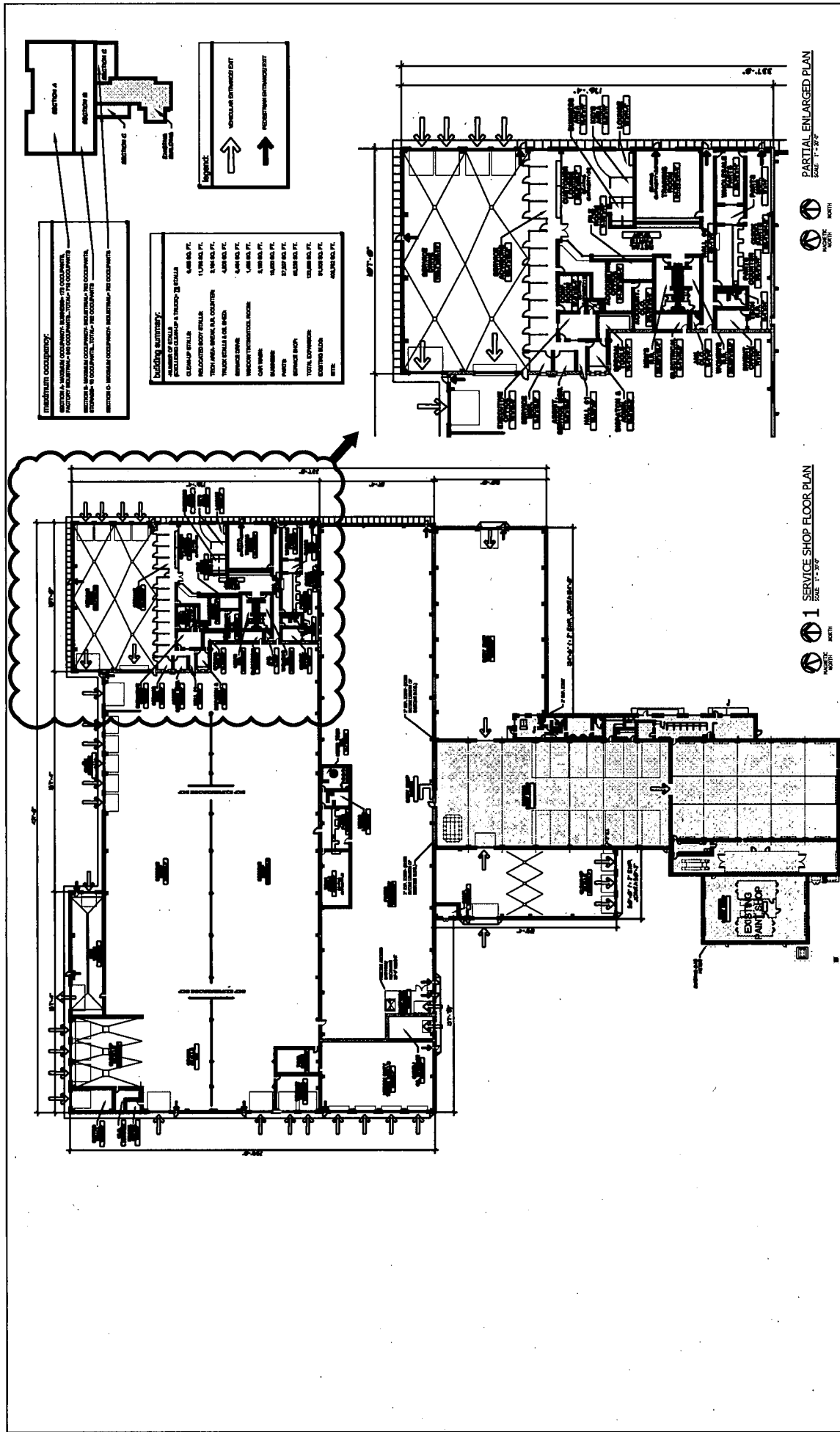


Plans (PMT)



Separator Sheet

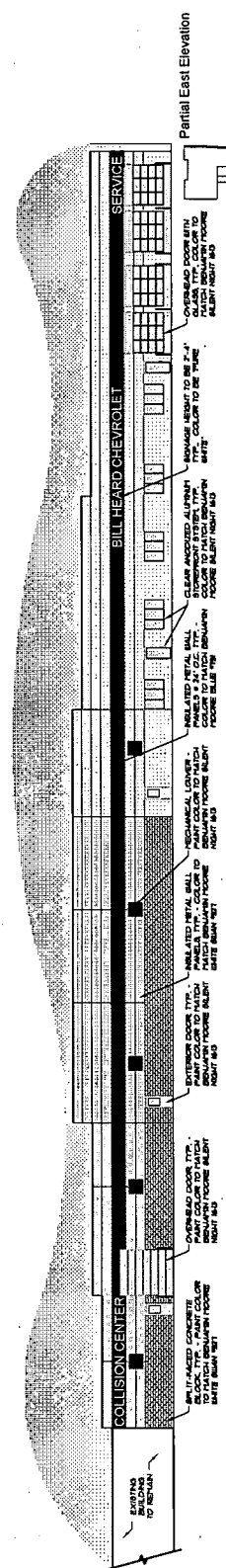
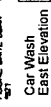
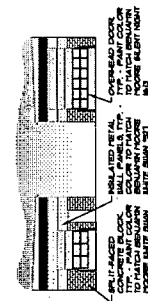
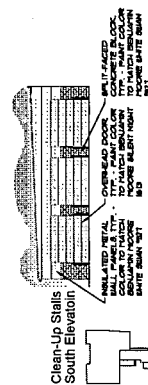
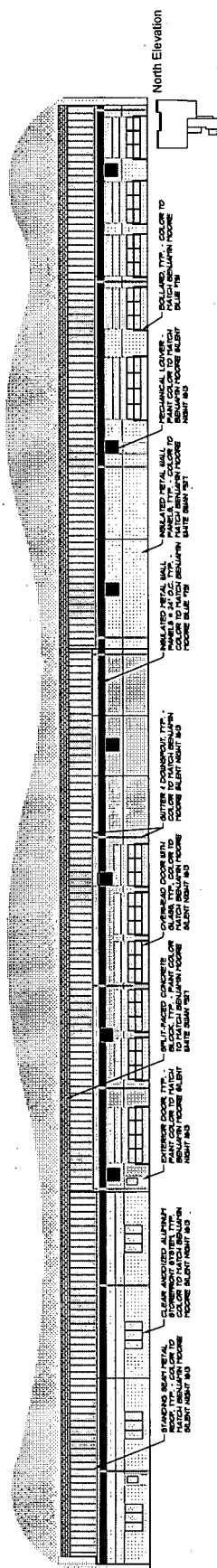
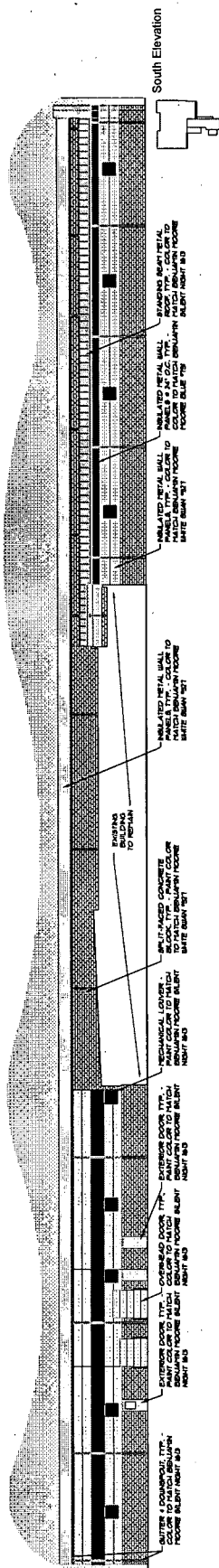
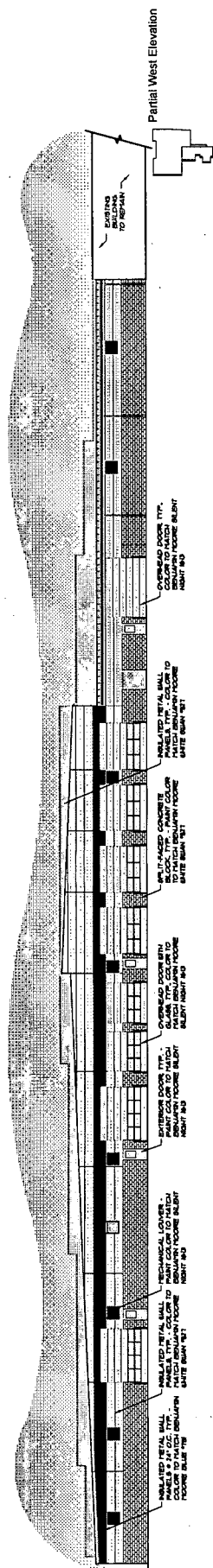


