

July 23, 2008

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



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RE: Rezoning for San Francisco Substation and Transmission Line Corridor

Ms. Wheeler:

On behalf of our client, Nevada Power Company, we respectfully request your review of the attached application to rezone parcels 162-02-403-002 (San Francisco Substation), 162-02-403-001, 162-02-302-001, 162-02-209-002, 162-02-206-002, 162-02-205-001, 162-02-203-007 and 162-02-101-001 (existing transmission corridor). The existing substation site and corridor are currently zoned Single Family Residential (R-1). The General Plan designates the property as Public Facility (P-F). We are requesting to rezone the property to Civic District (C-V). As stated in 19.06.020, this district is intended to provide for the development of electrical transmission facilities. Utility company facilities are a permitted use within the C-V zoning district. This zone change will bring the land use designation and zoning designation into conformance.

The site is currently developed with an existing electrical substation and transmission line. The substation will be upgraded with new equipment, walls and landscaping which is detailed in the Site Development Plan Review. However, there will not be changes to the transmission corridor north of the substation. The existing transmission line goes north from the existing substation and joins with an existing east-west transmission line along Charleston Boulevard. The City of Las Vegas requested Nevada Power to change the zoning of the corridor in order to be consistent with the land use plan.

Nevada Power held an open house on July 22, 2008 at the Cambridge Recreation Center to allow input from the surrounding property owners concerning the San Francisco Substation. There was 1 individual that attended the open house seeking additional information.

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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