

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 – Variance for Screen Wall Height

Dear Robert:

To meet the growing electrical demands of the Las Vegas Valley, Nevada Power Company (NPC) is requesting Site Design Review – Screen Wall 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 which provides a curb cut from Martin Luther King Boulevard.

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 14' high decorative split face block screen wall and therefore is respectfully requesting a Variance in accordance with Title 19.12.075 to allow a 14' wall where 8' is allowed.* The additional height will not only help screen most of the equipment within the substation, but it will also help discourage the public from climbing into the facility. Due to the constraints of 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 wall. The wall will be 10' away from the Fine Furniture Liquidator property line to the east, 10' away from the existing multi-residential property block wall west of the site, and 15' away from the southern commercial property line. The new 14' high screen wall will replace the existing block wall on the north side of the property. 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.

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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.

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 cursive script, appearing to read "Thomas Dombrowski".

Thomas Dombrowski,
Sr. Land Use Consultant
Nevada power Company