RECEIVED
NOV 17 2006
10000

ALTERATIONS AND ADDITIONS TO:
BILL HEARD LAS VEGAS CHEVROLET
444 S. DECATUR BLVD. LAS VEGAS, NEVADA 89107

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ZON-18208 VAR-18210
SDR-18206 01/11/07 PC



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NOV -17 2006

BILL HEARD LAS VEGAS CHEVROLET

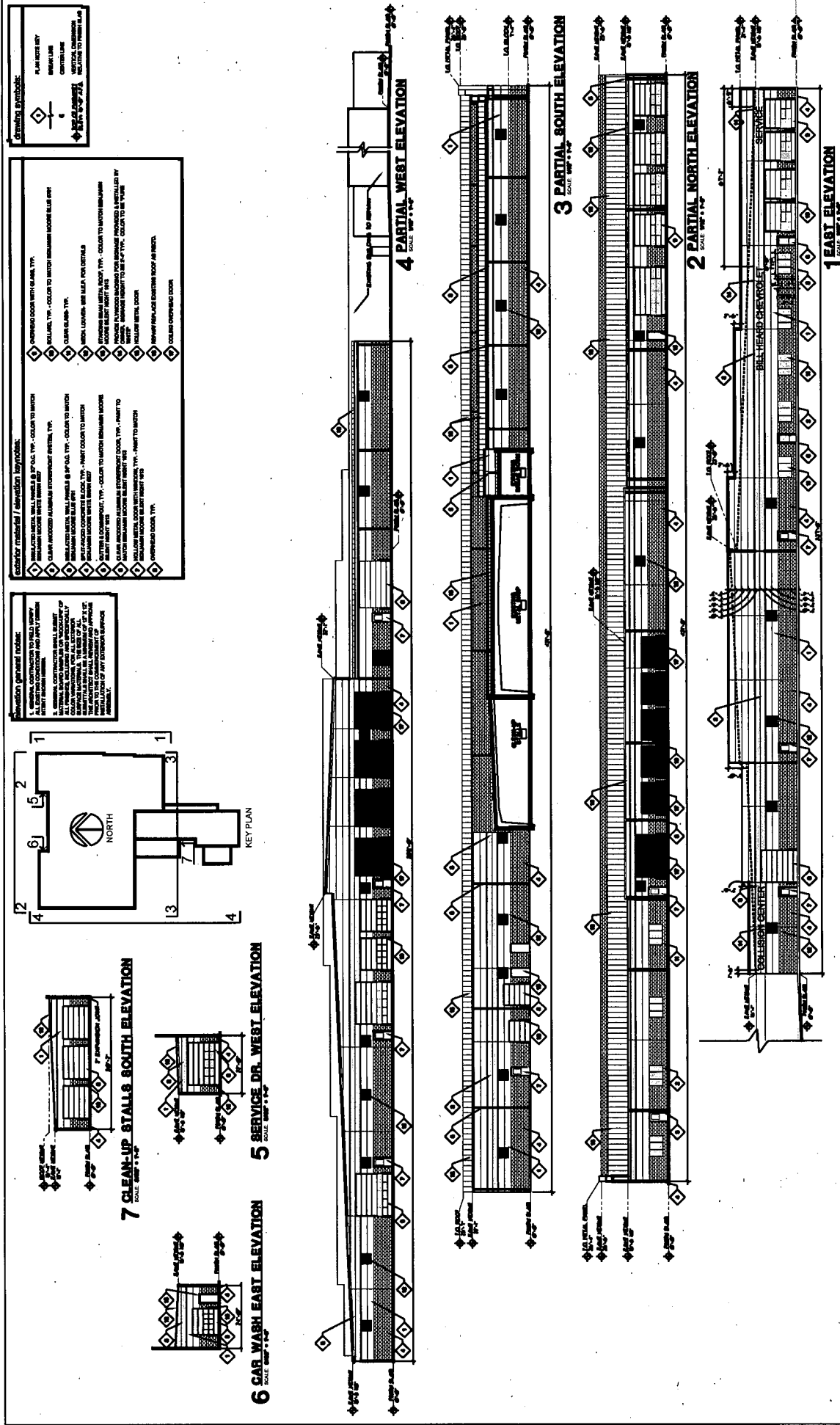
ZON-18208 VAR-18210
SDR-18206 01/11/07 PC



ZON-18208 VAR-18210
SDR-18206 01/11/07 PC

**david
zenner
a.l.a.**

315 Marcella Street NW
Atlanta, Georgia 30316
(404) 881-8370 Fax (404) 881-8173



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. Riecki, Survey (FM, PM, & A's only)
Date: December 18, 2006
Re: **SDR-18206** Fletcher Jones Management Group, Inc. 400 South Decatur Boulevard
Request for a Site Development plan Review for an auto service facility expansion

CONDITIONS OF APPROVAL:

1. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
2. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-18208 and all other applicable site-related actions.

December 12, 2006

City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

Attention: Flinn Fagg, Planning Manager

SUBJECT: CITY OF LAS VEGAS ZONING APPLICATION REVIEW

The Las Vegas Valley Water District Design and the Production Divisions have reviewed the attached zoning applications and determined that the proposed projects will have no conflict with the District's existing telemetry antenna locations.

If you require any additional information or have any questions, please call me at 822-8574.

Sincerely,



Doa J. Meade
Sr. Civil Engineer

DJM:TLL:lar
Attachment

Jim Ross, Electronics Supervisor, w/attach, M/S 1080

LAS VEGAS VALLEY
WATER DISTRICT

PEOPLE
LEADING
THE WAY

1001 SOUTH VALLEY VIEW BLVD.
LAS VEGAS, NV 89153
TELEPHONE: 702/870-2011

Board of Directors
Myrna Williams
PRESIDENT

Yvonne Atkinson Gates
VICE PRESIDENT

Tom Collins

Chip Maxfield

Lynette Boggs McDonald

Rory Reid

Bruce Woodbury

Patricia Mulroy
GENERAL MANAGER

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-18206 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18208 AND VAR-18210 - PUBLIC HEARING - APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. OWNER: FLETCHER JONES, SR. TRUST - Request for a Site Development Plan Review for a 123,669 SQUARE FOOT EXPANSION OF AN EXISTING AUTOMOBILE SERVICE FACILITY WITH WAIVERS OF THE PERIMETER LANDSCAPING REQUIREMENT TO ALLOW NO LANDSCAPING ALONG THE EAST PROPERTY LINE AND ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE AN EIGHT FOOT WIDE BUFFER IS REQUIRED; TO ALLOW A FIVE FOOT WIDE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE AN EIGHT FOOT WIDE BUFFER IS REQUIRED; TO ALLOW A SIX FOOT WIDE BUFFER ALONG THE WEST PROPERTY LINE WHERE AN EIGHT FOOT WIDE BUFFER IS REQUIRED; AND TO ALLOW A ONE FOOT WIDE BUFFER ALONG THE NORTH PROPERTY LINE WHERE A 15 FOOT WIDE BUFFER IS REQUIRED ADJACENT TO A PUBLIC RIGHT OF WAY on 9.52 acres at 400 South Decatur Boulevard (APN 138-36-601-002), R-1 (Single Family Residential) Zone and C-2 (General Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: JANUARY 11, 2007 CITY COUNCIL: FEBRUARY 7, 2007

CASE PLANNER: JOHN KORKOSZ



PUBLIC HEARING

Comments Due: **DECEMBER 13, 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:

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

No Law Enforcement Issue

SDR 18206				
Fletcher Jones Management Group, Inc.				
400 S. Decatur				
Proposed 123.669 thousand square foot expansion of an automobile service facility.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	123.669	33.34	4,123
AM Peak Hour			2.05	254
PM Peak Hour			2.64	326
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Meadows Lane				
Average Daily Traffic (ADT)	16,900			
PM Peak Hour	1352			
(heaviest 60 minutes)				
Decatur Boulevard				
Average Daily Traffic (ADT)	52,413			
PM Peak Hour	4193			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
Adjacent street ADT				
Capacity				
Meadows Lane	32585			
Decatur Boulevard	51700			
This project will add approximately 4,123 trips per day on Meadows and Decatur. This will increase expected volumes by about twenty four percent on Meadows and about eight percent on Decatur. Meadows is at about 52 percent of capacity and Decatur is over capacity.				
Based on Peak Hour use, this development will add roughly 326 additional cars into the area; which works out to about two every eleven minutes.				
Note that this report assumes all traffic from this development uses all named streets.				

