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LAS VEGAS CITY COUNCIL

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CITY MANAGER

February 21, 2006

Albertsons, Inc.  
250 Park Center Boulevard  
Boise, Idaho 83726

RE: SDR-9827 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF FEBRUARY 15, 2006

Dear Applicant:

The City Council at a regular meeting held February 15, 2006 APPROVED the request for a Site Development Plan Review FOR TWO PROPOSED RETAIL BUILDINGS TOTALING 12,500 SQUARE FEET AND A 2,700 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH on 1.97 acres located on the northwest corner of Grand Teton Drive and Durango Drive (APN 125-08-813-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial). The Notice of Final Action was filed with the Las Vegas City Clerk on February 16, 2006. This approval is subject to:

Planning and Development

1. 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
2. All development shall be in conformance with the site plan and building elevations, date stamped 11/29/05, with the deletion of the drive-through lanes, except as amended by conditions herein.
3. The applicant shall comply with all sign requirements of Title 19, subject to review and approval by the Planning Department.
4. The trash enclosure located within 50 feet of the western property line shall be relocated to comply with the residential adjacency requirements, subject to review and approval by the Planning Department.
5. The perimeter buffer located along the north property line shall be increased from 5.95' to 8' to comply with the landscape and buffer requirements of Title 19, subject to review and approval by the Planning Department.

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18112-001-06-05  
CLV 7009

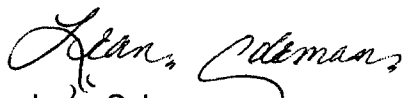


6. No additional restaurants or more parking intensive uses shall be permitted to be located within the site, unless the parking requirements of the zoning ordinance can be met, subject to review and approval by the Planning Department.
7. A permanent underground sprinkler system shall be installed in 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 of 22% reflectivity.
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. 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.
13. 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.
14. 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.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Construct half-street improvements on Grand Teton Drive and Durango Drive adjacent to this site including the required bus turnout on Grand Teton Drive concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
  
17. 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.

Sincerely,



Leán Coleman  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk

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

Mr. Loy Taylor  
Novasource  
2180 South 1300 East, Suite #410  
Salt Lake City, Utah 84106

Mr. Jeff Randall  
Great Basin Engineering  
2010 North Redwood Road  
Salt Lake City, Utah 84116