

PLANNING COMMISSION MEETING

February 10, 2026
6:30 p.m.

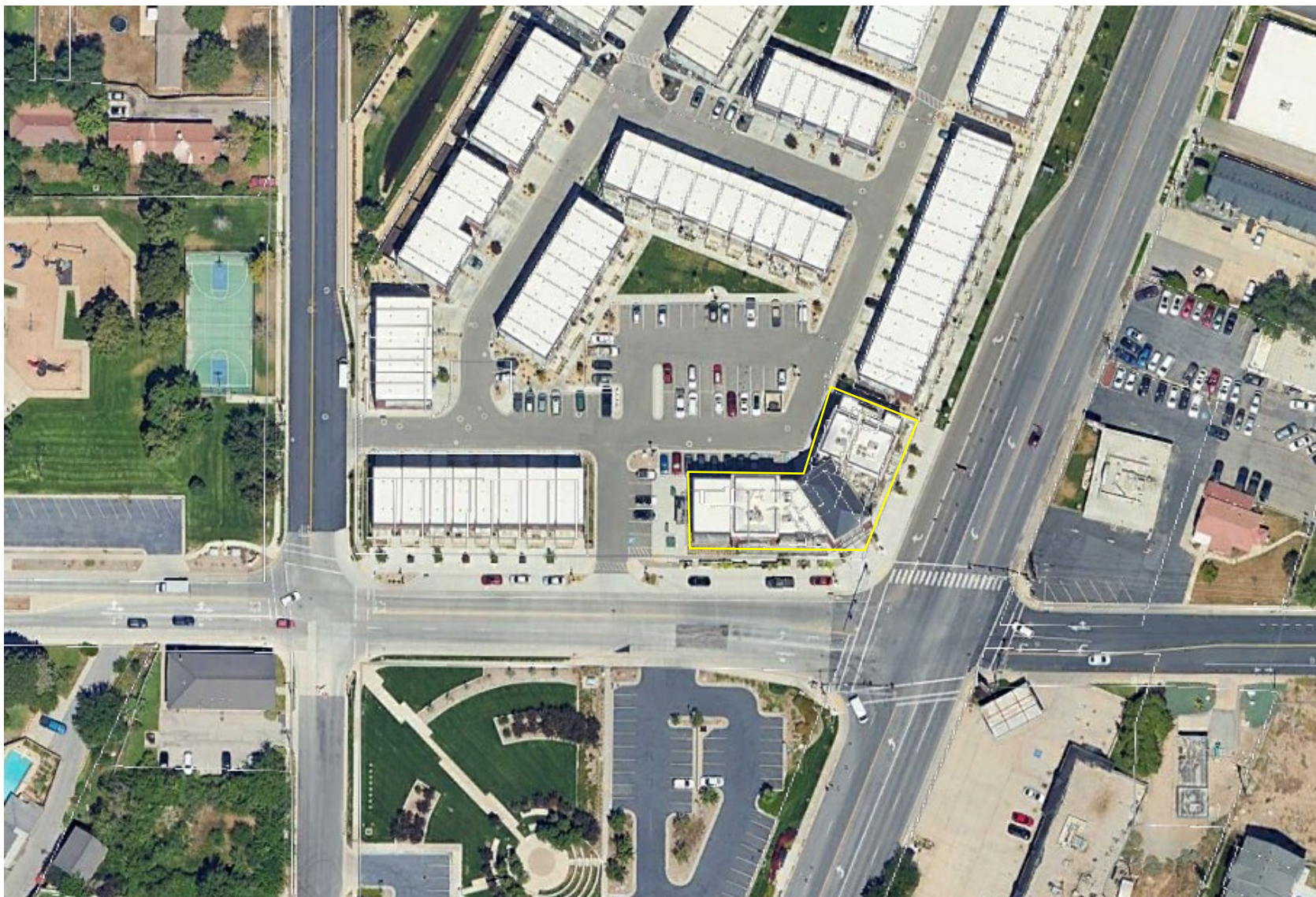


CITIZEN COMMENT

Plat Amendment
NSL City Center
45 E Center Street



Development/Application Aerial



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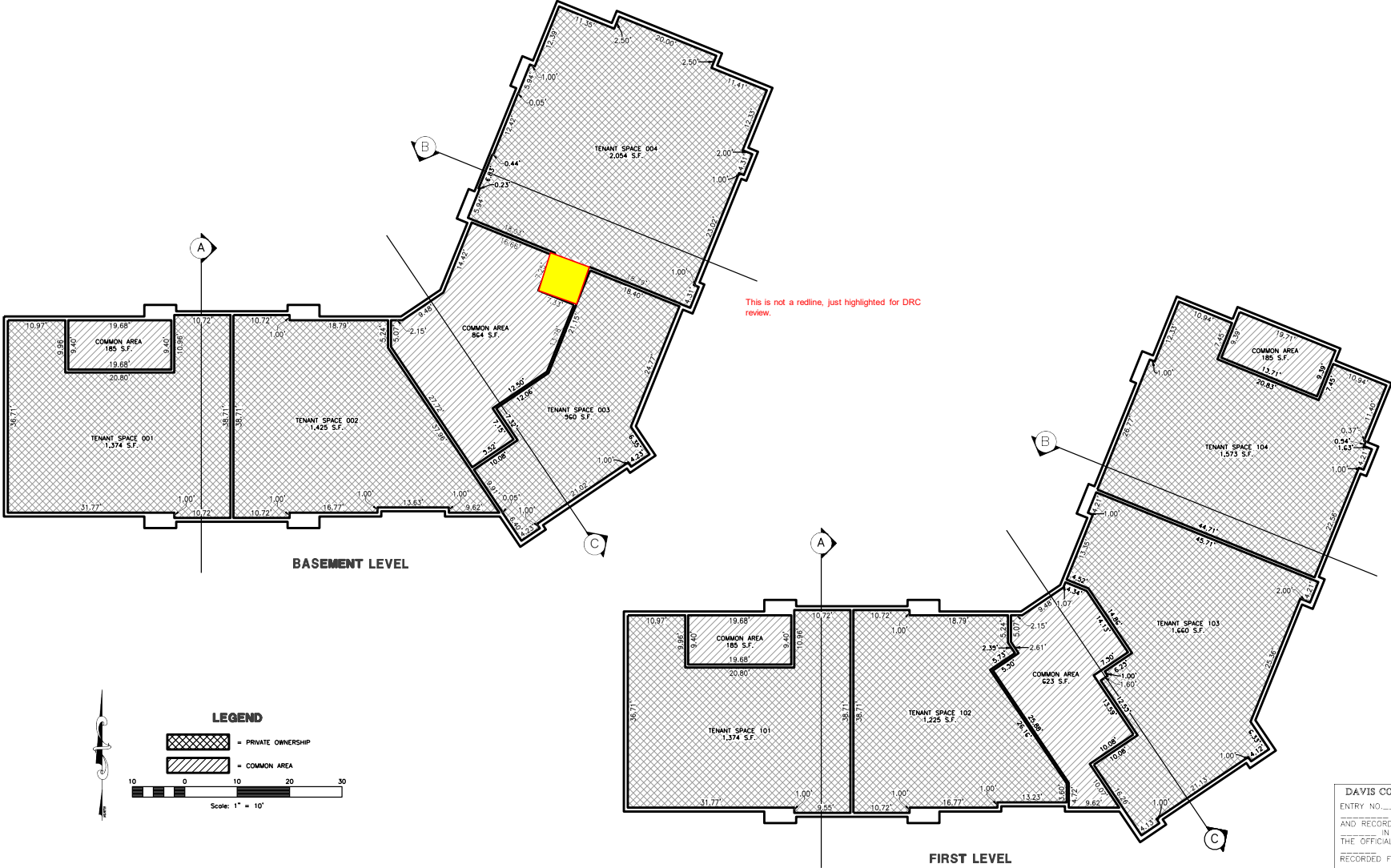
Correct Date