Protest / Approval Letter



PROTEST / APPROVAL LETTER

Separator Sheet

Mr. & Mrs. Donald B. Gaines
P.O. Box 1106
Rancho Santa Fe, CA 92067
dbg@gainesinvestmenttrust.com
(858) 759-9221 phone

February 16, 2007

Andrew P. Reed, Planning Supervisor
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

email: areed@lasvegasnevada.gov

Re: Site Development Plan Review SDR-18206
Variance VAR-18210
Special Use Permit SUP-19129
Rezoning ZON-18208

Dear Mr. Reed,

As the owner of the directly adjacent property, we are strongly opposed to a zone change from R-1 to C-2. We are also opposed to any variance or special use permit etc. that may effect the quiet enjoyment of our property or the neighborhood in general.

Our property is a 304 unit senior apartment community know as, Country Club at the Meadows. All of our residents are 55+ with an average age of 70+.

Our community is behind security gates and is very low density. Those two factors contribute to our business success in that location. Virtually, all of our residents rent from us because of the ambiance of the grounds and the atmosphere of quiet peaceful surroundings.

When we bought our property about four years ago, one of our considerations for purchase was that certain parts of the adjacent property are R-1. This zoning is compatible with our property and does not pose any noise problems and other problems associated with commercial development.

There is no question that this proposed zone change etc. will impact our elderly residents negatively and that will cause us economic hardship on an operational level and will depress the value of our property.

Page 2 of 2
February 16, 2007
Andrew P. Reed, Planning Supervisor

We would be agreeable to arrange a site visit of our property with the members of the planning commission that have jurisdiction over this decision so that they can see the situation first hand. I am sure that the 500 or so residents that live at Country Club at the Meadows will feel the same way as we do when they are made aware of the proposed zone changes being considered on the adjacent property.

Please call us at the above phone number to discuss this issue further and please keep us in the loop as to all decision making on this issue.

Sincerely,

Don and Pam Gaines

Meadows Las Vegas LLC
Country Club at the Meadows
300 Promenade Blvd.
Las Vegas, NV 89107

DECATUR CROSSING CENTER LLC
15490 Ventura Blvd., Ste. 200
Sherman Oaks, CA 91403
Tel: (818) 501-5500
Fax: (818) 501-7629
E-mail: Decaturcenterllc@aol.com

February 21, 2007

Via Fax No. 702-385-7268 & Mail

Honorable Planning Commission
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Re.: Opposition to ZON-18208, VAR-18210, SUP- 19129 And SDR- 18206 -
proposed expansion of existing Body shop on Meadows Lane by Applicant Fletcher Jones
Management Group, Inc.

Dear Honorable Planning Commission Members:

We are the owners of the Target/Big Lots Anchored Shopping Center directly located across the street from the subject property.

First, we would like to inform you that we have never been contacted by the Applicant or any of their representatives to see if we have any questions or concerns with their proposed project across the street. We have seen the staff report for the first time only a few hours ago.

With All due respect, and with concerns similar in nature to those raised by your staff members in their staff report recommending a denial of the applications, we oppose the proposed zone change and other entitlements sought by this applicant for this property. The pending applications seek unreasonably necessary waivers for setbacks, screening, architectural compatibility, landscaping, traffic, visibility, and most importantly parking.

This project is simply too massive and it does not belong here in this location: And, in our opinion, it will substantially degrade and devalue the surrounding residential homes and Businesses. We are also concerned by the lack of an EIR adequately studying and assessing the potential project generated increases in noise, traffic, Air Quality, Hazardous material(handling & storage), potential for area Contamination and pollution, health , safety, crime and other effects on the property itself and the area surrounding it.

We would appreciate your denial of the project for reasons stated here to for and/or for those reasons stated in your own staff report recommending denial of the Various applications by this Applicant.

Sincerely,


Albert Cohen

DECATUR CROSSING CENTER LLC
15490 Ventura Blvd., Ste. 200
Sherman Oaks, CA 91403
Tel: (818) 501-5500
Fax: (818) 501-7629
E-mail: Decaturcenterllc@aol.com

February 22, 2007

Honorable Planning Commission
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

Via Fax No. 702-385-7268 & Mail

8 702-474-0352

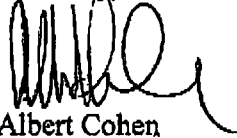
Re.: Opposition to ZON-18208,VAR-18210,SUP- 19129 And SDR- 18206 -
proposed expansion of existing Body shop on Meadows Lane by Applicant Fletcher Jones
Management Group, Inc.

Dear Honorable Planning Commission Members:

We would like to clarify our letter of yesterday that we will not be opposed to the construction of this project if it's reduced in size, architecturally enhanced, and the applicant can demonstrate to us that it will not negatively impact the surrounding properties and area.

Thanking you in advance for your attention to this matter..

Sincerely,



Albert Cohen

23

APN Map



Separator Sheet

Deed



Separator Sheet

APN: 138-36-601-002, 006, 008, 713-028, & 029
Affix R.P.T.T. \$Exempt 3
WHEN RECORDED MAIL TO:

Fletcher Jones, Jr.
175 E. Reno, #C-6
Las Vegas, NV 89119

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That
Fletcher Jones, Jr. and Stephanie A. Grody, Successor Co-Trustees of the Fletcher Jones, Sr. Trust,
dated February 13, 1989

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby
acknowledged, do hereby Grant, Bargain, Sell and Convey to

Fletcher Jones, Jr. and Stephanie A. Grody, Successor Co-Trustees of the Fletcher Jones, Sr. Trust, dated
February 13, 1989

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
See Exhibit A attached hereto and made a part hereof.

This Grant, Bargain, Sale Deed is being recorded to correct the legal description as set forth in that
certain Order Approving First and Final Account, Report of Co-Executors and Petition for Allowance of
Fees and Costs, Distribution and Discharge, recorded in Book 961101, Document No. 00813.

Subject to: 1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements
now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining.

Witness my hand(s) this 14 day of September, 2001.

SELLERS

[Signature]
Fletcher Jones, Jr. - Successor Co-Trustee

[Signature]
Stephanie A. Grody - Successor Co-Trustee

STATE OF Nevada)
COUNTY OF Clark) ss.

Escrow No. 01122428-027-FB

On this 9-14-01

appeared before me, a Notary Public,

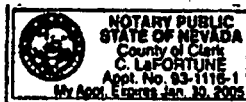
Fletcher Jones Jr

Stephanie A Grody

personally known or proven to me to be the
person(s) whose name(s) is/are subscribed to the
above instrument, who acknowledged that
he/she/they executed the instrument for the
purpose(s) therein contained.

Notary Public

My commission expires: 13005



ZON-18208 VAR-18210
SDR-18206 01/11/07 PC

Exhibit A

Parcel One (1):

That Portion of the Northeast Quarter (NE 1/4) of Section 36, Township 20 South, Range 60 East, M.D.B. & M., and more particularly described as follows:

Commencing at the East Quarter (E 1/4) corner of Section 36,
Thence South 89°31'54" West along the South line of the Northeast Quarter (NE 1/4) of Section 36, a distance of 685.16 feet to the True Point of Beginning;
Thence North 0°18'11" West, a distance of 176.00 feet to a point;
Thence North 89°41'20" East, a distance of 315.06 feet to a point;
Thence South 0°15'26" East, a distance of 102.29 feet to a point on a non tangent curve concave to the Southeast, having a radius of 340.00 feet, a radial line to said point bears North 12°16'25" West;
Thence along said curve through a central angle of 24°43'50" an arc length of 146.77 feet to a point of tangency;
Thence South 52°59'37" West, a distance of 22.15 feet to a point;
Thence South 89°31'54" West, a distance of 166.12 feet to the True Point of Beginning.

