

Plans (PMT)



Separator Sheet

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekkki, Survey (FM, PM, & A's only)
Date: December 1, 2006
Re: **SDR-18034** Carollo's Tropicana Motors, Inc. 2025 South Decatur Boulevard
Request for a Site Development Plan Review for a modular office building

CONDITIONS OF APPROVAL:

1. 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 existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
2. Coordinate with the City Engineer's Office regarding the Decatur Boulevard project to determine impacts to this site, if any, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
3. The driveway located adjacent to Decatur Boulevard shall be designed, located and constructed in accordance with Standard Drawing #222a.
4. Unless otherwise allowed by the City Engineer, 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 and shall be terminated on-site with a handicap ramp.
5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

APN Map



5

Separator Sheet

Deed



Separator Sheet

EP DECATUR, LP

Business Entity Information			
Status:	Active	File Date:	10/25/2005 11:14:04 AM
Type:	Domestic Limited Partnership	Corp Number:	E0723102005-5
Qualifying State:	NV	List of Officers Due:	10/31/2007
Managed By:		Expiration Date:	12/31/2035

Resident Agent Information			
Name:	FLANGAS MCMILLAN LAW GROUP	Address 1:	3275 SOUTH JONES BLVD.
Address 2:	SUITE 105	City:	LAS VEGAS
State:	NV	Zip Code:	89146
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers				☒ Include Inactive Officers
General Partner - IDC DECATUR, LLC				
Address 1:	3275 SOUTH JONES BLVD.	Address 2:	SUITE 105	
City:	LAS VEGAS	State:	NV	
Zip Code:	89146	Country:		
Status:	Active	Email:		
General Partner - IDC DECATUR, LLC				
Address 1:	3275 SOUTH JONES BLVD.	Address 2:	SUITE 105	
City:	LAS VEGAS	State:	NV	
Zip Code:	89146	Country:		
Status:	Historical	Email:		

Actions/Amendments			
Action Type:	Certificate of Limited Partnership		
Document Number:	20050502524-95	# of Pages:	1
File Date:	10/25/2005	Effective Date:	
(No Notes for this action)			
Action Type:	Initial List		
Document Number:	20050511468-92	# of Pages:	1
File Date:	10/27/2005	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	20060525211-14	# of Pages:	1
File Date:	08/16/2006	Effective Date:	
(No Notes for this action)			

IDC DECATUR, LLC

Business Entity Information			
Status:	Active	File Date:	10/21/2005 2:45:46 PM
Type:	Domestic Limited-Liability Company	Corp Number:	E0715942005-5
Qualifying State:	NV	List of Officers Due:	10/31/2007
Managed By:	Managing Members	Expiration Date:	

Resident Agent Information			
Name:	FLANGAS MCMILLAN LAW GROUP	Address 1:	3275 SOUTH JONES BLVD.
Address 2:	SUITE 105	City:	LAS VEGAS
State:	NV	Zip Code:	89146
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers ☒ Include Inactive Officers			
Managing Member - BRESLIN FAMILY TRUST			
Address 1:	5525 POLARIS AVENUE	Address 2:	SUITE B
City:	LAS VEGAS	State:	NV
Zip Code:	89118	Country:	
Status:	Active	Email:	
Managing Member - BRESLIN FAMILY TRUST			
Address 1:	5525 POLARIS AVENUE	Address 2:	SUITE B
City:	LAS VEGAS	State:	NV
Zip Code:	89118	Country:	
Status:	Historical	Email:	
Managing Member - JEFF SUSA			
Address 1:	3275 SOUTH JONES BLVD	Address 2:	SUITE 105
City:	LAS VEGAS	State:	NV
Zip Code:	89146	Country:	
Status:	Active	Email:	
Managing Member - JEFF SUSA			
Address 1:	3275 SOUTH JONES BLVD	Address 2:	SUITE 105
City:	LAS VEGAS	State:	NV
Zip Code:	89146	Country:	
Status:	Historical	Email:	

Actions/Amendments			
Action Type:	Articles of Organization		
Document Number:	20050497625-80	# of Pages:	6
File Date:	10/21/2005	Effective Date:	
(No Notes for this action)			

Action Type:	Initial List		
Document Number:	20050502500-19	# of Pages:	1
File Date:	10/25/2005	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	20060529868-26	# of Pages:	1
File Date:	08/17/2006	Effective Date:	
(No Notes for this action)			

20051222-0003796

Fee: \$24.00 RPTT: \$28,687.50
N/C Fee: \$25.00

12/22/2005 14:07:30
T20050232098

Requestor:
NEVADA TITLE COMPANY

Frances Deane DOM
Clark County Recorder Pas: 11

A.P.N.: 163-01-708-001, 163-01-708-002
R.P.T.T.: \$28,687.50

Escrow #05-10-0527-LAP

Mail tax bill to and
When recorded mail to:
EP Decatur, LP
Attn: Jeff Susa
3275 S Jones Blvd.
Las Vegas, NV 89146

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **A & J's Investments**, a partnership, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **EP Decatur, LP**, a Nevada limited partnership, all that real property situated in the County of **Clark**, State of Nevada, bounded and described as follows:

