

August 6, 2007

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

RE: Site Development Plan Review Darling Substation and Transmission Line

Ms. Wheeler:

On behalf of our client, Nevada Power Company, we respectfully request your review of the attached application for a site development plan review on a portion of parcel #125-19-401-003. The site is currently zoned Undeveloped (U). The General Plan designates the property as Public Facility (P-F). Utility company facilities are a permitted within the U district with the approval of a use permit.

The site is intended to be developed with an electrical substation and associated overhead 230kV transmission line and communications facilities. The transmission line will be placed in the future median of Centennial Parkway and on the south side of Centennial Parkway west of Alpine Ridge Way. The proposed transmission line goes west from the new substation and joins with the existing north-south transmission line at the Shaumber Road and Puli Road alignment. This site was recently annexed into the City of Las Vegas. The County has identified this site as a Public Facility in the Lone Mountain Land Use Plan.

The substation site will be developed on approximately 5.2 acres of the 15 acre site. The substation site will be set back from the centerline of Centennial Road approximately 290 feet. The facility will be surrounded by a 15' split-face block wall in order to protect the equipment and deter unauthorized entry into the substation. There will be a 15' landscape buffer along the north property line adjacent to Darling Road. There will be a 15' landscape buffer adjacent to Centennial Parkway. All trees placed in the landscape buffers will be a minimum of 24" box in size. The east and west sides of the substation will have a 5' gravel mulch area between the property line and block wall. A transmission easement will be placed on the west 60' of the property where the lines will enter the substation. There will be two 70' poles within the substation and associate electrical equipment. There is only one pole in the substation that is within 30' of the proposed 15' block wall surrounding the site.

Off-site improvements will be provided adjacent to the property along Centennial Parkway and the south-half of Darling Road. Paved access will be provided to the site along Darling Road from Hualapai Way. There is no planned access to the substation from Centennial Parkway.

Nevada Power held an open house on November 9, 2006 at the Mountain Crest Community Center to allow input from the surrounding property owners concerning the Darling Substation and Transmission Line. There were 17 individuals that

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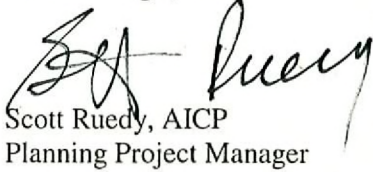
attended the open house seeking additional information. This is the preferred site by Nevada Power since it is located outside of the RNP area and adjacent to the 215 Beltway.

The Darling Substation and Transmission line has received a conformity finding from the Southern Nevada Regional Planning Coalition. They have determined that this project substantially conforms and furthers the Southern Nevada Policy Plan.

There was also a GPA open house held on June 26, 2007 to update Map 11 within the Centennial Hills Land Use Plan depicting this site. There were three neighbors that attended the meeting.

We look forward to your favorable recommendation, please feel free to contact our office if you should have any questions or require any additional information.

Sincerely,
WRG Design, Inc.


Scott Ruedy, AICP
Planning Project Manager

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