(Reference Deed for Legal Description Book 20 Doc. No. 15646)

Parcel Two (2):

That portion of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 36, Township 20 South, Range 60 East, M.D.B. & M.; more particularly described as follows:

Commencing at the East Quarter (E 1/4) corner of Section 36;
Thence South 89°31'54" West along the South line of the Northeast Quarter (NE 1/4), a distance of 1326.79 feet;
Thence North 00°19'21" West parallel with the East line of the Northeast Quarter (NE 1/4) of said Section 36, a distance of 1328.75 feet to the True Point of Beginning, said point being in the North line of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of said Section 36;
Thence along said North line South 89°31'54" West, 150.00 feet;
Thence South 00°19'21" East, 360.28 feet;
Thence North 89°31'54" East 150.00 feet to a point in the West line of the land described in the Deed to Fletcher Jones, et al, recorded April 19, 1974 as Document No. 377787;
Thence along said West line South 00°19'21" East, 311.94 feet (recorded distance 308.50 feet) to the Northwest (NW) corner of the land conveyed to the Housing Authority of the City of Las Vegas by Deed recorded November 7, 1969 as Document No. 794869;
Thence along the North line of said land, North 89°31'54" East, 570.53 feet to the Southwest (SW) corner of the land described as Parcel 1 in the Deed to Fletcher Jones recorded February 7, 1966 as Document No. 556186;
Thence along the West line of the land North 00°19'21" West, 668.78 feet to a point in the North line of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of said Section;
Thence along said North line, South 89°31'54" West, 570.53 feet to the True Point of Beginning

240109 28
88133

Excepting therefrom the interest in the Northerly Forty (40.00) feet as conveyed to the City of Las Vegas for road, public utility and incidental purposes by Deed recorded November 9, 1976 as Document No. 635802 in Book 676, Official Records.

(Reference Deed for Legal Description 990604 - 00899; and Michael L. Hobbs, of Summit Engineering, PLS No. 13663, 1421 E. Sunset Road, Suite 17, Las Vegas, Nevada 89119)

Parcel Three (3):

Lot Two (2) in Block Seven (7) and Lot Three (3) in Block One (1) in CHARLESTON HEIGHTS TRACT No. 7 on file in Book 5 of Plats, Page 52 in the Office of the County Recorder, Clark County, Nevada.

Together with the interest in and to that portion of Michael Way as vacated by that certain Order of Vacation recorded December 11, 1970 as Document No. 67741 in Book 85 lying North of the North line of Alta Avenue, 80.00 feet wide and adjoining Lot Two (2) in Block Seven (7) and Lot Three (3) in Block One (1) of said Charleston Heights Tract No. 7 and being more particularly described as follows:

Commencing at the Northeast (NE) corner of the Southeast Quarter (SE 1/4) of said Section 36, Township 20 South, Range 60 East, M.D.M. & M.;
Thence South 89°31'54" West along the North line of the Southeast Quarter (SE 1/4) of said Section 36, a distance of 676.26 feet to the Northwest (NW) corner of Lot Two (2) in Block Seven (7) of Charleston Heights Tract No. 7 said Northwest (NW) corner being the True Point of Beginning;
Thence continuing South 89°31'54" East, a distance of 80.00 feet to the Northeast (NE) corner of Lot Three (3) in Block One (1) of Charleston Heights Tract No. 7;
Thence South 00°27'22" East along the East line of said Lot Three (3), a distance of 85.03 feet to the beginning of a tangent curve to the right, concave Northwesterly, having a radius of 15.00 feet;
Thence Southwesterly along said tangent curve through a central angle of 90°00'00", an arc length of 23.56 feet to the point of tangency of said curve with the North line of Alta Avenue, 80.00 feet wide, as said Avenue is shown on the Map of said Charleston Heights Tract No. 7;
Thence North 89°32'48" East along said North line of Alta Avenue, a distance of 30.29 feet to the beginning of a tangent curve to the left concave Northerly having a radius of 260.00 feet;
Thence continuing along said North line, Easterly along said tangent curve through a central angle of 18°59'12", an arc length of 86.16 feet to the point of tangency of said curve with the Southerly boundary line of said Lot Two (2), from a tangent at said point which bears South 70°33'26" West, Westerly, Northwesterly and Northerly along a curve to the right, concave Northeasterly having a radius of 15.00 feet;
Thence along said curve through a central angle of 108°59'12", an arc length of 28.53 feet;
Thence North 00°27'22" West along the West line of said Lot Two (2), a distance of 71.73 feet to the True Point of Beginning.

(Reference Deed for Legal Description 960110 - 00813)

Parcel Four (4)

That portion of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 36, Township 20 South, Range 00 East, M.D.B. & M., described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 36 as shown by map of Charleston Heights Tract No. 7, on file in the Office of the County Recorder in Book 5 of Plats, Page 52, Clark County, Nevada Records:

Thence North 00°19'21" West along the East line of said South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 36, a distance of 104.61 feet to the True Point of Beginning.

Thence South 89°40'39" West, a distance of 80.00 feet to a point.

Thence from a tangent whose bearing is South 00°19'21" East curving to the right along the arc of a curve having a radius of 24.87 feet and subtending a central angle of 89°51'15" an arc length of 39.00 feet.

Thence South 89°31'54" West, a distance of 195.22 feet to an arc point.

Thence from a tangent whose bearing is the last described course turning to the left along a curve having a radius of 340.00 feet and subtending a central angle of 36°32'17" an arc length of 216.82 feet.

Thence South 52°59'37" West, a distance of 22.18 feet.

Thence South 89°31'54" West along the South line of the Northeast Quarter (NE 1/4) of said Section 36, a distance of 236.16 feet to a point on the West right of way line of Michael Way (80.00 feet wide) as shown by said map of the Charleston Heights Tract No. 7.

Thence North 00°19'21" West parallel to the East line of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 36, a distance of 660.00 feet.

Thence North 89°31'54" East parallel to the South line, a distance of 756.26 feet to a point on the aforementioned East line.

Thence South 00°19'21" East along the said East line, a distance of 555.39 feet to the True Point of Beginning.

Together with that certain spandrel area at the Northwest (NW) corner of Decatur Boulevard and Alta Avenue, described as "Parcel 1" in Order of Vacation recorded December 17, 1959 in Book 225 as Document No. 183147, Official Records.

Excepting therefrom the interest in the East Forty (40.00) feet as conveyed to the County of Clark for road, public utility and incidental purposes by Deed recorded as Document No. 376916, Clark County, Nevada Records.

Further excepting therefrom the interest in the following property as conveyed to the City of Las Vegas for road, public utility and incidental purposes by Deed recorded December 10, 1956 as Document No. 544570 of Official Records, Clark County, Nevada Records:

Commencing at the Southeast (SE) corner of the Northeast Quarter (NE 1/4) of said Section 36:

Thence North 00°18'11" West along the East line of said Section 36, a distance of 104.61 feet to the True Point of Beginning.

Thence at right angles South 89°41'49" West, a distance of 80.00 feet to the Northeast (NE) corner of that certain parcel of land described in Parcel 1 of that certain Order of Vacation recorded December 17, 1959 as Document No. 183147 in Book 225 of Official Records of Clark County, Nevada:

Thence North 00°36'17" East, a distance of 631.24 feet to the point of intersection of the West line of the East 70.00 feet, measured at right angles to the East line of the Northeast Quarter (NE 1/4) of said Section 36, with the North line of the South 735.97 feet measured along a line parallel with Section 36;

Thence from said point North 89°31'54" East parallel with the South line of the Northeast Quarter (NE 1/4) of said Section 36, a distance of 70.00 feet to the East line of said Section 36;

Thence South 00°18'11" East along said East line a distance of 631.36 feet to the True Point of Beginning.

Further excepting therefrom any portion lying within Parcel One (1).

(Reference Deed for Legal Description 961101 - 00813)

Parcel Five (5)

That portion of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 36, Township 20 South, Range 00 East, M.D.B. & M., described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 36.

Thence South 89°31'54" West, a distance of 756.26 feet to a point.

Thence North 00°19'21" West, a distance of 425.50 feet to a point said point being the True Point of Beginning;

Thence continuing North 00°19'21" West, a distance of 234.50 feet to a point;

Thence South 89°31'54" West, a distance of 30.00 feet to a point;

Thence South 00°19'21" East, a distance of 234.50 feet to a point;

Thence North 89°31'54" East, a distance of 30.00 feet to the True Point of Beginning.