**THE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 8th day of December, 2005.

A & J's Investments, a partnership

By: James J. Chaisson

Print Name: JAMES J. CHAISSON

Title: PARTNER

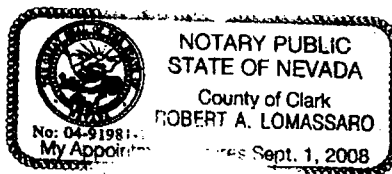
State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on

by JAMES J. CHAISSON as GENERAL PARTNER
of A & J's Investments, a partnership

Robert A. Lomassaro
NOTARY PUBLIC

My Commission Expires: 12/1/2008



A & J's Investments, a partnership

John Milam
By: John Milam, General Partner

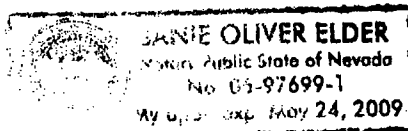
By: Jack Hunter, General Partner

By: Aldo Lippetti, General Partner

State of NEVADA }
County of Clerk } ss:

This instrument was acknowledged before me on
by John Milam as General Partner
of A & J's Investments, a partnership

Jane Oliver Elder
NOTARY PUBLIC
My Commission Expires May 24, 2009



A & J's Investments, a partnership

By: John Milam, General Partner

John Milam

By: Jack Hunter, General Partner

By: Aldo Lippetti, General Partner

State of NEVADA }
County of Clerk } ss:

This instrument was acknowledged before me on _____
by John Milam as General Partner
of A & J's Investments, a partnership

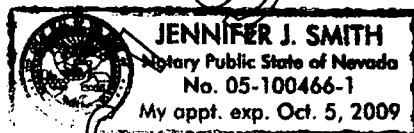
NOTARY PUBLIC
My Commission Expires: _____

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on December 12, 2005
by Jack Huner as General Partner
of A & J's Investments, a partnership

Jennifer J. Smith
NOTARY PUBLIC

My Commission Expires: 10/5/09



State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on _____
by Aldo Lippetti as General Partner
of A & J's Investments, a partnership

NOTARY PUBLIC

My Commission Expires: _____

A & J's Investments, a partnership

By: John Milam, General Partner

By: Jack Hunter, General Partner

By: Aldo Lippetti, General Partner

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on _____
by John Milam as General Partner
of A & J's Investments, a partnership

NOTARY PUBLIC
My Commission Expires: _____

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on
by Jack Huner as General Partner
of A & J's Investments, a partnership

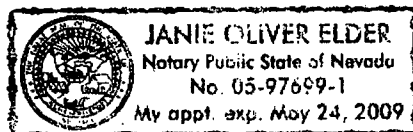
NOTARY PUBLIC
My Commission Expires: _____

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on
by Aldo Lippetti as General Partner
of A & J's Investments, a partnership

December 13, 2005

Janie Oliver Elder
NOTARY PUBLIC
My Commission Expires: May 24 - 2009



State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a) 163-01-708-001, 163-01-708-002
b) _____
c) _____
d) _____

2. Type of Property:

- ☐ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☒ f) Comm'l Bld'g
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$5,625,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$5,625,000.00

Real Property Transfer Tax Due

\$ 28,687.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090,
Section: _____
b. Explain Reason for
Exemption: _____

5. Partial Interest. Percentage being transferred: 100 %

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: GRANTOR/SELLER

Signature: _____

Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: A & J's Investments, a partnership

Print Name: EP Decatur, LP, a Nevada limited
partnership

Address: 4021 Meadows Lane

Address: 3275 S. Jones Blvd

City/State/Zip: Las Vegas, NV 89107

City/State/Zip: Las Vegas, NV 89146

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company

Esc. #: 05-10-0527-LAP

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)
a) 163-01-708-001, 163-01-708-002
b) _____
c) _____
d) _____

2. Type of Property:
☐ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☒ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other

FOR RECORDER'S OPTIONAL USE ONLY
Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property \$5,625,000.00
Deed in Lieu of Foreclosure Only (Value of property) _____
Transfer Tax Value: \$5,625,000.00
Real Property Transfer Tax Due \$28,687.50

4. **If Exemption Claimed:**
a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %
The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.060 that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signatures: _____ Capacity: GRANTOR/SELLER
Signatures: _____ Capacity: GRANTEE/BUYER
SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION**
(REQUIRED) (REQUIRED)

Print Name: A & J's Investments, a partnership Print Name: EP Decatur, LP, a Nevada limited partnership
Address: 4021 Meadows Lane Address: 3275 S. Jones Blvd
City/State/Zip: Las Vegas, NV 89107 City/State/Zip: Las Vegas, NV 89146

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company Esc. #: 05-10-0527-LAP
Address: 2500 N Buffalo, Suite 150
City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)

a) 163-01-708-001, 163-01-708-002

b) _____

c) _____

d) _____

2. Type of Property:

☐

a) Vacant Land

☐

c) Condo/Twnhse

☐

e) Apt. Bldg.

☐

g) Agricultural

☐

i) Other

☐

b) Sgl. Fam. Residence

☐

d) 2-4 Plex

☒

f) Comm'l/Ind'l

☐

h) Mobile Home

3. Total Value/Sales Price of Property

\$5,625,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$5625,000.00

Real Property Transfer Tax Due

\$28,687.50

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: GRANTOR/SELLER

Signature: _____

Capacity: GRANTEE/BUYER

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: A & J's Investments, a partnership

Print Name: EP Decatur, LP, a Nevada limited partnership

Address: 4021 Meadows Lane

Address: 3275 S. Jones Blvd

City/State/Zip: Las Vegas, NV 89107

City/State/Zip: Las Vegas, NV 89146

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company

Esc. #: 05-10-0527-LAP

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

AGENTS INVESTMENTS TAX

88-0137811

PARCEL ONE (1):

GOVERNMENT LOT EIGHTY-ONE (81) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPT THE INTEREST IN THE NORTH THIRTY (30.00) AND THE WEST THIRTY (30.00) FEET OF SAID LAND AS CONVEYED TO CLARK COUNTY BY DEED RECORDED NOVEMBER 6, 1970 AS DOCUMENT NO. 61318, OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM SAID LAND AS CONVEYED TO CLARK COUNTY BY DEED RECORDED DECEMBER 2, 1981 IN BOOK 1494 AS DOCUMENT NO. 1453365, OF OFFICIAL RECORDS.