9. THE INTERIOR WATER LINE AND STORM DRAIN IMPROVEMENTS ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOA.

THE PURPOSE OF THIS PLAT IS TO AMEND UNIT
TENANT SPACE 004 AND COMMON AREA OF NORTH
SALT LAKE - CITY CENTER CONDOMINIUMS AS
SHOWN HEREON

NORTH SALT LAKE - CITY CENTER CONDOMINIUMS 1ST AMENDMENT

AMENDING UNIT TENANT SPACE 004 AND COMMON AREA OF NORTH SALT LAKE - CITY CENTER CONDOMINIUMS
ALL OF COMMERCIAL LOT 57 NORTH SALT LAKE CITY CENTER
PART OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
JANUARY, 2026



Plat Amendment
NSL City Center

Proposed Motion:

I move that the Planning Commission approve the plat amendment for North Salt Lake City Center Condominiums with the following condition:

1. Correction of minor redlines

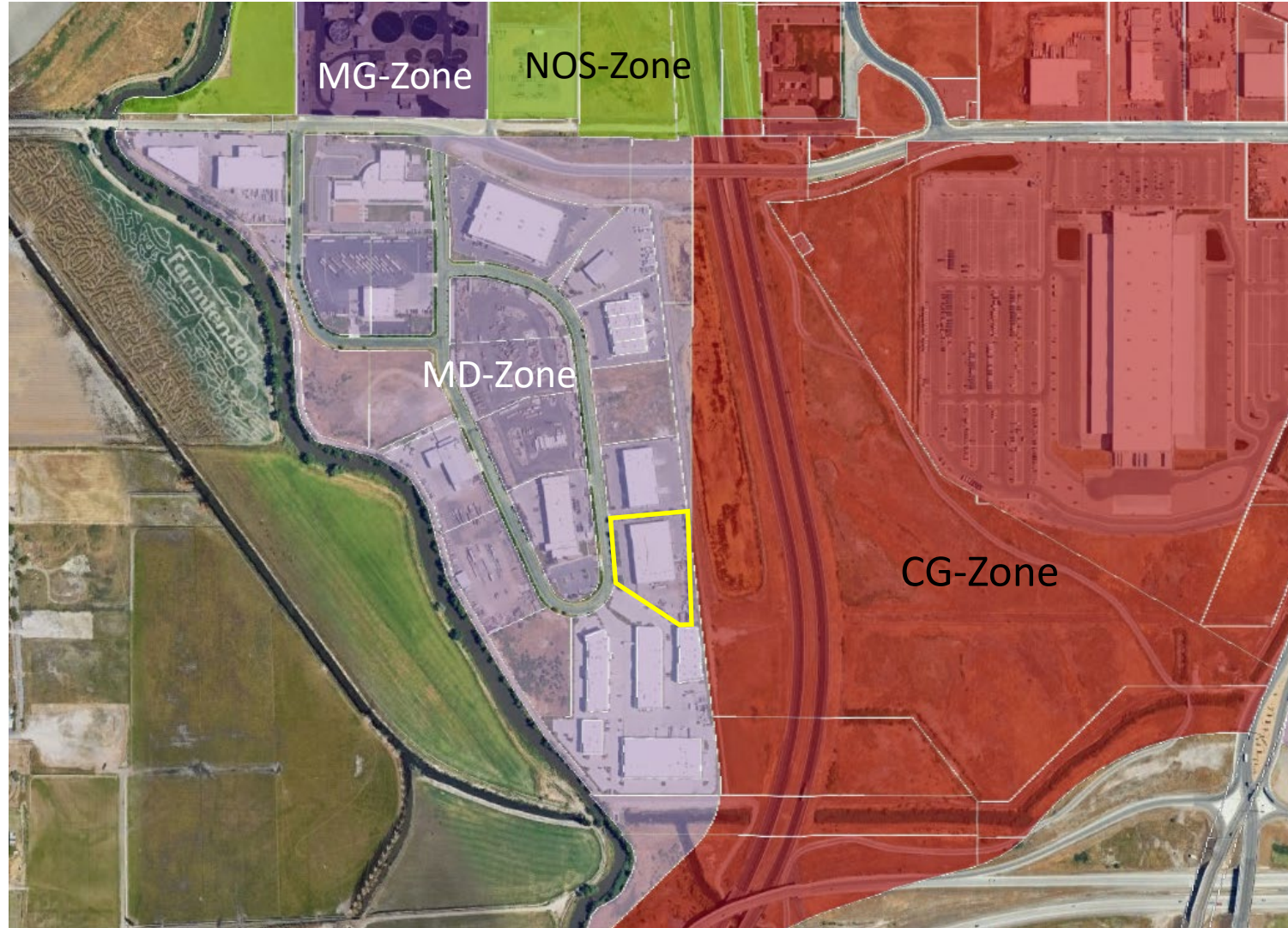
Plat Amendment
River Bend Industrial
Subdivision

