



December 19, 2022

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 and allows a wall up to 8 feet in height. We are requesting a variance from the height limit to allow for a 10 foot block wall and from the decorative and contrasting materials requirement.

NV Energy's Artesian Substation currently has a 10 foot Cement Masonry Unit (CMU) decorative block wall on the west and south sides (the street facing portions) of the Assessor's Parcel Number 139-25-407-006. The balance of the site (north and west) is surrounded by 6 foot chain-link fence topped with 1 foot of 3 strand barbed wire. The chain link fence is being cut frequently by trespassers onto the substation property who steal copper and vandalize equipment, which creates a significant life safety issue as well as vulnerability to the electric grid.

We are requesting a variance to the height and to the decorative wall requirement found in the UDC as we would like to match the height of the existing wall on the west and south sides of parcel with a 10 foot expressionless CMU block wall on the north and east side of the parcel. The CMU wall would also typically provide a higher level of screening but in this case the site is largely screened by the neighboring parcels walls.

Artesian Substation is in an area that has several adjacent use types. Of the approximately 570 feet on the northern parcel boundary, 115 feet is adjacent to Graleys Tire shop, (northwest side), to the immediate east of Graley's and representing 130 feet of parcel boundary it appears to be a storage container yard and for the balance of the northern boundary we are adjacent to Mcknight senior housing development (approx. 325 feet). The Substations eastern property boundary abuts what appears to be an auto wrecking yard and a vacant parcel, under the same ownership. The Neighboring properties on the northern boundary currently have a 6 foot block wall screening the substation from the housing development. On the eastern boundary there is a 8 foot CMU block wall also screening the site.

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,
Mark Sullivan
Land Use Advisor

23-0007
02/15/2023