PARCEL TWO (2):

GOVERNMENT LOT EIGHTY-THREE (83) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THE INTEREST IN AND TO THE EAST SIXTY (60) FEET AS CONVEYED TO THE COUNTY OF CLARK FOR ROADS, UTILITIES, OTHER PUBLIC AND INCIDENTAL PURPOSES BY DEED RECORDED DECEMBER 7, 1966 AS DOCUMENT NO. 612816, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM SAID LAND AS CONVEYED TO CLARK COUNTY BY DEED RECORDED APRIL 8, 1977 IN BOOK 726 AS DOCUMENT NO. 685021, OF OFFICIAL RECORDS.

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18034** APN: 163-01-108-001

Name of Property Owner: EP Decatur LP

Name of Applicant: Carollo's Tropicana Motors Inc

Name of Representative: Peter P. Carollo

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

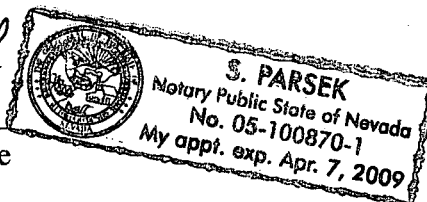
Signature of Property Owner: _____

Print Name: Jeff Sosa

Subscribed and sworn before me

This 17 day of Nov, 20 06

Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18034** APN: 163-01-708-002

Name_of Property Owner: EP Section LP

Name of Applicant: James Abell - Peter Carroll

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

Yes No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

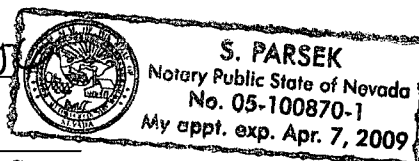
Signature of Property Owner: _____

Print Name: _____

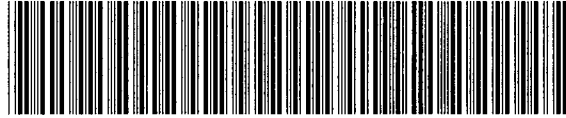
Subscribed and sworn before me

This 7 day of Nov, 200

Notary Public in and for said County and State



Justification Letter



JUSTIFICATION LETTER

Separator Sheet

CAROLLO

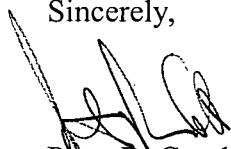
FALCONI

SUPER CAR STORE

November 17, 2006

This is a request to operate a used auto sales facility at 2025 S. Decatur for no more than a two year period starting January, 2007. We also request that you accept the existing landscape at this location. Carollo's Tropicana Motors, INC. dba Carollo Falconi Super Car Store has operated successfully in the Las Vegas area for over eighteen years. We have lost our lease at the current location of 4845 W. Tropicana. This reason has prompted the request to relocate to 2025 S. Decatur.

Sincerely,



Peter R. Carollo
President

SDR-18034 RECEIVED
12/21/06 PC NOV 20 2006

CAROLLO

FALCONI

SUPER CAR STORE

November 1, 2006

This request is to operate a used auto sales facility at 2025 S. Decatur for no more than a two year period starting January, 2007. Carollo's Tropicana Motors, INC. dba Carollo Falconi Super Car Store has operated successfully in the Las Vegas area for over eighteen years. We have lost our lease at the current location of 4845 W. Tropicana. This reason has prompted this request to be relocated at 2025 S. Decatur.

Sincerely,



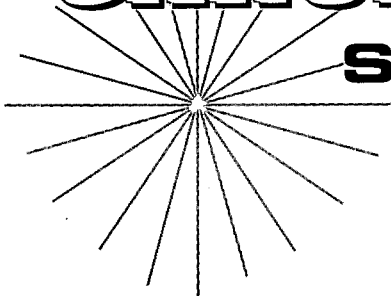
Peter R. Carollo
President

SDR-18034
12/21/06 PC

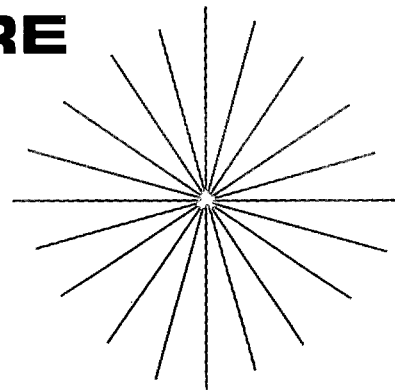
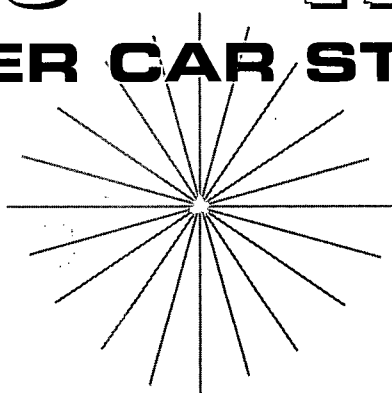
CAROLLO

FALCONI

SUPER CAR STORE



November 2, 2006



My financial interest in Carollo's Tropicana Motors, INC. dba Carollo Falconi Super Car Store is that I, Peter R. Carollo, own fifty percent of the stock.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter R. Carollo".

