May 1, 2007

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

Re: Charleston Substation wall height variance request

Dear Doug:

To meet the growing electrical demands of the Las Vegas Valley, Nevada Power Company (NPC) has submitted a Site Design Review application 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 and therefore, is respectfully requesting a Variance in accordance with Title 19.12.075 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.

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.

Should you have any questions, or be in need of any further assistance, please feel free to call me at 227-2421. You consideration of this matter is greatly appreciated.

Sincerely,

Michelle Baltz,
Sr. Land Use Consultant

**VAR-21724
05/24/07 PC**