce substation, located at 1004 S. Main Street, and upon reactivating this substation it will continue to serve the immediate area, including the Golden Nugget Hotel & Casino and the World Market Center, and it will also serve the future Union Park area. Obtaining all the necessary approvals for this rebuilding, as readily as possible, places us in the position to reactivate the substation prior to the summer loads. This will also put us in a position to deactivate the temporary mobile substation and retain it for future emergency usage.

We're requesting a Site Development Plan Review, inclusive of three (3) Waivers to the Downtown Centennial Plan Streetscape Standards, and a Variance for wall height.

- The Waivers are for: (1) reducing the code required sidewalk width from 10' to 6'-6", (2) to elimination the code required the 5' wide landscape requirement, and (3) to allow the electrical distribution lines to remain above ground.
- The Variance is to increase the perimeter screen wall height, on the S. Main Street side of the property from the code required 8' height, as identified in Title 19.12.075 - Wall Standards, to a height of 16'.

The first two of the waiver requests are in reference to our request to rebuild the wall along S. Main Street in a relocated position and add a vehicle gate. Half of the new wall location (northern 48'-7" portion) is proposed to be on the S. Main Street right-of-way (R/W) line (zero setback), and the remaining half (southern 47'-10" portion), inclusive of the gate would have a 2' setback onto our property from the S. Main Street R/W line. As a result of the relocated wall position, the sidewalk width would be reduced and the landscape requirements would need to be eliminated.

- *To support these two waivers; after assessing the damaged electrical equipment, we have concluded that providing a different equipment layout within this substation is necessary in order to utilize existing equipment we have on hand because ordering the replacement of the exact equipment would take many months, well beyond the timetable needed to energize the substation to meet the summer loads. Two pieces of equipment included in*

VAR-40434

SDR-40432

this arrangement are the two cap banks on the east side of the relay and control enclosure, which must be placed in a position to meet an access clearance of 10' from the enclosure, thus requiring the proposed location of the perimeter wall in that area. Another piece of equipment is the 12kV switchgear #2 and its transformer, which must be aligned running west to east in order to fit into the substation. The vehicle access from proposed gate and perimeter wall location in this area to the transformer bollard is only 18', which is the minimum turning radius required.

- Additionally, in order to install the 1,000kcmil 12kV underground cables at the substation, the following equipment will be mobilized to the east side (S. Main Street side) of the substation: truck with tracker/trailer 63' in length, a crew truck 28' in length, and a truck with trailer 50' in length (see photos enclosed). Trucks have a boom radius of 50' for pulling wire'. Therefore an area of at least 50' long must be available adjacent to the cable vaults inside the substation.*
- Additionally, the new equipment layout will prevent vehicle access to all of the equipment and the relay and control enclosure from the existing gates located on the Commerce Street side of the substation. Thus, we need to have a vehicle entry gate on the S. Main Street side of the substation giving us access to the equipment on that side. This entry gate access would only be used during construction of the substation rebuild and for emergencies. With this vital but limited need, we don't see a need to have a curb cut at this location.*

The third waiver request is for a Utility Waiver to allow the distribution lines, which come in and out of the substation, to remain above ground.

- To support this waiver, these distribution lines existed above ground prior to the unfortunate need to rebuild this electrical substation. Due to the nature of our use, that being an electrical substation, as opposed to a normal commercial use where power is simply supplied to it via one overhead distribution line, it would be a tremendous undertaking to underground the lines associated with this use.*
- The power lines and poles are already in franchise and the poles not part of the substation, nor are they on the substation property.*

The Variance request is to allow a 16' high perimeter wall along S. Main Street. This is the only wall that will be rebuilt, as the other three (3) existing walls, all of which are 16' high walls, will remain in their current locations.

- To support this request, the original wall, prior to being damaged, was 16' in height, which provided substantially more screening of electrical equipment than an 8' high wall would. We believe the variance would be an aesthetic benefit to the community.*
- We believe the variance will not be a detriment to the public good, and will not impair the intent and purpose of any ordinance or resolution.*

VAR-40434
SDR-40432

The existing substation wall on S. Main Street included a facade to emulate a "business front" in an effort to make it aesthetically compatible with the surrounding developments. To meet the current architectural design standards of the Las Vegas Arts District in the Downtown Centennial Plan, we have chosen a facade design for the proposed substation wall, included in this application, which we believe meets the goals of the standards and today's Arts District theme. On a parallel path, we will approach Mr. Dick Geyer, from the local neighborhood association, which includes members of the Arts District, to show him our desired facade design.

These applications will run concurrently with the General Plan Amendment (GPA-40043) and Rezoning (ZON-40044) that will modify the land use of this property to PF (Public Facilities) and rezone it to the C-V (Civic) Special Purpose Overlay district. Approval of these requests will eliminate the legal, non-conforming status.

Should you need any further information, please feel free to contact me at 702-402-2620.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas Dombrowski". The signature is fluid and cursive, with the first name "Thomas" being more prominent than the last name "Dombrowski".

Thomas Dombrowski
Sr. Land Use Consultant
NV Energy
TDombrowski@nvenergy.com

VAR-40434
SDR-40432

Lot "M"

Corporation Grant Deed

HAWKINS LAND & WATER COMPANY

a corporation organized and existing under the laws of the State of Nevada, and having its principal place of business at Las Vegas, Nevada,

In consideration of Ten Dollars,

does hereby Grant, Bargain, Sell and Convey to SOUTHERN NEVADA POWER CO., a corporation
organized under the laws of the State of Nevada,

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

All of Lot --M-- of the South Addition to the City of
 Las Vegas, as per map on file in Book 1 of Plats, page 51,
 Clark County, Nevada, records.

Parcel 4



1940

RECEIVED

DEC 09 2010

City of Las Vegas

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF said Grantor Corporation has caused its corporate name and seal to be affixed hereto

by its **vice-** President and Secretary thereunto duly authorized, this **22nd**
 day of **January, 1940.** **XXXX**

HAWKINS LAND & WATER COMPANY

By *Stella Pentz* Its Vice-President
 By *Leo H. Dumas* Secretary

LEGAL DESCRIPTION FOR SOUTH MAIN SUBSTATION

Situate in the City of Las Vegas, County of Clark, State of Nevada, in the Southeast Quarter (SE1/4) of Section 33, Township 20 South, Range 61 East, M.D.M., Nevada, described as follows:

Lot M of SOUTH ADDITION, as shown by map thereof on File in Book 1 of Plats, Page 51, Clark County, Nevada Records Office.

APN 139-33-811-007

