

February 20, 2008

Margo Wheeler, A.I.C.P.
Director, City of Las Vegas Planning Department
731 South Fourth Street
Las Vegas, NV 89101

Re: Annexation of Nevada Power Company's Northwest Substation

Dear Margo;

Nevada Power Company (NPC) has an existing substation and some vacant land located near US Highway 95 and Kyle Canyon Road, the Northwest Substation. This substation is currently situated within Clark County jurisdiction and is surrounded by City of Las Vegas controlled land, with the exception of the Las Vegas Paiute Reservation to the north.

Due to the growth of the Las Vegas Valley, NPC needs to increase the electrical capacity of the Northwest Substation by expanding it onto Government Lot Thirty-Four (34), which is a portion of Parcel Number 126-01-201-016 and is within City of Las Vegas jurisdiction. In an effort to simplify matters by working with only one local jurisdiction after the expansion of the substation, NPC is respectfully requesting the City of Las Vegas' approval to annex the Northwest Substation and the vacant 10 acres to the east of it into the City of Las Vegas. Nevada Power Company has current Special Use Permits with Clark County for the substation and deferments of the off-site improvements block wall and landscaping. For your convenience; a copies of said approvals are enclosed with this package.

Upon approval of the annexation of the land, NPC will be filing for a zoning change that allows for the use of an electrical substation along with a Site Design Review for the existing and proposed facility. Ultimately, NPC will be constructing a block wall and installing landscaping around the facility. Meetings regarding the future improvements and the request for the annexation have been held with Flinn, Victor and Gina to inquire as to the City's desire for the perimeter improvements and drainage study. At the present time, NPC has no proposed future plans for the vacant 10 acres to the east of the substation.

The City of Las Vegas has applied for a Recreation and Public Purpose Lease with the Bureau of Land Management (BLM) for the land to the south of the substation; therefore, annexing the Clark County land into the City would create a "Public Facilities" use area supporting the City's desire to combine such uses into one area. For your convenience, I am including a map supplied by the City of Las Vegas reflecting the location of the future public facilities.

The substation is a mix of Fee owned land by NPC and a BLM Grant. Enclosed with this application packet is a letter from the BLM consenting to the annexation into the City of Las Vegas. Your assistance with this matter is greatly appreciated and should you have any questions or are in need of further information, please feel free to call me at 702-227-2421.

Sincerely,



Michelle Baltz, SR/WA
Sr. Land Use Consultant

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