

February 28, 2007

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

Re: Charleston Substation Site Design Review, including wall height and landscaping waiver request

To Whom It May Concern:

To meet the growing electrical demands of the Las Vegas Valley, Nevada Power Company (NPC) is requesting Site Design Review approval for the construction of the Charleston Substation. The proposed substation will be located on a parcel of land that is zoned C-1, and which NPC is in the process of purchasing from the current owner. The parcel of land is the vacant 2.16 acres directly south of the Hush Puppy Restaurant and is separated from homes by a public drainage channel and an existing 69 kV electrical transmission line. With the addition of two poles within the corridor, said transmission line will be utilized to bring power to the proposed substation.

The proposed substation will be constructed pursuant to NPC's reduced visual impact standards utilizing low profile equipment. Nevada Power Company is proposing to construct a 15' high decorative split face block wall; whereas the 15' is measured from finished grade to the top of wall. Approximately 14' will be visible from outside the substation. *Nevada Power Company is respectfully requesting a waiver in accordance with Title 19.08.050(D) (3) to allow a 15' wall where 8' is allowed.* The additional height will not only help screen the equipment within the substation, but it will also help discourage the public from climbing into the facility. Due to the constraints of the narrow parcel of land and National Electrical Safety Code (NESC) regulations, taller 22' dead-end structures are required within the substation; however, most of the remaining equipment should be screened by the decorative block wall.

Access to the substation will be through a newly designed shared driveway along the east side of the Hush Puppy parking lot. Ample landscaping will be installed along Charleston from the edge of the west driveway to the east property line and along the easterly perimeter of the Hush Puppy Parking lot. Nevada Power Company will also be installing ample landscaping along the north and south walls of the proposed substation. The landscaping along the south wall of the proposed substation will be within the dedicated right of way as discussed with Bart Anderson and Gina Venglass at the November 7, 2006 Pre-Application meeting. The constraints of the parcel of land to the east and west and the NESC regulations for vehicular clearance require that *Nevada Power Company respectfully request a waiver of the landscaping on the east and west sides of the substation in accordance with Title 19.08.050(G).*

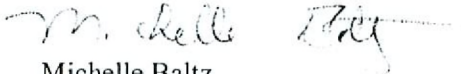
A Public Open House to inform the neighborhood of the proposed substation was held November 16, 2006. Although invitations were sent to all affected property owners in the area, with the exception of NPC staff, City staff and the property owners of the Hush Puppy Restaurant, none of the neighbors attended the event.

The Parcel Map is in the process of getting entity approval. An application for the vacation of patent reservations has been filed concurrently with this application and Nevada Power Company is respectfully requesting approval of the substation site design review.

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We believe the project as presented complies with relevant City of Las Vegas development code regulations and is in conformance with the Master Plan. Should you have any questions, or be in need of any further assistance, please feel free to call me at 227-2421.

Sincerely,

A handwritten signature in black ink, appearing to read "Michelle Baltz", with a long horizontal flourish extending to the right.

Michelle Baltz,
Sr. Land Use Consultant

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