



016412

September 6, 2001

Mr. Jerry Benintendi
American Stores Properties, Inc.
P. O. Box 20
Boise, Idaho 83726-0020

RE: Z-0097-90(8) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 15, 2001
Related to U-0094-01

Dear Mr. Benintendi:

The City Council at a regular meeting held August 15, 2001 APPROVED the request for a Site Development Plan Review FOR A PROPOSED FUELING STATION (ALBERTSON'S EXPRESS) on the northeast corner of Vegas Drive and Buffalo Drive (APN: 138-22-418-001), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 16, 2001. This approval is subject to:

Planning and Development

1. Site development shall conform to the submitted plans and elevations, except as amended by conditions.
2. The site landscaping shall be amended to reflect conformance with the submitted landscape plans (i.e. removal of the turf).
3. The elevations for the gasoline canopy shall be revised to depict a mansard roof element with a vertical change of at least two feet, featuring concrete tile roofing material.
4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
5. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C). In addition, all lighting on the underside of the gasoline canopy shall be fully recessed.
6. Landscaping and a permanent underground sprinkler system shall be installed 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.

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

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7. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
8. Conformance to all applicable conditions of approval for Rezoning (Z-0097-90), Site Development Plan Review [Z-0097-90(5)] and all other subsequent site-related actions as required by the Department of Public Works and the Planning and Development Department.

Public Works

9. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
10. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed 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.

Sincerely,



GABRIELA S. PORTILLO-BRENNER
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

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

Mr. Chris Huss
Albertson's
6850 West Spring Mountain Road
Las Vegas, Nevada 89146

Mr. Robert Gronauer
Kummer, Kaempfer, Bonner & Renshaw
3800 Howard Hughes Parkway 7th Floor
Las Vegas, Nevada 89109