Peter R. Carollo
President

SDR-18034
12/21/06 PC

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: used car sales facility SDR
 Project Address (Location) 2025 S. Decatur W NV 89112
 Project Name Carroll's Tropical Motors Inc dba Carroll's Falcon Superstore Proposed Use _____
 Assessor's Parcel #(s) 163-01-708-001 Ward # _____
163-01-708-002
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 3.74 AC: _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER <u>EP Decatur LP</u>	Contact <u>Jeff Sosa</u>
Address <u>2025 S. Decatur</u>	Phone: _____ Fax: _____
City <u>W</u>	State <u>NV</u> Zip _____

APPLICANT <u>Carroll's Tropical Motors Inc dba Carroll's Falcon Superstore</u>	Contact <u>Pete Carroll</u>
Address <u>5420 Camacho #109</u>	Phone: <u>361-9600</u> Fax: <u>361-8203</u>
City <u>W</u>	State <u>NV</u> Zip <u>89112</u>

REPRESENTATIVE <u>JAMES ABEL</u>	Contact <u>Jim Abel</u>
Address <u>2220 W. RICHMAR AVE</u>	Phone: <u>296-1281</u> Fax: <u>263-5725</u>
City <u>A-U NV</u>	State <u>NV</u> Zip <u>89139</u>

Property Owner Signature* _____

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

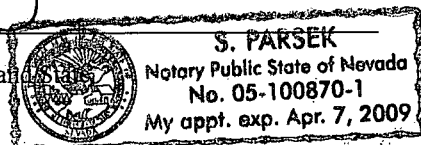
Print Name Jeff Sosa

Subscribed and sworn before me

This 7 day of NOV, 20 06

Paul

Notary Public in and for said County of _____



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-18034</u>
Meeting Date:	<u>12-21-06</u>
Total Fee:	<u>800-</u>
Date Received:	<u>11-7-06</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Hansen Sheet



Separator Sheet

Report Date 11/07/2006 03:52 PM

Submitted By

Page 1

A/P # 18034 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/07/2006 11:47	982786	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

SDR-18034 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CAROLLO'S TROPICANA MOTORS, INC. - OWNER: EP DECATUR LP - Request for a Site Development Plan Review FOR A PROPOSED 1,680 SQUARE-FOOT MODULAR OFFICE BUILDING TO AN EXISTING MOTOR VEHICLE SALES ESTABLISHMENT AND WAIVER OF PERIMETER LANDSCAPE BUFFERS on 3.74 acres at 2025 South Decatur Boulevard (APN:163-01-708-001 and 002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

Parent A/P #

Project # 18034 Project/Phase Name
Size/Area 3.74 ACRE Size Description
Proposed Start Proposed Stop
% Complete Formula
Phase #
Subdivision Code
% Completed 0.00

Property/Site Information

Parcel 16301708001

Location

Owner/Tenant

Contact ID AC1115843 Name E P DECATUR L P
Mailing Address 3275 S JONES BLVD Organization % J SUSA
City LAS VEGAS State/Province NV
ZIP/PC 89146-6783 Country
Day Phone Evening Phone
Fax Mobile #
☐ Foreign

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

2025 S DECATUR BLVD
LAS VEGAS, 89146-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16301708001
16301708002

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

Report Date 11/07/2006 03:52 PM

Submitted By

Page 2

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance? Final City Council letter received
Parent Project link required? Annotated minutes recieved
Will this go to the City Council? Is there a condition of approval for a Required Review?
Hearing Type If yes, when does it need to be reviewed?
Public, Non-Public, AdminPUBLIC

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
12/21/2006	PC	SCHEDULED	0	0	0
DDONLEY	11/07/2006				

Template Type A/P #	A/P Type	Status	Stage
No children exist for this project			

Employee Employee ID	Last	First	MI	Comments
No Employee Entries				

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	983657	11/07/2006 12:04		0.00
The Carollo Falconi Super Car Store ck 48650 & 48651 / Jim Abell / 367-9600					

Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by all property owners or authorized agent(s) ✓		
☒	☐	Grant deed and legal description		
☒	☐	Detailed justification letter		
☒	☐	Reduced 8.5" x 11" copy of all plans and elevations ✓		
☒	☐	Full size, rolled, color copy of all plans and elevations		
☒	☐	Correct fee(s): \$ <u>500</u> \$ <u>300</u> \$ _____ Total = \$ <u>800</u>		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN Folded Plans: <u>19</u> Rolled/Colored Plans: <u>1</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size ✓		
☒	☐	North arrow, scale, and vicinity map ✓		
☒	☐	All property lines and present dimensions labeled		
☒	☐	All building setbacks labeled		
☒	☐	All adjacent existing land uses and street names labeled		
☒	☐	All points of ingress and egress shown ✓		
☒	☐	ADA accessibility requirements shown/labeled ✓		
☒	☐	Parking standard(s) utilized: <u>1/500 S.F.</u>		
☒	☐	Parking space count and typical dimensions labeled #regular <u>4</u> #compact _____ #handicap <u>1</u> Total <u>5</u>		
☒	☐	All free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN Folded Plans: <u>3</u> Rolled/Colored Plans: <u>1</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	All property lines and present dimensions labeled		
☒	☐	All required perimeter landscape planters shown		
☒	☐	All required parking lot fingers/islands shown		
☒	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover		
BUILDING ELEVATIONS Folded Plans: <u>2</u> Rolled/Colored Plans: <u>1</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	North, south, east, and west elevations of all buildings		
☒	☐	All building materials and colors noted		
☒	☐	8" x 10" photo of original color and material board		
☒	☐	All wall sign locations shown and sizes noted		
FLOOR PLANS Folded Plans: _____ Rolled Plans: <u>1</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	All building entrances/exits shown		
☒	☐	Use of all rooms noted/labeled		

