



September 11, 1998



Howard Hughes Properties, Incorporated
1645 Village Center Circle
Las Vegas, Nevada 89134

RE: U-103-98 - SPECIAL USE PERMIT

Dear Applicant:

Your request for a Special Use Permit on property located on the northeast corner of Spring Gate Lane and Trailwood Drive FOR THE OFF-PREMISE SALE OF BEER AND WINE, GASOLINE SALES AND AN AUTOMATED CAR WASH IN CONJUNCTION WITH A PROPOSED 2,371 SQUARE FOOT CONVENIENCE STORE, PC (Planned Community) Zone, Ward 2 (Adamsen), APN: 138-19-418-001, was considered by the Planning Commission on September 10, 1998.

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

1. 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.
2. Remove all substandard public street improvements and 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.
3. An addendum to the previously approved Master Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior the issuance of building or grading permits for this site, whichever may occur first, as required by the Department of Public Works.
4. Site development to comply with all applicable conditions of approval for the Trails Village Center, Summerlin Village 7, the Summerlin Development and Improvement Standards and all other site-related actions as required by the Department of Public Works.
5. All development shall be in conformance with the site plan and building elevations.
6. 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.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.



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8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
9. All City Code requirements and design standards of all City departments must be satisfied.
10. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
11. 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.
12. 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.
13. 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 October 12, 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



Andrew P. Reed, Planner II
Current Planning Division

APR:sd

cc: Mr. Joe Gengo
Herbst Oil Company
5195 Las Vegas Boulevard South
Las Vegas, Nevada 89119

Mr. Errol Hill
1614 Maryland Parkway
Las Vegas, Nevada 89104