



Development
Services Center
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Las Vegas, NV 89101

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Urban Planning 702 638-3333
Current Planning 702 638-3333
www.ci.lasvegas.nv.us



006038

December 22, 1998

Mr. Mark Zackman
Howard Hughes Properties, Inc.
3800 Howard Hughes Parkway
Las Vegas, Nevada 89109

RE: U-149-98 - SPECIAL USE PERMIT

Dear Mr. Zackman:

Your request for a Special Use Permit on property located on the south side of Park Run Drive, approximately 1,000 feet west of Town Center Drive, FOR A PROPOSED 30,474 SQUARE FOOT TELEVISION BROADCAST FACILITY, PC (Planned Community) Zone, Ward 2 (Adamsen), APN: 137-36-410-003, was considered by the Planning Commission on December 17, 1998.

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

1. The satellite dishes shall be screened by a 17 foot, 6 inch tall screening wall along the north side of the satellite farm, a 17 foot, 6 inch tall screening wall extending 27 feet south along the east side of the satellite farm, and supplemental landscaping shall be provided along the south and east property lines to provide screening of the south and southeast sides of the satellite dishes. The wall shall be designed as an integral part of the building's architecture and shall contain decorative features that mirror the office building.
2. All signs shall conform with the standards and requirements of the Summerlin Development Standards.
3. An amended site plan, elevations, match plan, and landscape plan depicting conformance with these conditions shall be submitted for review and approval by the Planning and Development Department prior to the issuance of any permits.
4. Site development shall comply with applicable Conditions of Approval for Z-135-93, SV-43-95, the requirements of Title 19A, the Las Vegas Urban Design Guidelines and Standards, all other site related actions as required by the Planning and Development Department.
5. Unless already constructed or guaranteed by the Master Developer, construct all incomplete half-street improvements (sidewalk) on Park Run Drive adjacent to this site concurrent with development of this site as required by the Department of Public Works.
6. Meet with the Traffic Engineering representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. The proposed driveway shall be located opposite of or a minimum of 2210 feet from any existing or proposed driveways on Park Run Drive.

Mayor
Jan Lorenz Jones

Councilmen
Annie Adamsen
Members: McDonna
Gary Reese
Larry Brown

City Manager
Virginia Valentine



7. An update to the previously approved 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 as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.
8. Site development to comply with all applicable Conditions of Approval for the Summerlin Village 12 Business Park, Unit 2C, Lot 6 Commercial Subdivision and all other site-related actions as required by the Department of Public Works.
9. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
11. All City Code requirements and design standards of all City departments must be satisfied.
12. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
13. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
14. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
17. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

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18. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

This item will be considered by the City Council on January 11, 1999 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, Senior Planner
Current Planning Division

KW:cl

cc: Mr. Delbert R. Parks, III
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