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: Jim Abell Application Type: Site Development Review

APN: 163 017 08001 & 163 017 08002 Location: 2025 S. Decatur

Planner: Jtm Pre-App Meeting Date: 10-23-06 Earliest PC Date: 12-21-06

☒ Meeting☐ Telephone

Conversation Record

Project Name _____

Page 1 of 1
Date 10/23/06
Time 11:00 (am) pmConversation between CLV Representative(s): Jim Marshall
and, _____

Name	Company/Department	Phone	FAX
<u>Jim Abell</u>	<u>Carroll Tropical Motors</u>	<u>296-1231</u>	

☐ see Meeting Attendance Sheet

Comments:

SDR - Site Development Review - ^{New} Buildings
SUP - special use permit - Used Car Sales

1. The minimum site area shall be 25,000 square feet.
2. The installation and use of an outside public address or bell system is prohibited.
3. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
4. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
5. Openings in service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
6. Accessory automobile rental is permitted.

• Parking - one space for each 500 square feet of enclosed Gross floor area.
Vehicles that are on display or for sale may not be parked or stored
in parking spaces that are designated as off-street parking
necessary to meet the minimum requirements of this table 2.
The parking and storage of such vehicles must occur only
in spaces that are in excess of the required minimum parking.

• Landscaping 15 foot buffer on ROW, 8 foot interior
1 tree per 30 linear feet per 19.12

(C-2) • Setbacks Front 20 feet
side 10 feet
corner 15 feet
Rear 20 feet

Justification
Letter - Waiver of perimeter landscaping buffer requirements

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

SDR-18034 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-18037 - PUBLIC HEARING -
APPLICANT: CAROLLO'S TROPICANA MOTORS, INC. - OWNER: EP DECATUR, LP - Request for a
Site Development Plan Review FOR THE ADDITION OF A PROPOSED 1,680 SQUARE-FOOT MODULAR
OFFICE BUILDING TO AN EXISTING MOTOR VEHICLE SALES (USED) ESTABLISHMENT on 3.74 acres
at 2025 South Decatur Boulevard (APNs 163-01-708-001 and 002), C-2 (General Commercial) Zone, Ward 1
(Tarkanian).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½)
OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **DECEMBER 21, 2006** CITY COUNCIL: **JANUARY 17, 2007**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

Comments Due: NOVEMBER 20, 2006

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-18034

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SDPR
11/07/2006

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: December 21,2006

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

SDR-18034

Artesian Heights NA

Charleston Heights South NA

Charleston Preservation NA #14

Kensington HOA

Las Verdes Heights NA

Meadows Neighborhood Preservation NA

Quail Estates West HOA

Sartini Plaza and Annex Resident Council

Public Hearing Notice



PUBLIC HEARING NOTICE

Separator Sheet

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: DECEMBER 21, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-18034

APPLICANT: CAROLLO'S TROPICAL MOTORS, INC. - OWNER: EP DECATUR, LP - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR THE ADDITION OF A PROPOSED 1,680 SQUARE-FOOT OFFICE BUILDING TO AN EXSITING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO FOOT LANDSCAPE BUFFER WHERE 15 FOOT AND EIGHT FOOT LANDSCAPE BUFFERS ARE REQUIRED ON 3.74 ACRES AT 2025 SOUTH DECATUR BOULEVARD (APNS 163-01-708-001 AND 002), C-2 (GENERAL COMMERCIAL) ZONE, WARD 1 (TARKANIAN).

