



000917



June 19, 2000

Mr. Pichat Pojanasomboon
on behalf of Albertson's
10120 Edmoudson
Rolla, Missouri 65401

MAYOR
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CITY COUNCIL
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(MAYOR PRO-TEM)
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LARRY BROWN
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LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

RE: Z-0076-98(14) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 17, 2000
Related to U-0026-00, U-0027-00, U-0028-00, U-0041-00

Dear Mr. Pojanasomboon:

The City Council at a regular meeting held May 17, 2000 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 208,211 SQUARE FOOT SHOPPING CENTER on 23.28 Acres on the northwest corner of Farm Road and Tule Springs Road (APN: 125-17-601-002), TC (Towncenter) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 18, 2000. This approval is subject to:

1. The gas sales canopy and associated support columns shall have an exterior finish treatment to match the remainder of the shopping center, as required by the Planning and Development Department.
2. All rear and side elevations of all buildings shall have an enhanced appearance matching that of the front elevations as required by the Planning and Development Department. Accent tiles, pilasters, and crown moldings shall be compatible throughout the site.
3. The high peaked roof on the front of the convenience market will extend across the top and connect to the rear so that this roof feature will extend along the full depth of the building.
4. Wallpack lighting shall not be allowed on the front elevation of the proposed buildings, but is acceptable on the rear elevations, with shielding. Lighting standards within the parking areas shall be no more that 20 feet in height. All lighting standards on the site shall utilize 'shoe-box' fixtures and downward directed lights.
5. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).

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6. 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. This plan shall provide one twenty-four inch box tree for every six spaces within the parking areas. The trees shall be placed within minimum five-foot wide planter islands. This plan shall also indicate the required three foot berm and six-foot tall decorative block wall in the landscape planter along the east property line.
7. Pylon sign "C" shall be replaced with a monument sign similar to sign "B" with a maximum area of 75 square feet, minimum setback of 5 feet, and with a maximum height of 8 feet.
8. Monument sign "A" shall be replaced with a sign with a maximum area of 75 square feet, minimum setback of 5 feet, and a maximum height of 8 feet.
9. No drive-through restaurants shall be allowed.
10. Signs on the face of the buildings shall be compatible throughout the project site.
11. Landscaping shall utilize drought tolerant varieties of plants, shrubs, and trees.
12. Sidewalks along the site's perimeter shall all be meandering within the landscape amenity zone and sidewalk right-of-way.
13. Planter boxes shall be provided in front of the Anchor tenant and Albertson's pads.
14. The 25 foot wide trail with meandering sidewalks, lighting, screen and/or block wall, and landscaping along Tule Springs Road and adjacent to the residential development of Pine Meadows on the north side shall be completed along with Phase 1 of the project. Provide pedestrian walkway easements for all perimeter sidewalks not located within the public right-of-way. Provide pedestrian walkway easements for all **perimeter** sidewalks not located within the public right-of-way.
15. The truck delivery route with one-way access along the east and north sides of the site shall be completed with Phase 1.
16. All pedestrian "gateways" and bus turn-outs shall be completed with Phase 1.
17. Pedestrian access shall be provided from the intersection of Farm Road and Durango Drive to the C-mart at Pad 7.
18. Any significant changes to the site plan shall be brought forward in a public hearing.

19. Dedicate 60 feet of right-of-way adjacent to this site for Durango Drive, 40 feet for Farm Road, 30 feet for Tule Springs Road, a 20 radius for the northeast corner of Tule Springs Road and Farm Road, a 54 radius for the southeast corner of Farm Road and Durango Drive and appropriate other right-of-way in accordance with Standard Drawing Numbers 234.1 and 234.2, as determined by the required Traffic Impact Analysis, prior to the issuance of any permits. (Public Works)
20. Construct half-street improvements including appropriate overpaving (if legally able) on, Farm Road, Tule Springs Road and Durango Drive adjacent to this site concurrent with development of this site. Improvements on Durango Drive shall include an appropriate transition to full width at the intersection with Farm Road and extend full width to the southwest to tie into the touchdown point of the Durango Interchange; such transition and extension may be temporary "Goecke Paving". 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 required improvement shall conform to Town Center Standards. All required improvements on Durango Drive and Farm Shall commence construction within two years of approval of this action by the City Council. Failure to comply shall result in this item being reconsidered by the City Council. (Public Works)
21. 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. (Public Works)
22. Prior to or concurrent with the submittal of construction drawings, submit to the Department of Public Works a Master Street Light Plan for all public streets adjacent to this overall site. (Public Works)
23. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate public sewer connections. (Public Works)
24. 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. (Public Works)

25. A 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 the recordation of a Final Map for this site. 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 or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of 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, or 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. (Public Works)
26. 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, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible 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, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer. (Public Works)
27. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-76-98 and all other subsequent site-related actions, as required by the Planning and Development Department and the Department of Public Works.
28. All development shall be in conformance with the Site Development plan and building elevations.

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29. 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. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
30. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
31. All City Code requirements and design standards of all City departments must be satisfied.
32. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
33. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
34. 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.
35. 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 transportation hazards.
36. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
37. 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 Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,


BARBARA JO RONEMUS
City Clerk

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

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