Lot 7

215 S Riverbend Way



River Bend Industrial Condo Zoning





River Bend Industrial Condo Aerial



RIVER BEND INDUSTRIAL CONDOMINIUM PLAT
AMENDING LOT 7 RIVER BEND INDUSTRIAL SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 10
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH
FEBRUARY 2026

Found Northwest Corner
Section 10, T.1N., R.1W., SLB&M

04 03
09 10
N89°55'30"E 1235.33'

N89°55'30"E 5285.78' (5285.69') BASIS OF BEARING

Found Northeast Corner
Section 10, T.1N., R.1W., SLB&M

04 03
09 10



Legend of Symbols
& Abbreviations

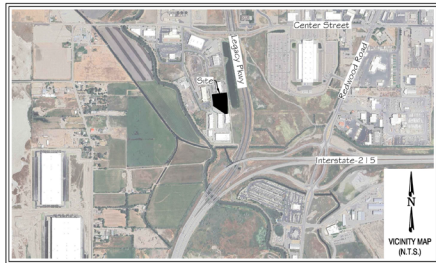
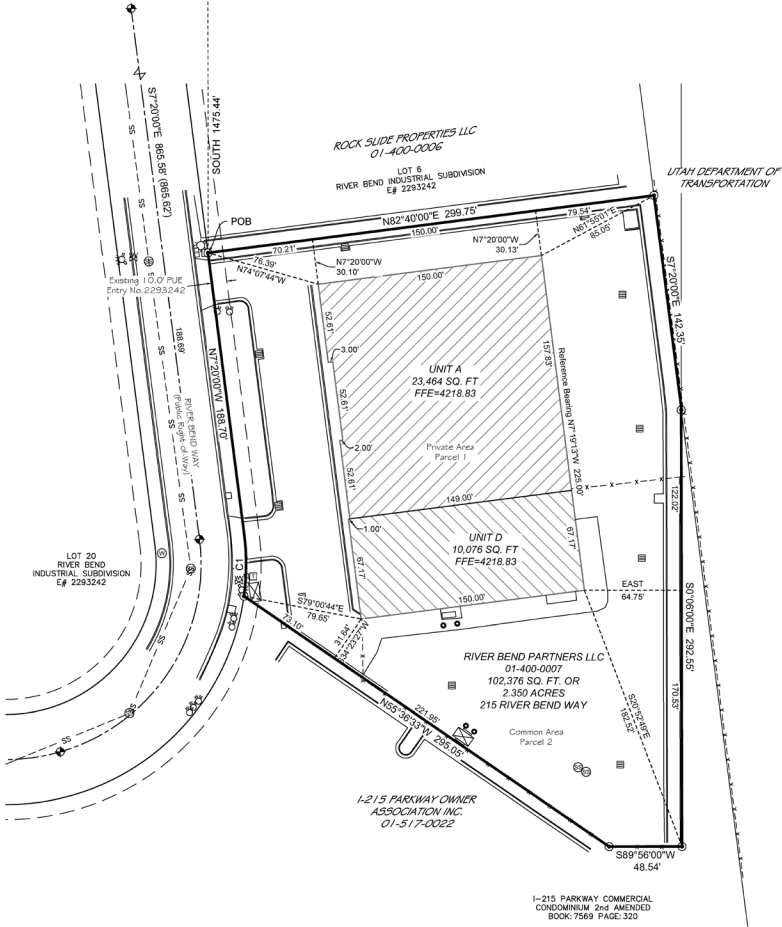
- Boundary Line
- Adjacent Parcel Line
- Section Line
- Monument Line
- Survey Tie Line
- Existing PUE (Public Utility Easement)
- Existing Chain Link Fence Line
- Private Area Parcel 1
- Common Area Parcel 2
- Set rebar and cap stamped "CIR"
- Existing Street Monument
- Existing Storm Drain Inlet Boxes
- Existing Sewer Manhole
- Existing Storm Drain Manhole
- Existing Power Vault
- Existing Bollard
- Existing Curb & Gutter
- Existing Water Meter
- Existing Fire Hydrant
- Existing Water Valve
- Existing Light Pole
- Record Bearing and Distance

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	41.85	160.00	14°59'14"	N0°09'37"E

PLAT NOTES:

- All survey data shown are based upon the NAD 83 system.
- All property corners set with 5/8" rebar and plastic cap (CIR), or rivet where the property corner is in concrete or asphalt.
- Approval of this development plat by the City of North Salt Lake does not constitute any representation as to the adequacy of the sub-surface soil conditions nor the location or depth of groundwater tables.
- The Benchmark for this project is the southern street monument along River Bend Way as shown on this plat. Elevation = 4218.22'. Datum is NAVD 88, derived from the Utah TURN GPS System.

