

July 23, 2008

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



LAND
PLANNING



CIVIL
ENGINEERING



LANDSCAPE
ARCHITECTURE



LAND
SURVEY



WATER
RESOURCES

RE: Site Development Plan Review San Francisco Substation

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 parcel #162-02-403-002. The site is currently zoned Single Family Residential (R-1). The General Plan designates the property as Public Facility (P-F). A request to change the zoning has also been submitted along with this request to zone the property Civic (C-V). Utility company facilities are a permitted use within the C-V zoning district, subject to a review of the site.

The existing substation is intended to be upgraded. The proposed project is being developed to better serve and provide greater reliability to the new and existing Nevada Power customers in the area.

The upgrade of the substation will be developed on approximately 2.5 acres. The substation site will be upgraded from the current configuration. This includes the removal and addition of equipment and poles, a new block wall and landscaping. There will be a total of 13 new poles added to the site ranging in height from 50' to 155'. An existing lattice tower and three existing poles will be removed from the site. The facility will be surrounded by a 14' to 16' split-face block wall in order to help screen the equipment, assist in noise attenuation and deter unauthorized entry into the substation. There will be a 15' landscape buffer along the south property line adjacent to Sahara Avenue. There will be a 10' landscape buffer adjacent to Spencer Street and 17th Street. All trees placed in the landscape buffers will be a minimum of 24" box in size. The north and a portion of the west side of the substation will have a 5' gravel mulch area between the property lines and block wall.

Off-site improvements will be extended along the property along Spencer Street. Access will be provided to the site along Sahara Avenue and from two points along Spencer Street. There is and will be no access to the substation from 17th Street.

3011 West
Horizon Ridge Pkwy.
Suite 100
Henderson, NV
89052

PH 702/990-9300
FX 702/990-9305

www.wrgdesign.com

SDR-29203
09/11/08 PC

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.

Patricia Ortiz (For Scott Ruedy)

Scott Ruedy, AICP
Planning Project Manager

SDR-29203
09/11/08 PC