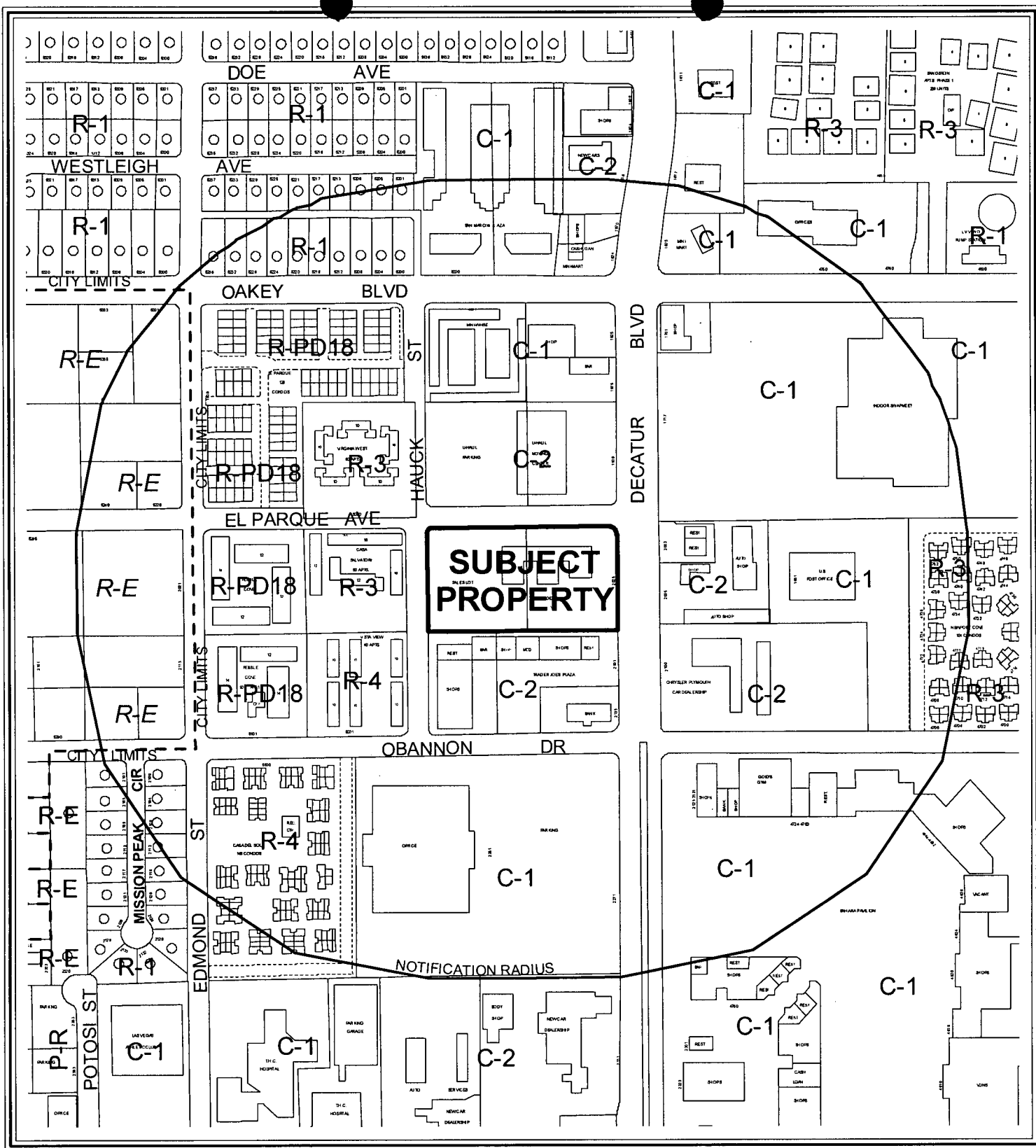
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



DOUGLAS J. RANKIN, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **SDR-18034**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

0 100200 Feet



Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

December 8, 2006

Mr. Jeff Sosa
EP Decatur, Limited Partnership
2025 South Decatur Boulevard
Las Vegas, Nevada 89146

RE: SDR-18034 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Sosa:

Please be advised the City Planning Commission at its regular meeting on **December 21, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clb

cc: Mr. Pete Carollo
Carollo's Tropicana Motors, Inc.
5420 Cameron Street, Suite #109
Las Vegas, Nevada 89118

Mr. Jim Abell
3220 West Richmar Avenue
Las Vegas, Nevada 89139

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Action Letter



ACTION LETTER

Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

December 22, 2006

Mr. Jeff Sosa
EP Decatur, Limited Partnership
2025 South Decatur Boulevard
Las Vegas, Nevada 89146

RE: SDR-18034 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Sosa:

Your request for a Site Development Plan Review FOR THE ADDITION OF A PROPOSED 1,680 SQUARE-FOOT OFFICE BUILDING TO AN EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO FOOT LANDSCAPE BUFFER WHERE 15 FOOT AND EIGHT FOOT LANDSCAPE BUFFERS ARE REQUIRED on 3.74 acres at 2025 South Decatur Boulevard (APNs 163-01-708-001 and 002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on December 21, 2006.

Planning Commission voted to recommend **DENIAL** of your request due to failure to meet Title 19 development standards.

This item will be considered by the City Council on **January 17, 2007**, 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 chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Douglas J. Rankin, Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:clb

cc: Mr. Pete Carollo
Carollo's Tropicana Motors, Inc.
5420 Cameron Street, Suite #109
Las Vegas, Nevada 89118

Mr. Jim Abell
3220 West Richmar Avenue
Las Vegas, Nevada 89139

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



City Council Action Letter



Separator Sheet



March 1, 2007

Mr. Jeff Sosa
EP Decatur, Limited Partnership
2025 South Decatur Boulevard
Las Vegas, Nevada 89146

RE: SDR-18034 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 7, 2007
RELATED TO SUP-18037

Dear Mr. Sosa:

The City Council at a regular meeting held February 7, 2007 APPROVED the request for a Site Development Plan Review FOR THE ADDITION OF A PROPOSED 1,680 SQUARE-FOOT OFFICE BUILDING TO AN EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO FOOT LANDSCAPE BUFFER WHERE 15 FOOT AND EIGHT FOOT LANDSCAPE BUFFERS ARE REQUIRED on 3.74 acres at 2025 South Decatur Boulevard (APNs 163-01-708-001 and 002), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 8, 2007. This approval is subject to:

Added Conditions:

- A. A total of three (3) trees, minimum 24-inch box sized, shall be planted 30 feet on center on the southern portion of the Decatur Boulevard frontage.
- B. All barbed/razor wire on the subject property shall be removed within 30 days of approval of this application.