Said parcel being further described as Parcel Three (3) as shown by Parcel Map recorded November 26, 1974 in File 4, Page 23 of Parcel Maps and as Document No. 436233 in Book 477 of Official Records, Clark County, Nevada

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
UNITED TITLE OF NEVADA
89-28-2001 11:46 JVB
OFFICIAL RECORDS
BOOK: 20010928 INST: 01953
FEE: 11.00 RPTT: EX003

Exhibit A

Parcel One (1):

That Portion of the Northeast Quarter (NE 1/4) of Section 36, Township 20 South, Range 60 East, M.D.B. & M., and more particularly described as follows:

Commencing at the East Quarter (E 1/4) corner of Section 36;

Thence South 89°31'54" West along the South line of the Northeast Quarter (NE 1/4) of Section 36, a distance of 605.16 feet to the True Point of Beginning;

Thence North 0°18'11" West, a distance of 176.00 feet to a point;

Thence North 89°41'20" East, a distance of 315.06 feet to a point;

Thence South 0°35'26" East, a distance of 102.29 feet to a point on a non tangent curve concave to the Southeast, having a radius of 340.00 feet, a radial line to said point bears North 12°16'25" West;

Thence along said curve through a central angle of 24°43'50" an arc length of 146.77 feet to a point of tangency;

Thence South 52°59'37" West, a distance of 22.15 feet to a point;

Thence South 89°31'54" West, a distance of 165.12 feet to the True Point of Beginning.

Parcel Two (2):

That portion of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 36, Township 20 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Commencing at the East Quarter (E 1/4) corner of Section 36;

Thence South 89°31'54" West along the South line of the Northeast Quarter (NE 1/4), a distance of 1326.79 feet;

Thence North 00°19'21" West parallel with the East line of the Northeast Quarter (NE 1/4) of said Section 36, a distance of 1328.78 feet to the True Point of Beginning, said point being in the North line of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of said Section 36;

Thence along said North line South 89°31'54" West, 150.00 feet;

Thence South 00°19'21" East, 360.28 feet;

Thence North 89°31'54" East to a point in the West line of the land described in the Deed to Fletcher Jones, et al., recorded April 19, 1974 as Document No. 377787;

Thence along said West line South 00°19'21" East, 308.50 feet to the Northwest (NW) corner of the land conveyed to the Housing Authority of the City of Las Vegas by Deed recorded November 7, 1969 as Document No. 794869;

Thence along the North line of said land, North 89°31'54" East, 570.53 feet to the Southwest (SW) corner of the land described as Parcel 1 in the Deed to Fletcher Jones recorded February 7, 1966 as Document No. 556186;

Thence along the West line of the land North 00°19'21" West, 668.78 feet to a point in the North line of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of said Section;

Thence along said North line, South 89°31'54" West, 570.53 feet to the True Point of Beginning.

Excepting therefrom the interest in the Northerly Forty (40.00) feet as conveyed to the City of Las Vegas for road, public utility and incidental purposes by Deed recorded November 9, 1976 as Document No. 635802 in Book 676, Official Records.

Parcel Three (3):

Lot Two (2) in Block Seven (7) and Lot Three (3) in Block One (1) in CHARLESTON HEIGHTS TRACT NO. 7 on file in Book 5 of Plats, Page 52 in the Office of the County Recorder, Clark County, Nevada.

Together with the interest in and to that portion of Michael Way as vacated by that certain Order of Vacation recorded December 11, 1970 as Document No. 67741 in Book 85 lying North of the North line of Alta Avenue, 80.00 feet wide and adjoining Lot Two (2) in Block Seven (7) and Lot Three (3) in Block One (1) of said Charleston Heights Tract No. 7 and being more particularly described as follows:

Commencing at the Northeast (NE) corner of the Southeast Quarter (SE 1/4) of said Section 36, Township 20 South, Range 60 East, M.D.B. & M.;

Thence South 89°31'54" West along the North line of the Southeast Quarter (SE 1/4) of said Section 36, a distance of 676.26 feet to the Northwest (NW) corner of Lot Two (2) in Block Seven (7) of Charleston Heights Tract No. 7 said Northwest (NW) corner being the True Point of Beginning;

Thence continuing South 89°31'54" East, a distance of 80.00 feet to the Northeast (NE) corner of Lot Three (3) in Block One (1) of Charleston Heights Tract No. 7;

Thence South 00°27'22" East along the East line of said Lot Three (3), a distance of 85.03 feet to the beginning of a tangent curve to the right, concave Northwesterly, having a radius of 15.00 feet;

Thence Southwesterly along said tangent curve through a central angle of 90°00'00", an arc length of 23.56 feet to the point of tangency of said curve with the North line of Alta Avenue, 80.00 feet wide, as said Avenue is shown on the Map of said Charleston Heights Tract No. 7;

Thence North 89°32'38" East along said North line of Alta Avenue, a distance of 30.29 feet to the beginning of a tangent curve to the left concave Northerly having a radius of 160.00 feet;

Thence continuing along said North line, Easterly along said tangent curve through a central angle of 18°59'12", an arc length of 86.16 feet to the point of tangency of said curve with the Southerly boundary line of said Lot Two (2), from a tangent at said point which bears South 70°33'26" West, Westerly, Northwesterly and Northerly along a curve to the right, concave Northeasterly having a radius of 15.00 feet;

Thence along said curve through a central angle of 108°59'12", an arc length of 28.53 feet;

Thence North 00°27'22" West along the West line of said Lot Two (2), a distance of 71.73 feet to the True Point of Beginning.

Parcel Four (4):

That portion of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 36, Township 20 South, Range 60 East, M.D.B. & M., described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 36 as shown by map of Charleston Heights Tract No. 7, on file in the Office of the County Recorder in Book 5 of Plats, Page 52, Clark County, Nevada Records;

Thence North 00°19'21" West along the East line of said South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 36, a distance of 104.61 feet to the True Point of Beginning;

Thence South 89°40'39" West, a distance of 80.00 feet to a point;

Thence from a tangent whose bearing is South 00°19'21" East curving to the right along the arc of a curve having a radius of 24.87 feet and subtending a central angle of 89°51'15" an arc length of 39.00 feet;

Thence South 89°31'54" West, a distance of 195.22 feet to an arc point;

Thence from a tangent whose bearing is the last described course turning to the left along a curve having a radius of 340.00 feet and subtending a central angle of 36°32'17" an arc length of 216.82 feet;

Thence South $52^{\circ}59'37''$ West, a distance of 22.15 feet;
Thence South $89^{\circ}31'54''$ West along the South line of the Northeast Quarter (NE 1/4) of said Section 36, a distance of 236.16 feet to a point on the West right of way line of Michael Way (80.00 feet wide) as shown by said map of the Charleston Heights Tract No. 7;
Thence North $00^{\circ}19'21''$ West parallel to the East line of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 36, a distance of 660.00 feet;
Thence North $89^{\circ}31'54''$ East parallel to the South line, a distance of 756.26 feet to a point on the aforementioned East line;
Thence South $00^{\circ}19'21''$ East along the said East line, a distance of 555.39 feet to the True Point of Beginning.

Together with that certain spandrel area at the Northwest (NW) corner of Decatur Boulevard and Alta Avenue, described as "Parcel 1" in Order of Vacation recorded December 17, 1959 in Book 225 as Document No. 183147, Official Records.

Excepting therefrom the interest in the East Forty (40.00) feet as conveyed to the County of Clark for road, public utility and incidental purposes by Deed recorded as Document No. 376916, Clark County, Nevada Records.

Further excepting therefrom the interest in the following property as conveyed to the City of Las Vegas for road, public utility and incidental purposes by Deed recorded December 10, 1956 as Document No. 544570 of Official Records, Clark County, Nevada Records;

Commencing at the Southeast (SE) corner of the Northeast Quarter (NE 1/4) of said Section 36;
Thence North $00^{\circ}18'11''$ West along the East line of said Section 36, a distance of 104.61 feet to the True Point of Beginning;
Thence at right angles South $89^{\circ}41'49''$ West, a distance of 80.00 feet to the Northeast (NE) corner of that certain parcel of land described in Parcel 1 of that certain Order of Vacation recorded December 17, 1959 as Document No. 183147 in Book 225 of Official Records of Clark County, Nevada;
Thence North $00^{\circ}36'17''$ East, a distance of 631.24 feet to the point of intersection of the West line of the East 70.00 feet, measured at right angles to the East line of the Northeast Quarter (NE 1/4) of said Section 36, with the North line of the South 735.97 feet measured along a line parallel with Section 36;
Thence from said point North $89^{\circ}31'54''$ East parallel with the South line of the Northeast Quarter (NE 1/4) of said Section 36, a distance of 70.00 feet to the East line of said Section 36;
Thence South $00^{\circ}18'11''$ East along said East line a distance of 631.36 feet to the True Point of Beginning.

Further excepting therefrom any portion lying within Parcel One (1).

