



June 26, 2018

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

RE: NV Energy Variance Request

NV Energy requests the City of Las Vegas grant a variance to the Unified Development Code (UDC) section 19.10.020, subsection F, "Utility Installations". The code calls for utility installations in the C-V (Civic) zoned properties to be screened from surrounding properties with a decorative block wall consisting of at least 20% contrasting materials and/or colors. We are requesting a variance from the block wall and contrasting materials requirement.

NV Energy's Highland Substation fence is being cut frequently by people trespassing onto the substation to steal copper and vandalize equipment, which creates a significant life safety issue. If the fence cannot be replaced with a technically feasible alternative, we will be forced to maintain the existing situation and police it as best as we can.

NV Energy is proposing to replace the existing fencing with an Anti-Cut & Anti-Climb expanded metal fence that provides for heavy gauge mesh and small mesh openings that resist common cutting tools and hand or foot holds. The expanded metal fencing, because of its tighter mesh, will also provide more screening than the existing chain link fence. A similar type of fencing was installed on the property adjacent to the west side of the property.

Highland Substation is in a highly industrialized area, our northern perimeter fence abuts an overpass, our eastern property boundary abuts the railroad tracks, the southern boundary abuts an industrial development and another 25% of the perimeter fence is screened from the public by an adjacent neighbor to the West, who understands the issue and is supportive of our application.

NV Energy would typically achieve compliance with the requirement for a decorative wall at a substation through the use of CMU block, creating a contrast through split face vs smooth block and/or color differentiation. In this instance it is not feasible because of the existing underground feeders and overhead distribution poles on or in close proximity to the property line, especially along the west side. (See site plan exhibit.) The wall footings along this section would also result in restricting the underground feeders for several hundred feet, impeding maintenance and /or operations if an emergency condition were to occur in the duct banks.

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The strict application of the zoning regulation would result in exceptional difficulties and place an undue hardship upon NV Energy in the operation of its existing facilities and jeopardize our ability to adequately provide service to our customers. This is an extraordinary circumstance that is only applicable to this parcel and if a variance from the UDC were granted it would relieve the difficulties and hardship(s). NV Energy believes the requested relief can be granted without detriment to the public good or any impairment to the intent and purpose of the UDC.

NV energy believes that approval of the variance supports our ability to manage the orderly and efficient provision of adequate levels of electric services necessary to support the community; and the variance approval will preserve and enhance the safety, health and welfare of the Citizens of Las Vegas.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Sullivan", with a small horizontal line at the end.

Mark Sullivan
Land Use Advisor