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005883

CITY of LAS VEGAS

December 22, 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:

The City Council at a regular meeting held November 23, 1998 APPROVED the 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, PC (Planned Community) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 24, 1998. This approval is subject to:

1. A visible sign be installed on the property to notify prospective buyers purchasing property in the area of the future development of the substation.
2. In the event that the reservoir block wall is not built prior to the construction of the Far Hills Substation, a minimum eight foot high block wall shall be installed along the east property line.
3. 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.
4. A detailed landscape plan shall be submitted for review and approval by the Planning and Development Department prior to the issuance of any permits.
5. 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.

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Mr. Jeff Rhoads
U-119-98 – Page Two
December 22, 1998

6. 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 prior to the hardsurfacing of the required road improvements.
7. Provide appropriate dust mitigation measures in a method acceptable to the City along the proposed access corridors to each of the two substation sites concurrent with onsite construction activities as required by the Department of Public Works.
8. 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.
9. A site-specific 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 submittal 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.
10. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,


BARBARA JO RONEMUS
City Clerk

/ac

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services

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