Parcel Five (5):

That portion of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 36, Township 20 South, Range 60 East, M.D.B. & M., described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 36;
Thence South 89°31'54" West, a distance of 756.26 feet to a point;
Thence North 00°19'21" West, a distance of 425.50 feet to a point said point being the True Point of Beginning;
Thence continuing North 00°19'21" West, a distance of 234.50 feet to a point;
Thence South 89°31'54" West, a distance of 30.00 feet to a point;
Thence South 00°19'21" East, a distance of 234.50 feet to a point;
Thence North 89°31'54" East, a distance of 30.00 feet to the True Point of Beginning.

Said parcel being further described as Parcel Three (3) as shown by Parcel Map recorded November 26, 1974 in File 4, Page 23 of Parcel Maps and as Document No. 436423 in Book 477 of Official Records, Clark County, Nevada.

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18206** APN: _____

Name of Property Owner: Fletcher Jones Sr Trust

Name of Applicant: Fletcher Jones Management Group, Inc.

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: _____

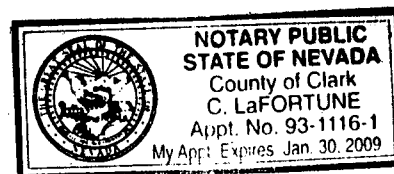
Signature of Property Owner: [Signature]

Print Name: Fletcher Jones Jr.

Subscribed and sworn before me

This 14 day of Nov, 2006

[Signature]
Notary Public in and for said County and State



Justification Letter



Separator Sheet

JONES VARGAS

ATTORNEYS AT LAW
3773 HOWARD HUGHES PARKWAY
THIRD FLOOR SOUTH
LAS VEGAS, NEVADA 89169

TEL (702) 862-3300 FAX (702) 734-2722

WWW.JONESVARGAS.COM

HERBERT M. JONES
MELVIN D. CLOSE, JR.
JOSEPH W. BROWN
ALBERT F. PAGNI
JOHN P. SANDE, III
WILLIAM J. RAGGIO
GARY R. GOODHEART
MICHAEL E. BUCKLEY
RICHARD F. JOST
JANET L. CHUBB
DOUGLAS M. COHEN
KIRK B. LENHARD
KEVIN R. STOLWORTHY
JAMES L. WADHAMS
JODI R. GOODHEART
PAUL A. LEMCKE

PHILIP M. BALLIF
MICHAEL G. ALONSO
ANN MORGAN
R. DOUGLAS KURDZIEL
KRIS T. BALLARD
CRAIG H. NORVILLE
WILLIAM C. DAVIS, JR.
KARL L. NIELSON
PATRICK A. ROSE
PATRICK J. SHEEHAN
TONY F. SANCHEZ III
CLARK V. VELLIS
JOHN P. DESMOND
SCOTT M. SCHOENWALD
CONSTANCE L. AKRIDGE
EDWARD M. GARCIA

MARIA-NICOLLE BERINGER
WHITNEY D. BOCCHI
JENNIFER BEATTY BRINTON
LOUIS M. BUBALA III
ADAM K. BULT
DAVID A. CARROLL
TYRUS O. COBB
TRACY A. DIFILLIPPO
ELIZABETH M. FIELDER
WILLIAM D. GREENLEE, JR.
RYAN W. HERRICK
BRIAN R. IRVINE
KIRK D. KAPLAN
BENJAMIN W. KENNEDY
CURT R. LEDFORD
DARREN J. LEMIEUX
DIANE J. MARKERT

LINDA P. MCKENZIE*
MATTHEW T. MILONE
CHRISTOPHER C. MONEY
BINU G. PALAL**
TAMARA BEATTY PETERSON
ALEX RAMIREZ
RICHARD A. RAWSON
MOLLY MALONE REZAC
JOHN P. SANDE, IV
BRETT J. SCOLARI
STEVEN G. SHEVORSKI
TIFFANY J. SWANIS
STACIE A. TRUESDELL
JESSE A. WADHAMS
CHRISTINA H. WANG
GORDON H. WARREN
ANDREW WONG

CLIFFORD A. JONES (1912 - 2001)
GEORGE L. VARGAS (1909 - 1985)
JOHN C. BARTLETT (1910 - 1982)
LOUIS MEAD DIXON (1919 - 1993)
GARY T. FOREMASTER (1953 - 1998)

Writer's Direct Line
(702) 862-3342
E-Mail Address
struesdell@jonesvargas.com

ROBERT E. BRUCE
AMANDA J. COWLEY
ALAN B. RABKIN
OF COUNSEL

BRIAN J. MATTER
EXECUTIVE DIRECTOR

November 7, 2006

City of Las Vegas
Planning & Development Department
731 S. 4th Street
Las Vegas, NV 89101

HAND DELIVERED

RE: Justification Letter – Site Development Plan Review

Dear Planning and Development Department:

Enclosed is an application for a Site Development Plan Review for an approximately 123,669 sq/ft expansion of an existing automobile service facility for that property consisting of approximately 9.34 acres located at 400 S. Decatur Blvd., south of Meadows Lane (APN 138-36-601-002) (the "**Property**") submitted by Fletcher Jones Management Group, Inc. (the "**Applicant**").

The Property is zoned C-2 (General Commercial) and R-1 (Single Family Resident District) and designated GC (General Commercial) under the General Plan. An application to re-zone the portion of the Property from R-1 to C-2 is being submitted in conjunction with this application. The Property is currently used as an automobile service facility which is operated in conjunction with the Bill Heard dealership located adjacent to the Property. The Applicant wishes to expand the existing service facility.

Additionally, the Applicant is requesting waivers of the following perimeter landscaping requirements:

1. A waiver of the perimeter landscaping along the east Property line. Currently, there is no perimeter landscaping provided along the east Property line. Moreover, the property to the east is a developed commercial center, the back side of which abuts the Property, and this property has not provided perimeter landscaping adjacent to the Property.
2. A reduction for the perimeter landscaping requirement along the southern Property line. Currently, there is no perimeter landscaping provided along the southern Property line. The existing building is approximately 27 feet from the property to the south. Therefore, perimeter landscaping cannot be provided here and maintain the existing access along the

RENO OFFICE
100 WEST LIBERTY STREET, TWELFTH FLOOR, RENO, NEVADA 89504 TEL (775) 786-5000 FAX (775) 786-1177

*LICENSED IN ARIZONA ONLY
**LICENSED IN ILLINOIS AND WISCONSIN ONLY

ZON-18208 VAR-18210
SDR-18206 01/11/07 PC

November 7, 2006

Page 2

southern end of the Property. The Applicant is proposing to provide limited landscaping of 5.5 feet along the western half of the southern Property line where such landscaping will not interfere with on site traffic flow.

3. A reduction for the perimeter landscaping along the western Property line to permit 6.5 feet of landscaping where 8 feet is required. Currently, there is no perimeter landscaping provided along the western Property line. Here, the Property abuts parking structures for the residential property to the west. 6.5 feet of landscaping in conjunction with the landscaping provided by the property to the west should form an increased barrier from what is currently provided.
4. A reduction for the perimeter landscaping along the north Property line. Currently, there is no perimeter landscaping provided along the north Property line. The Applicant is proposing to provide a sidewalk with 1.5 feet of landscaping along the north Property line and approximately 20 feet of landscaping at both northern entrances to the Property.

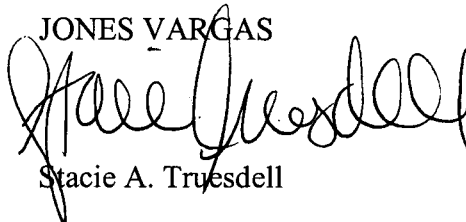
Due to that fact that the Property is currently operating and will continue to operate as an automobile service facility in conjunction with the adjacent Bill Heard Dealership, pedestrian use of the Property is not intended and could be unsafe due to the large number of automobiles that will be operating on the Property. Therefore, the Applicant is also requesting a waiver of the pedestrian open space requirement. Additionally, all of the parking provided on site will be used in conjunction with the service facility and a majority of the parking is not visible from Meadows Lane. Therefore, the Applicant is requesting a waiver of the requirement for landscaping islands within the parking lot.

Finally, the Applicant would like to request a waiver of the perimeter fencing requirements in order to retain the existing perimeter fencing which consists of chain link. The Property is contiguous with the Bill Heard Dealership to the southeast and the Applicant would like to maintain the existing fencing so that it is uniform with that provided on the contiguous property.

The proposed expansion will result in a more aesthetically pleasing view of the Property from Meadows Lane and the proposed landscaping will be an enhancement over what is currently provided. Thank you for your consideration of this request. Please contact me at (702) 863-3342 if you have any questions or comments.

Very truly yours,

JONES VARGAS



Stacie A. Truesdell

ST
Enclosures.

