



061987



May 26, 2006

Ms. Andrea Nilson  
Albertsons, Inc.  
250 Park Center Boulevard  
Boise, Idaho 83726

RE: SDR-10505 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF APRIL 19, 2006  
RELATED TO SUP-10514 AND SUP-10520

Dear Ms. Nilson:

The City Council at a regular meeting held April 19, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 153,650 SQUARE FOOT ADDITION TO AN EXISTING COMMERCIAL CENTER on 18.9 acres located at 8420 Tule Springs Road (APN 125-17-610-009), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on April 20, 2006. This approval is subject to:

Planning and Development

1. The maximum building height of the storage building shall be 33 feet from natural grade.
2. Adjacent to the storage facility on the east property line there shall be 24-inch box trees, 15 feet on center.
3. The applicant shall work with the Planning and Development Department to upgrade the storage facility's façade, material, and color.
4. Special Use Permits SUP-10514 and SUP-10520 approved by the City Council.
5. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
6. All development shall be in conformance with the site plan, date stamped 1/27/06; building elevations, date stamped 11/29/05; and the building elevations, date stamped 1/27/06, for the mini storage facility except as amended by conditions herein.

LAS VEGAS CITY COUNCIL

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CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

18112-001-06-05  
CLV 7009



7. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08.
13. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits
15. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
16. 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.
17. All City Code requirements and design standards of all City departments must be satisfied.

Ms. Andrea Nilson  
SDR-10505 – Page Three  
May 26, 2006

Public Works

18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
19. Site development to comply with all applicable conditions of approval for Z-76-98, the Tule Springs Village (Commercial Subdivision) and all other subsequent site-related actions.

Sincerely,



Carmel Viado  
Deputy City Clerk I for  
Barbara Jo Ronemus, City Clerk



Margo Wheeler  
Director  
Planning and Development Department

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

Mr. Larry Hawker  
Vertical Holdings  
1620 Saintsbury Drive  
Las Vegas, Nevada 89144

Mr. Tim Grattan  
Dekker/Perich/Sabatini  
1 Homes Sabatini Way  
Henderson, Nevada 89014