ADDRESS TABLE	
UNIT ID	ADDRESS
UNIT A	
UNIT D	



SURVEYOR'S CERTIFICATE

I, BLAKE PETERSON, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5494649 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have made a survey of the property described on this plat in accordance with 17-75-924, and have subdivided said building, together with easements, hereafter to be known as **RIVER BEND INDUSTRIAL CONDOMINIUM PLAT** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this _____ day of _____, 20____



PRELIMINARY

BOUNDARY DESCRIPTION

All of Lot 7, River Bend Industrial Subdivision, according to the official plat thereof, as Recorded in the Office of the Davis County Recorder, described in that Quit Claim Deed recorded July 11, 2008 as Entry No. 2379028 in Book 4572, at Page 358 in the Office of the Davis County Recorder. Said Lot is located in the Northwest Quarter of Section 10, Township 1 North, Range 1 West, Salt Lake Base and Meridian and is described as follows:
Beginning at the northerly corner of Lot 7, River Bend Industrial Subdivision which is 1,235.32 feet N. 89°55'29" E. and 1,475.45 feet South from the Northwest Corner of said Section 10, thence N. 82°40'00"E. 299.75 feet; thence S. 07°20'00"E. 142.35 feet; thence S. 00°08'00"E. 292.55 feet; thence S. 89°58'00"W. 48.54 feet; thence N. 55°30'33"W. 295.05 feet to a point of non-tangency with a 160.00 foot radius curve to the left, concave West (Radius point bears N. 52°20'47"W.), thence Northerly 41.85 feet along the arc of said curve to the easterly right-of-way for River Bend Way, through a central angle of 14°59'14" (chord bears N. 00°09'37"E. 41.73 feet); thence along a line non-tangent to said curve and said easterly right-of-way, N. 07°20'00"W., a distance of 188.70 feet to the Point of Beginning.

The above-described entire tract contains 102,376 sq. ft., in area or 2,360 ac. more or less. 1 Lot.
This legal description meets the minimum requirements of 1:15,000.

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into Units, together with easements as set forth to be hereafter known as:
RIVER BEND INDUSTRIAL CONDOMINIUM PLAT
And do hereby dedicate for perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and location of utility lines and facilities. The undersigned owners also hereby convey any other easements and shown on this plat to the parties indicated and for the purposes shown hereon.
River Bend Partners LLC
By: _____
Print Name: _____
Title: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
County of Salt Lake)
On this _____ day of _____, in the year 20____ before me,
a Notary Public, personally appeared _____ the _____ of River Bend Partners LLC proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **RIVER BEND INDUSTRIAL CONDOMINIUM PLAT** and was signed by him/her on behalf of said River Bend Partners LLC and acknowledged that he/she/they executed the same.
Commission Number: _____
My Commission Expires: _____
Signature: _____
Print Name: _____
A Notary Public Commissioned in Utah

PROJECT INFORMATION

SURVEYOR: BLAKE PETERSON, PROJECT NAME: 215 S. River Bend Condo
DESIGNER: DA, NUMBER: 525383

PREPARED BY:
CIR CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

RIVER BEND INDUSTRIAL CONDOMINIUM PLAT
AMENDING LOT 7 RIVER BEND INDUSTRIAL SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID: _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____
IN BOOK _____ OF THE OFFICIAL RECORDS PAGE _____
RECORDED FOR: _____ CITY OF NORTH SALT LAKE
DAVIS COUNTY RECORDER

RECOMMENDED FOR APPROVAL

This _____ day of _____ A.D. 20____

CITY ENGINEER

RECOMMENDED FOR APPROVAL

This _____ day of _____ A.D. 20____

CITY ATTORNEY

RECOMMENDED FOR APPROVAL

This _____ day of _____ A.D. 20____

ADMINISTRATIVE LAND USE AUTHORITY
COMMUNITY DEVELOPMENT DIRECTOR

MAYOR APPROVAL

This _____ day of _____ A.D. 20____

CITY ATTORNEY

OWNER / DEVELOPER:
River Bend Partners LLC

RIVER BEND INDUSTRIAL CONDOMINIUM PLAT
AMENDING LOT 7 RIVER BEND INDUSTRIAL SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 10
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH
FEBRUARY 2026

T.O. CONC. WALL
ELEV. 128'-0"

T.O. O.H. DOOR
ELEV. 120'-0"

T.O. DOOR
ELEV. 107'-2"

FINISH FLOOR
ELEV. 100'-0" = 4218.83'

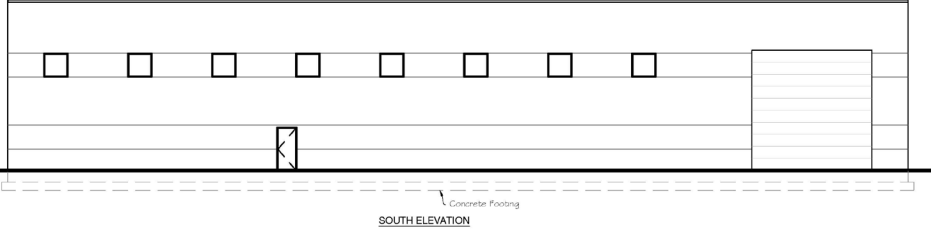


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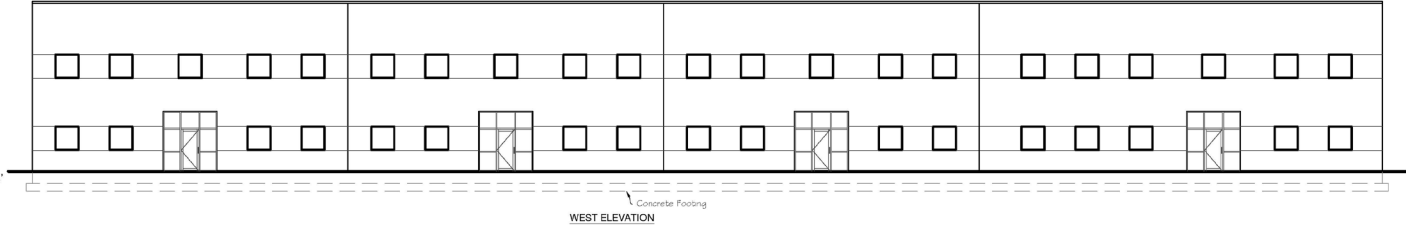


T.O. CONC. WALL
ELEV. 128'-0"

T.O. WINDOWS
ELEV. 119'-6"

T.O. WINDOWS
ELEV. 107'-6"

FINISH FLOOR
ELEV. 100'-0" = 4218.83'

