



Energy

May 29, 2009

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

Re: General Plan Amendment for the Northwest Substation Expansion

Dear Ms. Wheeler:

The Northwest Substation has been an intricate part of the electrical system for Nevada Power Company, d/b/a NV Energy since the early 1990's. NV Energy has recently annexed the property into the City of Las Vegas city limits via Annexation 27030, which will be effective June 3, 2009. The annexation changed the existing substation and vacant land to the east from Clark County Zoning R-U to City of Las Vegas Zoning C-V.

NV Energy has a Bureau of Land Management (BLM) Grant for 5 acres adjacent to the existing substation for the expansion of the facility. The 5 acres is a portion of Assessor's Parcel Number 126-01-201-016, which encompasses approximately 35 acres. To conform to City of Las Vegas code; NV Energy has submitted concurrently with this application a zone change from U (PCD) to C-V for the BLM land. To conform to the zone change and intended use, NV Energy is respectfully requesting your review and approval of a General Plan Amendment (GPA) from PCD to PF for Assessor's Parcel Numbers 126-01-101-002; 126-01-101-003; 126-01-101-004; 126-01-101-015; 126-01-101-007; 126-01-101-016 & 126-01-201-016. NV Energy owns in fee parcels 126-01-101-002 thru 004; 126-01-101-015 & 126-01-101-007. NV Energy has BLM Grants for parcels 126-01-101-016 & 5 acres of 126-01-201-016. A letter of concurrence from the BLM agreeing to the GPA is included in this application packet.

A Neighborhood Meeting is scheduled for the evening of June 23, 2009 at the Centennial Hills YMCA in the City of Las Vegas Community Resources Room.

Your review and consideration of this request is much appreciated. Should you have any questions or require additional information, please do not hesitate to call me at 702-402-2421.

Thank you for your time and consideration.

Sincerely,

Michelle Baltz, SR/WA
Sr. Land Use Consultant

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GPA-34706
07/23/09 PC



Date: May 29, 2009

To: City of Las Vegas Planning & Development Department

Subject: Nevada Power Company, d/b/a NV Energy, Acceptable Authorized Signatures

Dear Planning Staff:

A signature authorization letter was provided to Margo Wheeler, Secretary of the Planning Commission, on May 5, 2009 from Paul Kaleta that provided the following.

As of the date of issuance of this letter, Herbert Goforth is an Executive, Technical Services & Support of both SPPC and NPC, now d/b/a NV Energy. As of the date of issuance of this letter, Executives are authorized by senior management to sign contract commitments, expenditure approvals and disbursements on behalf of the Company up to \$1,000,000.

As of the date of issuance of this letter, James R. Saavedra is Director, Land Services for both SPPC and NPC, now d/b/a NV Energy. As of the date of issuance of this letter, Directors are authorized by senior management to sign contract commitments, expenditure approvals and disbursements on behalf of the Company up to \$500,000.

In addition to the above authority, certain transactions binding the Company require signature by leadership employees, as follows:

Land Services Director signature or higher is required for:

- (a) Relinquishments of easement granted on private property or rights contained in government patent rights;
- (b) Grants of easements; and
- (c) Land use permits required by local municipalities.

Mr. Kaleta's authorization letter is in effect until May 5, 2010.

If you have any questions or desire any additional information please contact me at 402-2421.

Respectfully yours,

Michelle Baltz, SR/WA
SR. Land Use Consultant
NV Energy

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United States Department of the Interior



BUREAU OF LAND MANAGEMENT

Southern Nevada District Office

Las Vegas Field Office

4701 N. Torrey Pines Drive

Las Vegas, NV 89130

<http://www.blm.gov/nv/st/en/fo/lvfo.1.html>

JUN 08 2009

In Reply Refer to:

N-52806

N-84249

2800 (NVS0056)

Ms. Margo Wheeler, A.I.C.P.

Director, City of Las Vegas Planning Department

731 South Fourth Street

Las Vegas, NV 89101

Re: GPA of APNS 126-01-101-016 & 126-01-201-016 (Application GPA-34706)

Dear Ms. Wheeler:

As required by Chapter 19.18.040 of the Las Vegas Zoning Code, the City of Las Vegas, Nevada (City) must obtain a letter of concurrence from the property owner prior to the General Plan Amendment (GPA) of parcels owned by a governmental entity. NV Energy has, or will be applying to the City for a zone change from U (PCD) to C-V (P-F) over and across approximately 40 acres of Federal land managed by the Bureau of Land Management (BLM) adjacent to and south of the Northwest Substation (BLM Right-of-Way Grants N-52806 and N-84249) within the City. The changing of the zoning necessitates the need for a GPA to be filed on this parcel and the parcels within the Northwest Substation.

The Bureau of Land Management (BLM) submitted a letter, dated May 28, 2009, addressing the subject GPA request. Following that submittal, NV Energy requested that BLM amend its submittal to include an additional government lot. Below is an amended version of the original submittal, to address the addition of a government lot and provide some additional information regarding the request.

A review of our records indicates that NV Energy is the Holder of rights-of-way authorizations for substation facilities located in T. 19 S., R. 59 E., Sec 1, lots 30, 34 thru 36 of Clark County, Nevada, and are identified by the Clark County Assessor's Office as APN: 126-01-101-016 and a portion of APN: 126-01-201-016.

The records review shows that at this time NV Energy does not have any applications for or authorized rights-of-way for substation sites located in T. 19 S., R. 59 E., Sec 1, lot 33, the N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, and the E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Clark County, Nevada, a portion of APN: 126-01-201-016. Though portions of the subject parcel do have rights-of-way authorizations held by NV Energy for linear power facilities.

In the letter that was previously submitted, T. 19 S., R. 59 E., sec. 1, lot 1 was referenced in error, please disregard its inclusion.

The BLM has reviewed NV Energy's request and determined that the parcels are within the Southern Nevada Public Land Management Act Boundary (P.L. 107-282) and are classified as suitable for disposal.

Therefore, the BLM has no objection to the GPA of these parcels by the City. If you need any additional information, please contact me at 702-515-5089.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Ramsey". The signature is fluid and cursive, with the first name "Bob" and last name "Ramsey" clearly distinguishable.

Program Manager
Power Project Team
Division of Lands