Planning & Development

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-18037), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, and building elevations, date stamped 11/20/06, and landscape plan, date stamped 11/07/06, except as amended by conditions herein.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

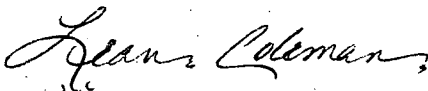
4. Recordation of a reversionary parcel map or administrative joining consolidating the parcels on the site prior to issuance of any building or grading permits.
5. A Waiver from LVMC Title 19.10 is hereby approved, to allow zero landscaping planters in the parking lot where one is required for each six parking spaces.
6. A Waiver from LVMC Title 19.12 is hereby approved, to allow a zero foot perimeter landscape buffer along the southern interior lot line where eight feet is required.
7. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the entire site with all parking shown and tabulated to reflect total site compliance with LVMC Title 19.04 and Title 19.10 for parking requirements for all uses.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Mr. Jeff Sosa
SDR-18034 – Page Three
March 1, 2007

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 existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. Coordinate with the City Engineer's Office regarding the Decatur Boulevard project to determine impacts to this site, if any, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
17. The driveway located adjacent to Decatur Boulevard shall be designed, located and constructed in accordance with Standard Drawing #222a.
18. Unless otherwise allowed by the City Engineer, 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 and shall be terminated on-site with a handicap ramp.
19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, Acting City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Pete Carollo
Carollo's Tropicana Motors, Inc.
5420 Cameron Street, Suite #109
Las Vegas, Nevada 89118

Mr. Jim Abell
3220 West Richmar Avenue
Las Vegas, Nevada 89139



CORRECTED LETTER

January 23, 2007

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Mr. Jeff Sosa
EP Decatur, Limited Partnership
2025 South Decatur Boulevard
Las Vegas, Nevada 89146

RE: SDR-18034 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 17, 2007
RELATED TO SUP-18037

Dear Mr. Sosa:

The City Council at a regular meeting held January 17, 2007 HELD IN ABEYANCE the request for a Site Development Plan Review FOR THE ADDITION OF A PROPOSED 1,680 SQUARE-FOOT OFFICE BUILDING TO AN EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO FOOT LANDSCAPE BUFFER WHERE 15 FOOT AND EIGHT FOOT LANDSCAPE BUFFERS ARE REQUIRED on 3.74 acres at 2025 South Decatur Boulevard (APNs 163-01-708-001 and 002), C-2 (General Commercial) Zone.

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the **February 7, 2007** City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script that reads "Beverly K. Bridges".

Beverly K. Bridges
Chief Deputy City Clerk

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

Mr. Pete Carollo
Carollo's Tropicana Motors, Inc.
5420 Cameron Street, Suite #109
Las Vegas, Nevada 89118

Mr. Jim Abell
3220 West Richmar Avenue
Las Vegas, Nevada 89139

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

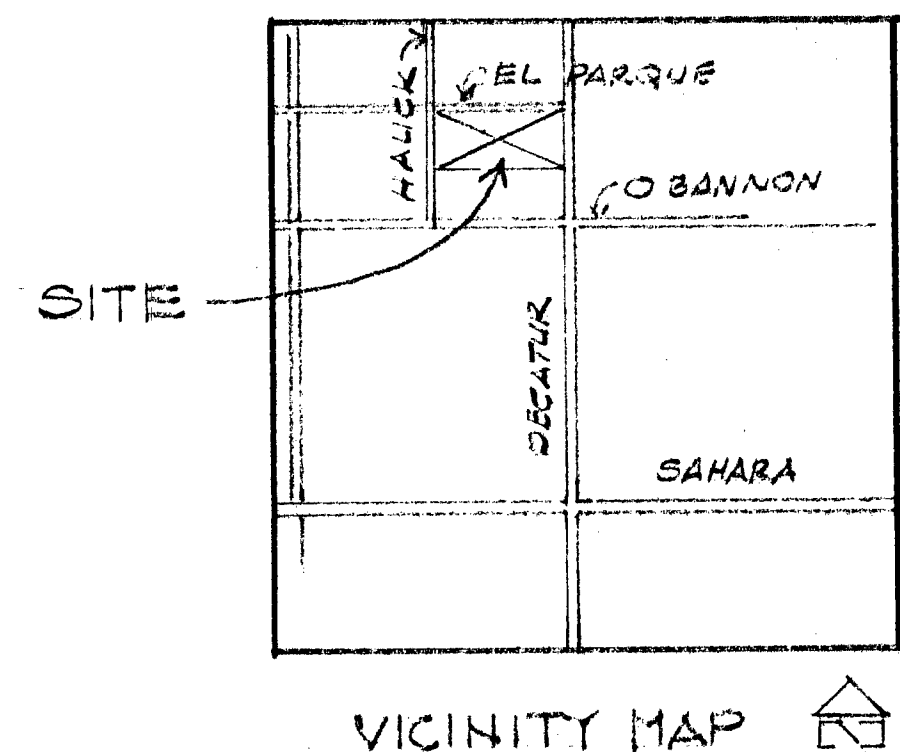
VOICE 702.229.6011

TTY 702.386.9108

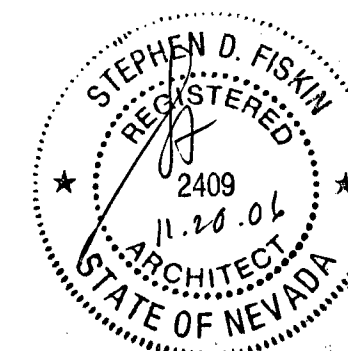
www.lasvegasnevada.gov

18112-001-06-05
CLV 7009





VICINITY MAP



RECEIVED
NOV 20 2000

APPROVED
CITY COUNCIL DATE: 02/07/07
PLANNING COMMISSION DATE: 12/12/07
BY: John Finkbeiner
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