ZON-18208 VAR-18210
SDR-18206 01/11/07 PC

Application



0

Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
 Project Address (Location) 400 S. Decatur Blvd.
 Project Name 400 S. Decatur Blvd. Proposed Use _____
 Assessor's Parcel #(s) 138-36-601-002 Ward # 1
 General Plan: existing CC proposed n/a Zoning: existing C-2/R-1 proposed n/a
 Commercial Square Footage +/-123,669 Floor Area Ratio n/a
 Gross Acres +/-9.34 Lots/Units n/a Density n/a
 Additional Information _____

PROPERTY OWNER Fletcher Jones, Sr. Trust Contact Howard Miller
 Address 7300 W. Sahara Ave. Phone: 739-0495 Fax: 795-7194
 City Las Vegas State NV Zip 89117

APPLICANT Fletcher Jones Management Group, Inc. Contact Howard Miller
 Address 7300 W. Sahara Ave. Phone: 739-0495 Fax: 795-7194
 City Las Vegas State NV Zip 89117

REPRESENTATIVE Jones Vargas Contact Stacie Truesdell
 Address 3773 Howard Hughes Pkwy., Third Fl. South Phone: 862-3342 Fax: 734-2722
 City Las Vegas State NV Zip 89169

Property Owner Signature* [Signature]
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Fletcher Jones, Jr.

Subscribed and sworn before me

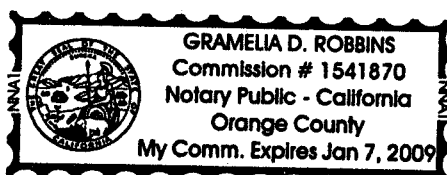
This 2nd day of November, 20 06
Orange, Co., CA.

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-18206</u>
Meeting Date:	<u>1-11-07</u>
Total Fee:	<u>800-</u>
Date Received:*	<u>11-17-06</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

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

SDR Application

Report Date 11/22/2006 04:49 PM

Submitted By

Page 1

A/P # 18206 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages	Date / Time	By	Date / Time	By
Processed	11/17/2006 09:36	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-18206 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18208 AND VAR-18210 - PUBLIC HEARING - APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. OWNER: FLETCHER JONES, SR. TRUST - Request for a Site Development Plan Review for a 123,669 SQUARE FOOT EXPANSION OF AN EXISTING AUTOMOBILE SERVICE FACILITY WITH A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENT ALONG THE EAST PROPERTY LINE AND WAIVERS FOR A REDUCTION OF THE LANDSCAPE BUFFER WIDTHS ON THE NORTH, SOUTH AND WEST PROPERTY LINES on 9.52 acres at 400 South Decatur Boulevard (APN 138-36-601-002), R-1 (Single Family Residential) zone and C-2 (General Commercial) zone [PROPOSED: C-2 (General Commercial) zone, Ward 1 (Tarkanian).

Parent A/P #

Project #	18206	Project/Phase Name	BILL HEARD LAS VEGAS CHEVROLET	Phase #	
Size/Area	9.34 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13836601002

Location

Owner/Tenant

Contact ID	AC707281	Name	JONES FLETCHER SR TRUST	Organization	JONES FLETCHER JR CO-TRS ETAL
Mailing Address	7300 W SAHARA AVE			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89117-2756			Evening Phone	
Day Phone	(702)739-0495 x			Mobile #	
Fax	(702)795-7194				

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

400 S DECATUR BLVD
LAS VEGAS, 89107-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13836601002

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 11/22/2006 04:49 PM**Submitted By**

Page 2

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC707281	☐ Foreign
Effective		Expire				
Name	JONES FLETCHER SR TRUST					
Day Phone	(702)739-0495 x	Eve Phone		Organization	JONES FLETCHER JR CO-TRS ETAL	
Pager		PIN #		Position		
Fax	(702)795-7194	Mobile		Profession		
E-Mail						
Address	7300 W SAHARA AVE LAS VEGAS, NV 89117-2756					
Seasonal Addr						

Valid From	To
Comments	
howard miller	

Primary	N	Capacity	APPL	Contact ID	AC1310800	☐ Foreign
Effective		Expire				
Name	FLETCHER JJONES MGMT GROUP					
Day Phone	(702)862-3342 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(702)734-2722	Mobile		Profession		
E-Mail						
Address	7300 W. SAHARA LAS VEGAS, NV 89117					
Seasonal Addr						

Valid From	To
Comments	
Howard Miller	

Primary	Y	Capacity	APPL	Contact ID	AC504528	☐ Foreign
Effective		Expire				
Name	JONES VARGAS ATTORNEYS AT LAW					
Day Phone	(702)862-3342 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(702)734-2722	Mobile		Profession		
E-Mail						
Address	3773 HOWARD HUGHES PKWY LAS VEGAS, NV 89109					
Seasonal Addr						

Valid From	To
Comments	
Stacie Truesdell	

Contractors

No Contractors

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				

No Conditions

Report Date 11/22/2006 04:49 PM

Submitted By

Page 3

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance? Final City Council letter received
N Parent Project link required? Annotated minutes recieved
Y 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, Admin PUBLIC

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
01/11/2007	PC	SCHEDULED			
DDONLEY	11/17/2006		0	0	0

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	984018	11/17/2006 09:48		0.00
	Stacy Truesdell, FLetcher Jones Sr Trust ck #3268, 739-9800				

Project Checklist



Separator Sheet

Waivers required

11-17-06 follow up 8/23/06 lb (deposit)

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-18206 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18208 AND VAR-18210 - PUBLIC HEARING - APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. OWNER: FLETCHER JONES, SR. TRUST - Request for a Site Development Plan Review for a 123,669 SQUARE FOOT EXPANSION OF AN EXISTING AUTOMOBILE SERVICE FACILITY WITH WAIVERS OF THE PERIMETER LANDSCAPING REQUIREMENT TO ALLOW NO LANDSCAPING ALONG THE EAST PROPERTY LINE AND ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE AN EIGHT FOOT WIDE BUFFER IS REQUIRED; TO ALLOW A FIVE FOOT WIDE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE AN EIGHT FOOT WIDE BUFFER IS REQUIRED; TO ALLOW A SIX FOOT WIDE BUFFER ALONG THE WEST PROPERTY LINE WHERE AN EIGHT FOOT WIDE BUFFER IS REQUIRED; AND TO ALLOW A ONE FOOT WIDE BUFFER ALONG THE NORTH PROPERTY LINE WHERE A 15 FOOT WIDE BUFFER IS REQUIRED ADJACENT TO A PUBLIC RIGHT OF WAY on 9.52 acres at 400 South Decatur Boulevard (APN 138-36-601-002), R-1 (Single Family Residential) Zone and C-2 (General Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **JANUARY 11, 2007** CITY COUNCIL: **FEBRUARY 7, 2007**

CASE PLANNER: **JOHN KORKOSZ**



PUBLIC HEARING

Comments Due: **DECEMBER 13, 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-18206

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
11/22/2006

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: February 22, 2007

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-18206

Artesian Heights NA

Charleston Estates NA

Charleston Heights South NA

Charleston Preservation NA #10

Charleston Preservation NA #11

Charleston Preservation NA #12

Charleston Preservation NA #14

Charleston Preservation NA #15

Charleston Preservation NA #16

Fremont Estates HOA

Golf Ridge Terrace NA

Greens HOA

Harmony Park NA

James Down Towers Resident Council

Kensington HOA

Meadows Neighborhood Preservation NA

Palomino Area Preservation NA

Rancho Oakey NA

Rancho South NA

Sartini Plaza and Annex Resident Council

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: CITY COUNCIL
DATE: MAY 2, 2007
TIME: A:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

RENOTIFICATION

SDR-18206

APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. - OWNER: FLETCHER JONES, SR. TRUST - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 123,669 SQUARE FOOT EXPANSION OF AN EXISTING AUTOMOBILE SERVICE FACILITY WITH WAIVERS OF THE PERIMETER LANDSCAPING REQUIREMENT TO ALLOW NO LANDSCAPING ALONG THE EAST PROPERTY LINE AND ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE AN EIGHT FOOT WIDE BUFFER IS REQUIRED; TO ALLOW A FIVE FOOT WIDE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; TO ALLOW A SIX FOOT WIDE BUFFER ALONG THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; AND TO ALLOW A ONE FOOT WIDE BUFFER ALONG THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED ADJACENT TO A PUBLIC RIGHT OF WAY ON 9.34 ACRES AT 400 SOUTH DECATUR BOULEVARD (APN 138-36-601-002), R-1 (SINGLE FAMILY RESIDENTIAL) ZONE AND C-2 (GENERAL COMMERCIAL) ZONE [PROPOSED: C-2 (GENERAL COMMERCIAL)], WARD 1 (TARKANIAN). NOTE: THIS APPLICATION IS BEING AMENDED TO ALLOW A 12-FOOT WIDE BUFFER ALONG THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED ADJACENT TO A PUBLIC RIGHT OF WAY.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 36, TOWNSHIP 20 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>.



