



May 29, 2009

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

Re: Rezoning 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 is respectfully requesting your review and approval of a zone change from U (PCD) to C-V for the BLM land. Since the 5 acres is a portion of the larger parcel, and no parcel map is anticipated to be done, NV Energy is requesting the zone change on the entire 35 acres. In addition to the BLM Grant allowing NV Energy to expand onto the 5 acres; NV Energy has obtained a letter of concurrence from the BLM allowing the zone change on the entire 35 acres.

Pursuant to zoning guideline 19.06.020, the C-V district is intended to provide for the development of electrical transmission facilities; therefore, the zone change will bring the zoning and the intended use into consistency with each other.

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

RECEIVED  
JUN - 2 2009

**ZON-34709**  
**07/23/09 PC**





Energy

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

RECEIVED  
JUN - 2 2009

ZON-34709  
07/23/09 PC





## 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-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: Zone Change of APN 126-01-201-016 (Application ZON-34709)

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 zone change 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 25 acres of Federal land managed by the Bureau of Land Management (BLM) and adjacent to and south of the Northwest Substation (BLM Right-of-Way Grant N-84249) within the City.

The Bureau of Land Management (BLM) submitted a letter, dated May 28, 2009, addressing the subject zone change 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 a right-of-way authorization for substation facilities located in T. 19 S., R. 59 E., Sec 1, lot 34 of Clark County, Nevada, and identified by the Clark County Assessor's Office as 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., 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.

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

Therefore, the BLM has no objection to the zone change of this parcel 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 "Art Ransel". The signature is fluid and cursive, with the first name "Art" and last name "Ransel" clearly distinguishable.

Program Manager  
Power Project Team  
Division of Lands