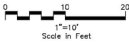
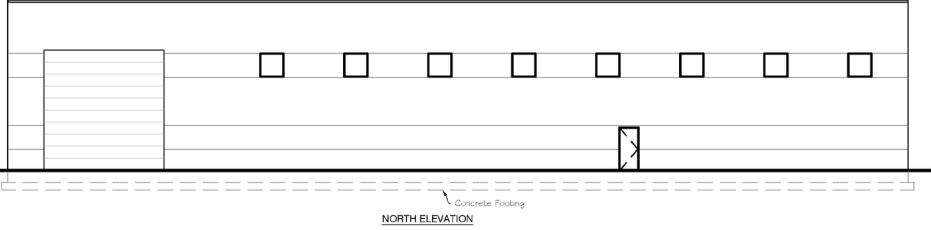


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SHEET
2
2

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Plat Amendment
NSL City Center

Proposed Motion:

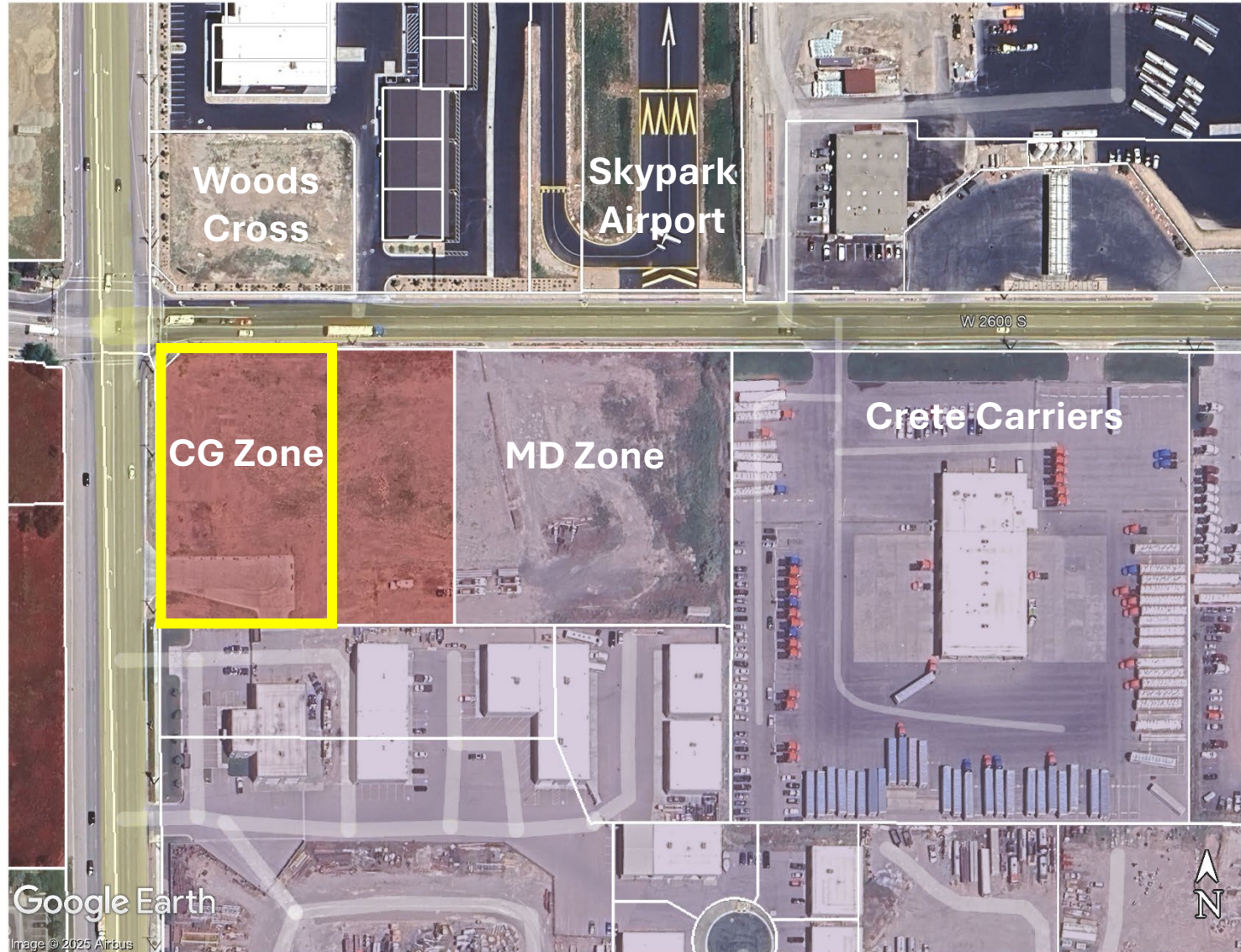
I move that the Planning Commission approve the proposed subdivision at 215 South River Bend Way with the following conditions:

