

PLANNING & DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

October 27, 1998

Mr. Jeff Rhoads
The Howard Hughes Corporation
P. O. Box 14000
Las Vegas, Nevada 89114-4000

RE: U-119-98 - SPECIAL USE PERMIT

Dear Mr. Rhoads:

Your request for a Special Use Permit on property located at the northwest corner of the Western Beltway and Far Hills Way FOR TWO ELECTRIC SUBSTATIONS AND OVERHEAD TRANSMISSION LINES, PF (Public Facilities) Zone, Ward 2 (Adamsen), APN: 137-22-000-003, 137-26-201-001, 137-27-301-002, 137-27-000-002 and 003, was considered by the Planning Commission on October 22, 1998.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

1. In the event that the reservoir block wall is not built prior to the construction of the Far Hills Substation, a minimum 8 foot tall block wall shall be install along the east property line.
2. A revised site plan and detailed wall plan depicting a minimum 8 foot tall masonry wall along the east property line of the Far Hills Substation shall be submitted for review and approval by the Planning and Development Department prior to the issuance of any permits.
3. A detailed landscape plan shall be submitted for review and approval by the Planning and Development Department prior to the issuance of any permits.
4. All development shall be in conformance with the site development plan and landscape plans contained in the application file and as required by these conditions.

Mayor
Jan Lavery Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

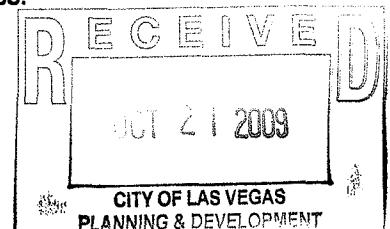
City Manager
Virginia Valentine



*Letter from
Neighborhood
Council*

5. If not already constructed or guaranteed by the Master Developer at the time of construction of this site, construct half-street improvements including appropriate overpaving (if legally able) adjacent to each of these two sites concurrent with development of these sites as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to these sites needed for the future traffic signal system concurrent with development of these sites.

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6.

Provide two lanes of paved legal access to each of the two substation sites prior to occupancy of either of the sites as required by the Department of Public Works.

7.

All driveways accessing these two sites shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

8.

An addendum to the previously approved Village 20 Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, ~~or submit of any construction drawings~~, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.

9.

All City Code requirements and design standards of all City departments must be satisfied.

This item will be considered by the City Council on November 23, 1998 at 2:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative choose not to attend, the City Council may act in your absence without your input.

Sincerely,

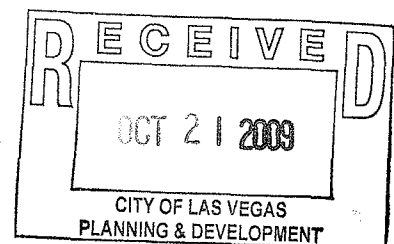
Kira Wauwie

Kira Wauwie, Senior Planner
Current Planning Division

KW:cl

cc: Ms. Nicki Trulli-Ahms
Nevada Power Company
P. O. Box 230, MS9
Las Vegas, Nevada 89151

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