

April 28, 2008

Robert Summerfield, Planner II
City of Las Vegas
Planning Department
731 South Fourth Street
Las Vegas, NV 89101

Re: Justification Letter: Downtown (DN-1) Substation Site Design Plan Review & Landscape Waiver Request

Dear Robert:

To meet the growing electrical demands of the Las Vegas Valley, Nevada Power Company (NPC) is requesting Site Design Review – Landscape Waiver Request approval for the construction of the Downtown (DN-1) Substation. The proposed substation will be located on a parcel of land that is zoned C-1, of which NPC has recently received ownership through a cooperative Condemnation purchase. The parcel of land is the vacant 2.74 acres directly west of the Fine Furniture Liquidators Store (previously Homelife Furniture) located at 300 South Martin Luther King Blvd. and is adjacent to a residential development on the west side, vacant property on the south side, and the Copperfield Investment residential development (Shadow Lane subdivision) limited access road on the north side.

NPC is currently working with Copperfield Investment to acquire an access agreement to provide legal access to the site through the limited access drive area north of our property that has a curb cut from Martin Luther King Boulevard.

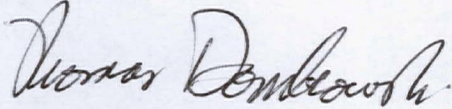
Nevada Power Company will be installing ample landscaping along the east, west, and south setback of the proposed substation. The constraints of the parcel of land along the north require that ***Nevada Power Company respectfully request a waiver of the landscaping on the north side of the substation to a zero buffer, where 15 feet is required, in accordance with Title 19.12.040(A) - Table 1.*** The plans show that we are replacing the Shadow Lane subdivision's existing 6 foot high property line boundary wall with a 14 foot high decorative boundary wall in the same location, along our property width for screening and safety reasons. Additionally, our plan shows that we will provide trees to Shadow Lane subdivision to be planted on their property along the western portion of this north wall for additional screening. We believe that with these modifications, the waiver will not compromise the objective of the City in safeguarding the interests of the citizens of the City, and that the proposed project will substantially meet the intent of the standard, and granting the waiver will not detrimentally affect the public health, safety or general welfare of the citizens.

A Public Open House to inform the neighborhood of the proposed substation was held on April 3, 2008 from 5:30pm to 7:30 pm at the Andre Agassi Boys & Girls Club, located at 800 N. Martin Luther King Blvd. There were 6 individuals that attended that Open House seeking additional information. Additionally, at the request of Councilman Barlow, we presented the project at an Open House for constituents in his ward on April 15, 2008 from 5:30 to 8:00 at the First Christian Church, located at 101 S. Rancho Drive. There were 27 individuals that attended that Open House seeking additional information.

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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, and NPC is respectfully requesting your approval. Should you have any questions, or be in need of any further assistance, please feel free to call me at 227-2620.

Sincerely,

A handwritten signature in dark ink, appearing to read "Thomas Dombrowski". The signature is fluid and cursive, with the first name "Thomas" and last name "Dombrowski" clearly distinguishable.

Thomas Dombrowski
Sr. Land Use Consultant
Nevada Power Company