1. Verification or installation of a firewall between units A & D; and
2. Completion of minor redlines.

Site Plan Approval
McDonald's
1096 N Redwood Road



Site Plan McDonald's Zoning Map





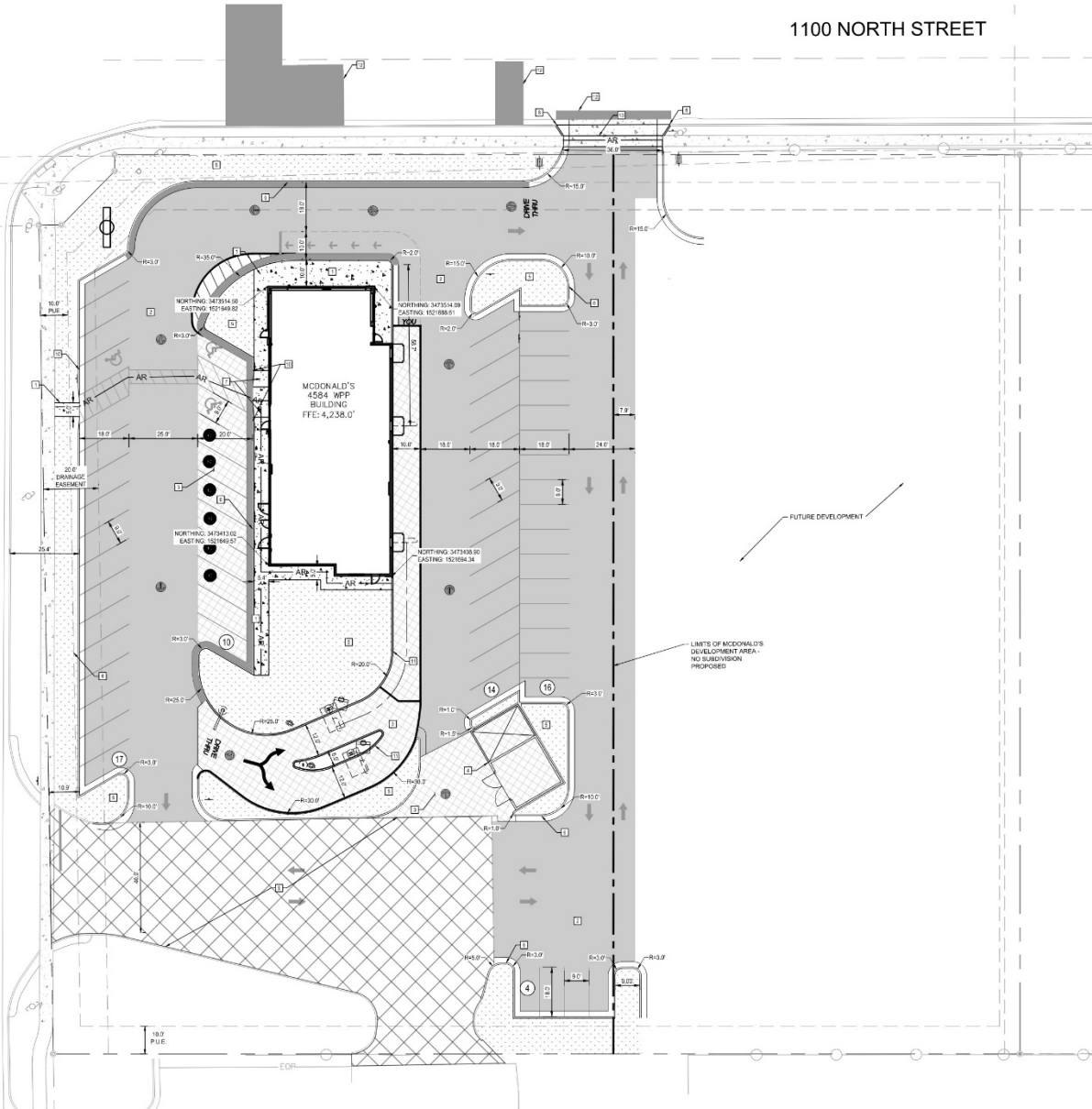
Site Plan McDonald's Aerial Map



Discard By: 03/01/2025, 12:00:00 PM. This document is the property of Kimley-Horn and Associates, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Kimley-Horn and Associates, Inc.

REDWOOD ROAD

1100 NORTH STREET



GENERAL NOTES

- CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
- CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
- ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON THE PLAN.
- SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND 1:50 CROSS SLOPE.
- THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL AND CONSIDERED "FED" ONCE APPROVED. NO CHANGES ARE TO BE MADE AFTER THIS POINT.
- DUE TO THE EXACT GEOMETRY REQUIRED FOR THE EFFICIENT OPERATION OF THIS DRIVE-THRU LAYOUT, IT IS REQUIRED THAT ALL DRIVE-THRU EQUIPMENT AND PAVEMENT IMPROVEMENTS TO BE FIELD LOCATED BY ALLOCATED SURVEYOR.
- THE PLACEMENT OF THE CDS AND ANY ADDITIONAL EQUIPMENT SHOULD BE SUCH THAT IT PREVENTS BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.
- ALL DRIVE THRU EQUIPMENT SUPPLIED BY MCDONALD'S APPROVED SUPPLIERS.
- THE PLACEMENT OF THE CDS SHOULD BE SUCH THAT IT PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.

SITE INFORMATION

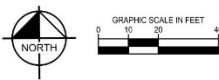
TOTAL SITE AREA	1.54 ACRES (67,282 S.F.)
PROPOSED BUILDING AREA	4,515 S.F.
PROPOSED LANDSCAPE AREA	13,628 S.F.
SITE ZONING	CG - GENERAL COMMERCIAL
PARKING STALLS REQUIRED	1 STALL / 75 SF FLOOR AREA = 61 STALLS
PARKING STALLS PROVIDED	61 STALLS (58 STALLS + 3 ACCESSIBLE STALLS)

CONSTRUCTION NOTES

- FURNISH AND INSTALL 4" THICK CONCRETE SIDEWALK PER APWA PLAN 231 ON SHEET C6.20, WIDTH PER PLAN.
- FURNISH AND INSTALL HEAVY DUTY ASPHALT PAVEMENT PER DETAIL ON SHEET C6.05.
- FURNISH AND INSTALL HEAVY DUTY CONCRETE PAVEMENT PER DETAIL ON SHEET C6.03.
- DUMPSTER AND STORAGE ENCLOSURE. REFER TO STRUCTURAL PLANS FOR DETAILS.
- LANDSCAPE AREA. REFER TO LANDSCAPE PLANS FOR DETAILS.
- FURNISH AND INSTALL 8" VERTICAL CURB & GUTTER PER APWA PLAN 205.1 CURB TYPE A ON SHEET C6.10.
- FURNISH AND INSTALL ADA ACCESSIBLE RAMP PER APWA PLAN 235.1 ON SHEET C6.10. SLOPES SHOWN PER DETAIL ARE MAXIMUM SLOPES THAT SHALL NOT BE EXCEEDED. GUTTER COUNTERSLOPE AT RAMP LOCATIONS SHALL NOT EXCEED 1:25.
- TIE INTO EXISTING CURB.
- EXISTING SHARED ACCESS EASEMENT.
- ADA PARKING STALL. SLOPES NOT TO EXCEED 2% IN ANY DIRECTION. REFER TO DETAIL ON SHEET C6.15.
- FURNISH AND INSTALL 8" VERTICAL CURBS (NO GUTTER) PER APWA PLAN 205 CURB TYPE P ON SHEET C6.14.
- ASPHALT PAVEMENT PATCH PER CITY OF NORTH SALT LAKE STANDARDS AND SPECIFICATIONS. MATCH EXISTING PAVEMENT SECTION.
- CONSTRUCT CONCRETE FLARE DRIVE APPROACH PER CITY OF NORTH SALT LAKE STANDARDS. SEE DETAIL ON SHEET C6.12. ALL CONCRETE IN DRIVE TO BE 8" - INCH PER COMMERCIAL STANDARDS.

