



053917

May 10, 2005

Wal-Mart Stores, Inc.
1301 S.E. 10th Street
Bentonville, Arkansas 72716

RE: SDR-5896 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MARCH 16, 2005

Dear Applicant:

The City Council at a regular meeting held March 16, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 12,360 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND WAIVERS OF FOUNDATION LANDSCAPING AND THE 20-FOOT PERIMETER LANDSCAPING REQUIREMENT on 1.76 acres adjacent to the northeast corner of Craig Road and Jones Boulevard (APN a portion of 138-01-219-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 17, 2005. 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 Council.
2. Conformance to all applicable Conditions of Approval for Rezoning (Z-0108-88), Site Development Plan Review [Z-0108-88(15)], Tentative Map (TM-0024-99), Final Map (FM-0077-99), and Master Sign Plan (MSP-5003).
3. All development shall be in conformance with the site plan and building elevations date stamped 12/28/04 of Site Development Plan Review [SDR-5896] except as amended by conditions herein.
4. Prior to the submittal of a Final Map, 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.

LAS VEGAS CITY COUNCIL

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MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
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18112-001-1-05
CLV 7009



5. That the revised landscape plan shall also be submitted to the Collections Systems, Planning Section of Public Works for approval of the placement and type of landscaping along Craig Road prior to any building permits being issued.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council 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 revised landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
9. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements.
 - (a) The plan is to include a listing of all infrastructure improvements along with assignment of maintenance responsibility to a common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components.
 - (b) The agreement must be approved by the City of Las Vegas and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan.
 - (c) The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met and the City of Las Vegas is then required to provide for said maintenance.
 - (d) The adoption process must include recordation of the plan against all parcels prior to approval of the final map.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. All City Code requirements and design standards of all City departments must be satisfied.
14. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map or building permit, to reflect the move of the east pylon sign proposed for the Craig Boulevard frontage so that it will be located a minimum of 73'-6" from the nearest single-family property to the east in accordance with the Residential Protection Standards listed in Title 19.14. and Master Sign Plan MSP-5003.

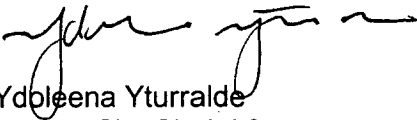
Public Works

15. 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 concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
16. No structures shall be built within the existing public sewer easements located along the south and east portion of this site.
17. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
18. 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, the submittal of any construction drawings, or the recordation of a Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

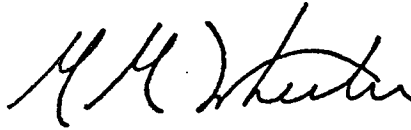
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19. Site development to comply with all applicable conditions of approval for Z-108-88, the Alta Mira Plaza (Commercial Subdivision) and all other subsequent site-related actions.

Sincerely,



Ydoleena Yturralde
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development

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

Mr. Carl Pitt
Amsource Companies
358 South Rio Grande, Suite #200
Salt Lake City, Utah 84101

Mr. Jeff Randall
Great Basin Engineering
2010 North Redwood Road
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