LI

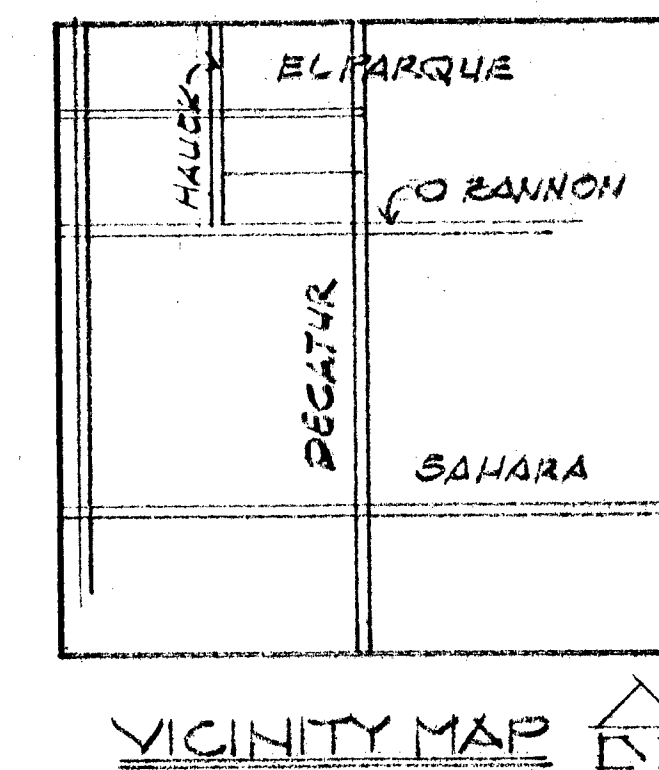
AN ESCAPE PLAN

CARLO USED CARS
DECATUR & EL PARQUE
LAS VEGAS, NV

STEVE FISKIN, ARCHITECT, INC.
3305 SPRING MT. RD., #32
LAS VEGAS, NV 89102 ph. 227-6493

SUB-18027 SDB-18034 12/2/06 PC - REVISED
~~SECRET~~

~~EL PARQUE~~



STEVE FISKIN, ARCHITECT, INC.
3305 SPRING MT. RD., #32
LAS VEGAS, NV 89102 ph. 227-6493

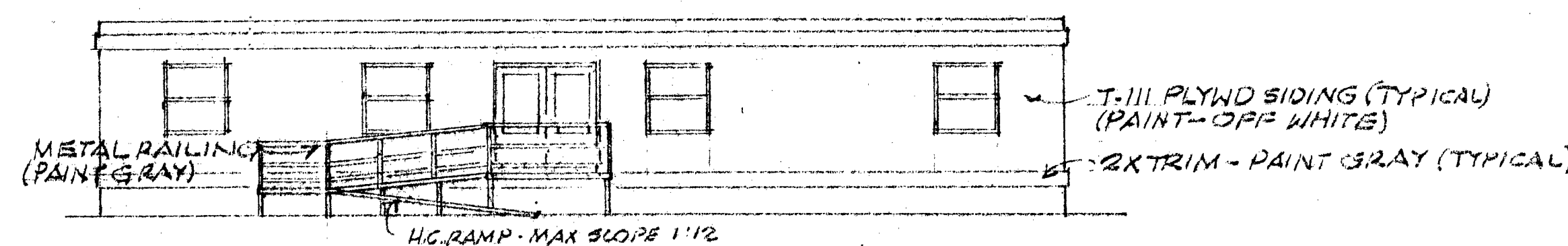
CAROLLO USED CARS
DECATUR & EL PASO
LAS VEGAS, CLARK CO., NV

SITE PLAN
FLOOR PLAN
PLUMBING ELEVATIONS

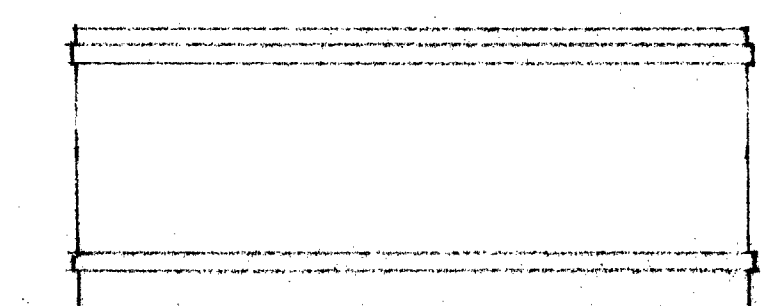
S I

SWP-18037 SDR-18034 12/21/06 PC 50 F-0 E . REVISED
C08011101

PARKING REQUIRED : 28X00 : 1080 + 500 : 3.36 (4) SPACES
PARKING PROVIDED : 5 SPACES



FRONT ELEVATION 1/8"
(EAST)

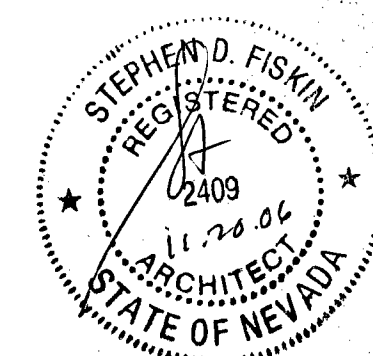


REAR ELEVATION 1/31
(WEST)

RIGHT ELEV. 1/34
(SOUTH)

LEFT ELEV. 1/2
(NORTH)

APPROVED
CITY COUNCIL DATE: 02/04/07
PLANNING COMMISSION DATE: 12/21/07
BY: John Robles
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS



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NOV 20 2006