LEGEND

---	PROPERTY BOUNDARY
---	PROPOSED MCDONALD'S DEVELOPMENT BOUNDARY
---	EXISTING EASEMENT
AR	ADA PEDESTRIAN PATH
---	PROPOSED HEAVY DUTY A.C. PAVEMENT
---	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
---	PROPOSED CONCRETE SIDEWALK
---	PROPOSED LANDSCAPE
---	PROPOSED LIGHT POLE
---	PROPOSED CURB AND GUTTER
---	PROPOSED SPILL CURB AND GUTTER



CALL BEFORE YOU DIG.
IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH
1-800-662-4111
Dig Safely

811
Know what's below.
Call before you dig.

CAUTION: NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

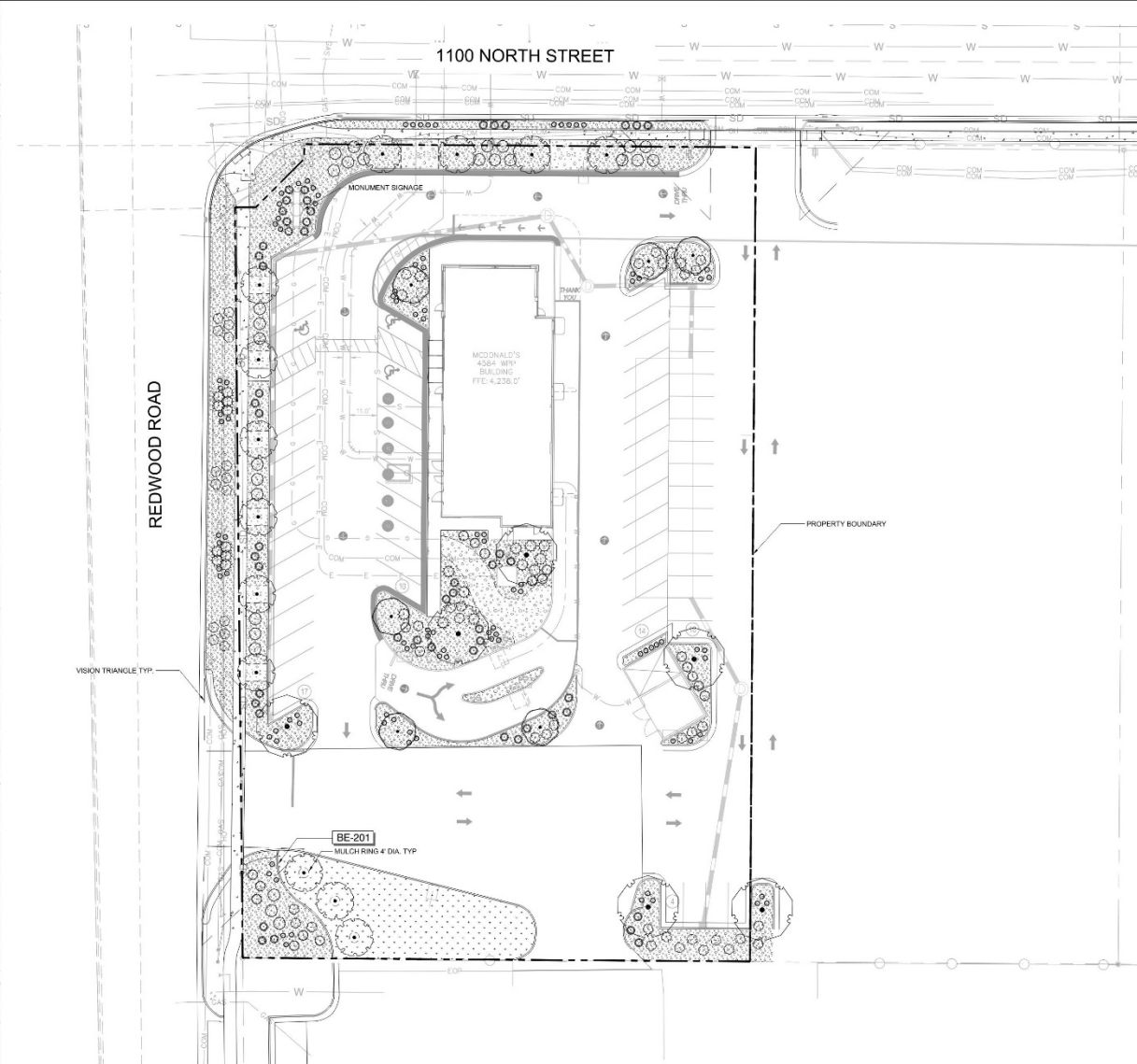
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111 EAST 500 SOUTH, SUITE 101, UT 84111
PHONE: 352-212-2176
WWW.KIMLEY-HORN.COM












PROJECT: 0925440015
DATE: 04/02/2025
SCALE: AS SHOWN
DESIGNED BY: MJC
DRAWN BY: MJC
CHECKED BY: MJC
DATE: 04/02/2025



1096 N REDWOOD ROAD
PREPARED FOR
MCDONALD'S USA, LLC
NORTH SALT LAKE, UTAH

SHEET NUMBER
C3.10

THIS DOCUMENT, TOGETHER WITH THE CONCEPT AND DESIGN PRELIMINARY PLANS, IS AN INSTRUMENT OF SERVICE. IT IS PREPARED ONLY FOR THE SPECIFIC PROJECT AND CLIENT FOR WHICH IT WAS PREPARED. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR ASSOCIATED, IN ANY MANNER, WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT WRITTEN PERMISSION FROM THE DESIGNER IS PROHIBITED. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT.



