



May 28, 2009

Peter Lowenstein, AICP
Planning Supervisor
City of Las Vegas Development Services
731 South Fourth Street
Las Vegas, NV 89101

Re: RQR-34327

Dear Peter:

Located on the Northwest Corner of Decatur Boulevard and Iron Mountain Road is NV Energy's Iron Mountain Substation. The substation has been a part of the community for over 10 years. On May 21, 2003, Approval was received from City Staff and Council to defer the landscaping and off-sites along the North, East and West Sides of the substation for a period of three years. On August 2, 2006, the City Council approved an additional deferment for another year. On October 3, 2007, the City Council approved an additional two year deferment on the North and West sides with a Review of Condition for the deferment of the landscaping and off-sites on the East and South sides to be done six months from October 2007. The final Required Review, RQR-28272, was approved July 2, 2008 with a one year review.

During the last six years, there has been extensive coordination with the City of Las Vegas, Clark County, Clark County Shooting Park, the Las Vegas Valley Water District, NV Energy, North Las Vegas, Nevada State Lands and the BLM regarding improvements along Iron Mountain Road and along Decatur for the Clark County Shooting Park. NV Energy is waiting for the arrival of the signed State Lands document allowing the encroachment onto their land east of Decatur. Upon receipt of such, the BLM will complete their authorizations, which will then allow NV Energy to submit final construction plans to the City of Las Vegas for their issuance of a construction permit. NV Energy has contractors signed and ready to break ground and install the off-sites and landscaping along the East and South sides of the substation upon final approval from the City.

Due to the Conservation Transfer Area (CTA) which borders the substation and the lack of development adjacent to the North and West sides of the substation; NV Energy is respectfully requesting a Four year review of deferment of the landscaping and off-sites along the North and West sides of the Iron Mountain Substation.

The City's cooperation with this project for the past six years has been greatly appreciated and NV Energy is looking forward to completing this project and working with the City on many others. Should you have any questions, please feel free to call me at 402-2421.

Sincerely,

A handwritten signature in black ink, appearing to read "Michelle Baltz", with a stylized flourish at the end.

Michelle Baltz, SR/WA
SR. Land Use Consultant

RQR-34327
07-15-09 CC