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000883

April 18, 2000

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

**RE: Z-0108-88(14) - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Benintendi:

Your request for a Site Development Plan Review FOR A PROPOSED 123,221 SQUARE FOOT SHOPPING CENTER on 12.55 acres on the northwest corner of Craig Road and Decatur Boulevard (APN: 138-01-619-001), C-1 (Limited Commercial) Zone, Ward 6 (Mack), was considered by the Planning Commission on April 13, 2000.

The Planning Commission voted to recommend APPROVAL of your request, subject to the following:

1. The rear and side elevations of all buildings shall be enhanced to be consistent with the appearance of the front elevations.
2. The landscape islands within the parking lot shall be revised to include two 24-inch box trees with shrubs and ground cover as required by the Planning and Development Department.
3. The gas sales canopy and associated support columns shall have a stucco exterior and shall be designed to be architecturally compatible with the remainder of the shopping center as required by the Planning and Development Department.
4. Dedicate all required rights-of-way required by Standard Drawings #201.1, #234.1 and #234.2 unless the Traffic Engineer provides written documentation that determines such right-of-way is not needed. (Public Works)
5. 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 prior to occupancy of this site. (Public Works)
6. 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)

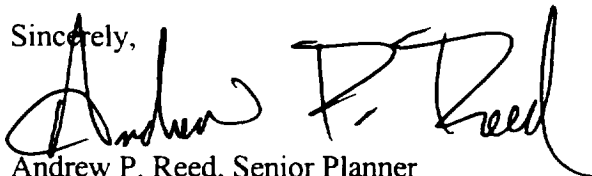
7. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City 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. The Traffic Impact Analysis shall also a section addressing possible median modifications on Craig Road. (Public Works)
8. Obtain an Occupancy Permit for all landscaping and private improvements (driveways) in the Craig Road public right-of-way adjacent to this site prior to the issuance of any permits. (Public Works)
9. 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, 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)
10. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-108-88, the Rancho Alta Mira Plaza (Commercial Subdivision) and all other subsequent site-related actions. (Public Works)
11. All development shall be in conformance with the site plan (as amended by the above conditions) and building elevations.
12. 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.
13. 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.

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14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
15. All City Code requirements and design standards of all City departments must be satisfied.
16. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
17. 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.
18. 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 for transportation hazards.
19. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
20. 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 Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

This item will be considered by the City Council on May 17, 2000, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative choose not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, Senior Planner  
Planning and Development Department  
Current Planning Division

APR:sd

cc: Mr. Jerry Benintendi  
Albertson's  
P. O. Box 20  
Boise, Idaho 83726-0020

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

## **ADDITIONAL CONDITIONS**

### **Z-0108-88(14)**

1. Two feet of wrought iron fencing will be added (to match the existing wrought iron decoration located on Craig adjacent to the Rancho Alta Mira Park) to the top of the existing block wall that is adjacent to Rancho Alta Mira Homes.
2. Existing landscape elevation at the northeast corner of the project (located at Decatur) will match the landscape elevation of Rancho Alta Mira.
3. Provide landscaping mow curb at the property line from existing wall to back of sidewalk to match existing landscape mow curb of Rancho Alta Mira property.
4. Provide enhanced architectural features by adding a decorative diamond shaped band at the rear of the buildings.
5. Close the existing opening in the block wall which currently provides access from Rancho Alta Mira Homes to the proposed shopping center and provide a new opening closer to Craig (past the end of the proposed building). A six foot concrete block "L" shaped screen wall will screen the view of the opening from the traffic on Craig Road. A bollard or set of bollards will be placed in the opening to detract shopping carts from passing through the opening.
6. Conformance to conditions of approval for V-15-98.