PLANT SCHEDULE					
SYMBOL	CODE	BOTANICAL / COMMON NAME	CALIPER	TYPE	QTY
TREES					
	AN	Acer x freemanii 'Autumn Blaze' Autumn Blaze Maple	2" Cal.	8A8	6
	SM	Sorbus aucuparia 'Molloy' Cardinal Royal Mountain Ash	2" Cal.	8A8	6
SMALL TREE					
	ZV	Zelkova serrata 'City Sprinkler' Japanese Zelkova	2" Cal.	8A8	13
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	QTY	
SHRUBS					
	BO	Barberry thunbergii 'Orange Rocket' Orange Rocket Japanese Barberry	5 gal.	20	
	CA	Cornus sericea 'Alemanni's Compact' Dwarf Red Twig Dogwood	5 gal.	21	
	DN	Deutzia gracilis 'Nikko' Nikko Deutzia	1 gal.	26	
	ES	Euonymus alatus 'Compactus' Compact Burning Bush	5 gal.	27	
	HC	Helictotrichon sempervirens Blue Oak Grass	3 gal.	102	
	MS	Miscanthus sinensis 'Silverfeather' Silver Feather Eulalia Grass	3 gal.	52	
	PP	Pinus mugo dumalis Dwarf Mugo Pine	5 gal.	26	
SYMBOL	BOTANICAL / COMMON NAME			SIZE	QTY
GROUND COVERS					
	Festuca arundinacea 'Rhinoceros' RTF Tall Fescue			---	2,851 sf

REFERENCE NOTES SCHEDULE		
SYMBOL	DESCRIPTION	QTY
CONCRETE		
BE-201	CONCRETE EDGE	51 lf
MULCH		
	ROCK MULCH, GREY, 2", 3" DEPTH, OVER DEWITT PRO V FILTER FABRIC	12,806 sf
	ROCK MULCH, GREY, 4-6", 3" DEPTH, OVER DEWITT PRO V FILTER FABRIC	1,401 sf

LANDSCAPE REQUIREMENTS

SITE AREA: 66,849 SF
INTERIOR L.S. AREA: 12,836 SF
EXTERIOR L.S. AREA: 3,467 SF
TOTAL L.S. AREA: 16,303 SF

13-6-7F LANDSCAPING ON REDWOOD ROAD

1A. 24" Wide landscape buffer

2A. 9" Wide concrete sidewalk

18-22-3 LANDSCAPE DESIGN STANDARDS

A - PLANT SELECTION

- All Plant bed width 1.5' min. with ornamental grass, and 3' min. for other shrubs.

E - TURF

- E2. Turf Prohibited in areas <8' wide.

- 1 Tree per 1000 SF of turf

F - PARK STRIP DESIGN

F2. At least 30% of more of park strip to be covered by perennial or low growing shrub vegetation.

- F2a.1. 1 Small Tree 50 LF

1100 SOUTH

- F2. At least 30% of more of park strip to be covered by perennial or low growing shrub vegetation.

- F2a.1. 1 Small Tree 50 LF



*Park strip trees placed along back of sidewalk due to utility conflicts along both redwood road and 1100 North.

18-22-7 LANDSCAPE IN COMMERCIAL DEVELOPMENT

A - Turf area shall not exceed 5% of lot

18-6-7 DESIGN ELEMENTS

1 - 1 tree per parking island

SYMBOL	DESCRIPTION	QTY
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	ROCK MULCH, GREY, 2", 3" DEPTH, OVER DEWITT PRO V FILTER FABRIC	12,806 sf
	ROCK MULCH, GREY, 4-6", 3" DEPTH, OVER DEWITT PRO V FILTER FABRIC	1,401 sf

LANDSCAPE REQUIREMENTS

SITE AREA: 66,849 SF
INTERIOR L.S. AREA: 12,836 SF
EXTERIOR L.S. AREA: 3,467 SF
TOTAL L.S. AREA: 16,303 SF

13-6-7F LANDSCAPING ON REDWOOD ROAD

1A. 24" Wide landscape buffer

2A. 9" Wide concrete sidewalk

18-22-3 LANDSCAPE DESIGN STANDARDS

A - PLANT SELECTION

- All Plant bed width 1.5' min. with ornamental grass, and 3' min. for other shrubs.

E - TURF

- E2. Turf Prohibited in areas <8' wide.

- 1 Tree per 1000 SF of turf

F - PARK STRIP DESIGN

F2. At least 30% of more of park strip to be covered by perennial or low growing shrub vegetation.

- F2a.1. 1 Small Tree 50 LF

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CALL BEFORE YOU DIG.
IT'S FREE AND IT'S THE LAW.

1-800-465-4111

Call before you dig.

811

Know what's below.

Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DATE	BT
REVISED	
NO.	

Kimley»Horn

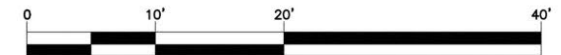
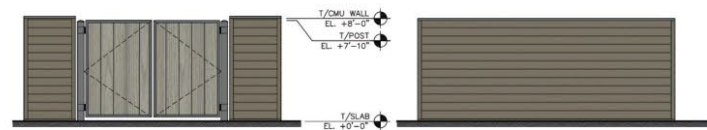
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111 EAST BROADWAY, SUITE 200, DENVER, CO 80202
PHONE: 303-733-1276
WWW.KIMLEY-HORN.COM

PROJECT NO.	1096 N REDWOOD ROAD
DATE	03/26/2025
SCALE	AS SHOWN
DESIGNED BY	TEL
CHECKED BY	DOO
DATE	03/26/25

LANDSCAPE PLAN

1096 N REDWOOD ROAD
PREPARED FOR
MCDONALD'S USA, LLC
NORTH SAIL LANE

SHEET NUMBER
L1.00



Site Plan Approval
McDonald's

Proposed Motion:

I move that the Planning Commission approve the site plan for McDonald's located at 1096 North Redwood Road with the following conditions:

1. All necessary approvals are granted by the Federal Aviation Administration prior to issuance of a building permit.

ACTION UPDATE

- Village Station General Development Plan Amendment
- Orchard Drive Vacation

Upcoming Agenda Items

- March-General Plan Draft

MINUTES

Minutes-January 27, 2026

Proposed Motion:

I move that the Planning Commission approve the minutes for January 27, 2026 with

- No changes
- or
- With modifications as discussed

ADJOURN