BEVERLY BRIDGES
ACTING CITY CLERK

SEE LOCATION MAP ON REVERSE SIDE

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: FEBRUARY 22, 2007
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-18206

APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. - OWNER: FLETCHER JONES, SR. TRUST - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 123,669 SQUARE FOOT EXPANSION OF AN EXISTING AUTOMOBILE SERVICE FACILITY WITH WAIVERS OF THE PERIMETER LANDSCAPING REQUIREMENT TO ALLOW NO LANDSCAPING ALONG THE EAST PROPERTY LINE AND ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE AN EIGHT FOOT WIDE BUFFER IS REQUIRED; TO ALLOW A FIVE FOOT WIDE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; TO ALLOW A SIX FOOT WIDE BUFFER ALONG THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; AND TO ALLOW A ONE FOOT WIDE BUFFER ALONG THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED ADJACENT TO A PUBLIC RIGHT OF WAY ON 9.34 ACRES AT 400 SOUTH DECATUR BOULEVARD (APN 138-36-601-002), R-1 (SINGLE FAMILY RESIDENTIAL) ZONE AND C-2 (GENERAL COMMERCIAL) ZONE [PROPOSED: C-2 (GENERAL COMMERCIAL)], WARD 1 (TARKANIAN).

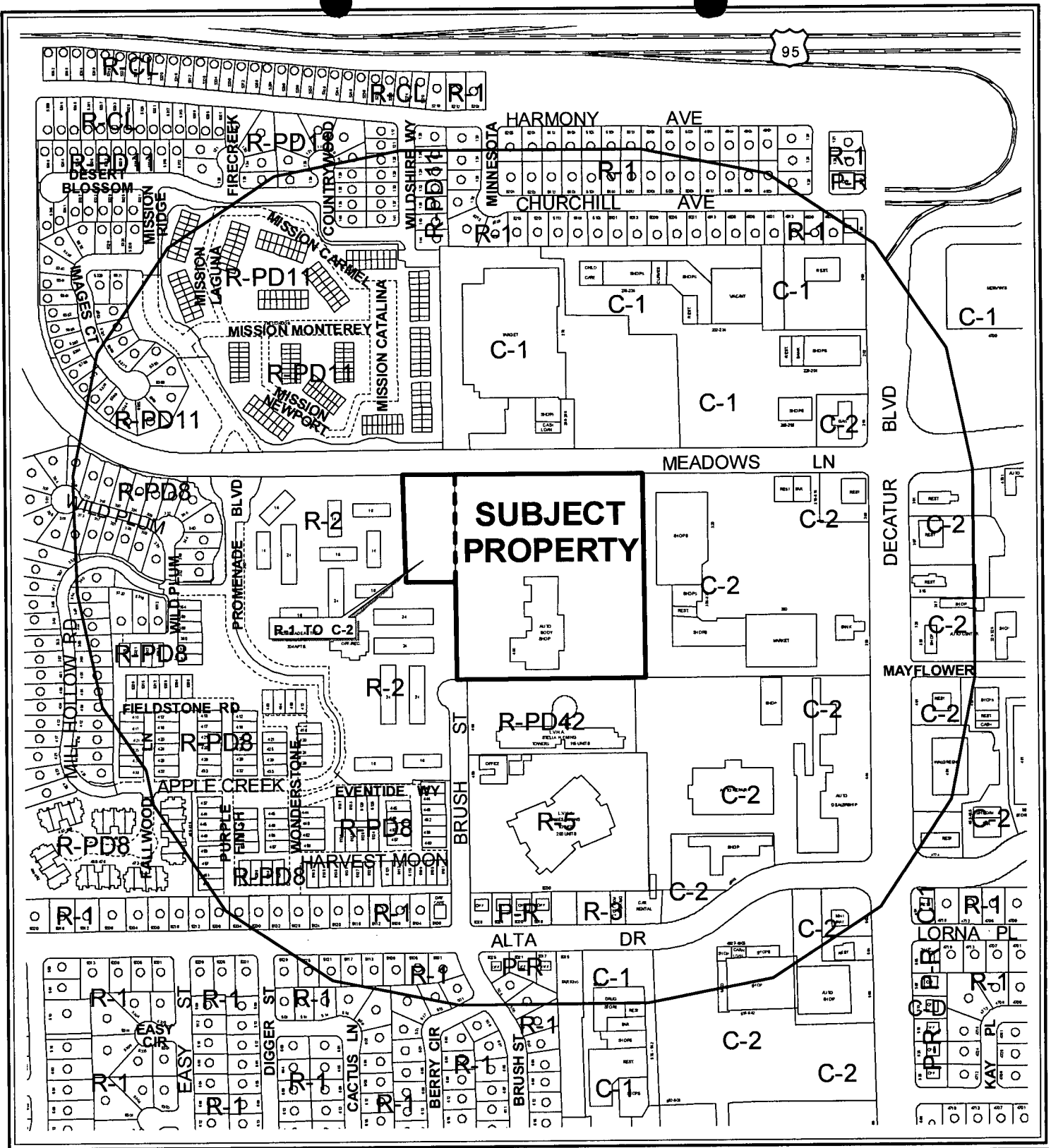
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

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>.



ANDREW P. REED, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **SDR-18206**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
R-1 (SINGLE FAMILY RESIDENTIAL)

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

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

February 9, 2007

Mr. Howard Miller
Fletcher Jones, Senior Trust
7300 West Sahara Avenue
Las Vegas, Nevada 89117

RE: SDR-18206 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Miller:

Please be advised the City Planning Commission at its regular meeting on **February 22, 2007** 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,

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:clb

cc: Ms. Stacie Truesdell
Jones Vargus
3773 Howard Hughes Parkway, Third Floor, South
Las Vegas, Nevada 89169

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



CITY COUNCIL ACTION LETTER

Separator Sheet



July 18, 2007

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER

Mr. Howard Miller
Fletcher Jones, Senior Trust
7300 West Sahara Avenue
Las Vegas, Nevada 89117

RE: SDR-18206 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 6, 2007
RELATED TO ZON-18208, VAR-18210 AND SUP-19129

Dear Mr. Miller:

The City Council at a regular meeting held June 6, 2007 APPROVED the request for a Site Development Plan Review for a 123,669 SQUARE FOOT EXPANSION OF AN EXISTING AUTOMOBILE SERVICE FACILITY WITH WAIVERS OF THE PERIMETER LANDSCAPING REQUIREMENT TO ALLOW NO LANDSCAPING ALONG THE EAST PROPERTY LINE AND ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE AN EIGHT FOOT WIDE BUFFER IS REQUIRED; TO ALLOW A FIVE FOOT WIDE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; TO ALLOW A SIX FOOT WIDE BUFFER ALONG THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; AND TO ALLOW A ONE FOOT WIDE BUFFER ALONG THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED ADJACENT TO A PUBLIC RIGHT OF WAY on 9.34 acres at 400 South Decatur Boulevard (APN 138-36-601-002), R-1 (Single Family Residential) Zone and C-2 (General Commercial) Zone [PROPOSED: C-2 (General Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 7, 2007. This approval is subject to:

Additional Conditions

- A. An eight-foot high decorative block wall shall be provided along the entire west property line including that section connecting the two portions and the entire southern property line. Secured pedestrian access may be allowed with the approval of the Planning and Development Department.
- B. There shall be security personnel on site patrolling the exterior of the site 24 hours per day. The telephone number to take calls regarding problems on site 24 hours shall be maintained on file with the Ward office and with registered associations.
- C. No barbed wire allowed on site at any time and any existing barbed wire shall be removed within 30 days.

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov



- D. Increased lighting shall be installed at the extreme southwest corner of the site, providing lighting on-site and on the property adjacent to the west, subject to the approval of the Planning and Development Department.
- E. No amplified sound shall be allowed on-site in the northwest parking area.
- F. All western and southern facing doors shall be closed while work is being conducted within the buildings.
- G. All work shall be conducted indoors.
- H. No storage of "for sale" vehicle inventory shall be allowed on site.
- I. The building shall not exceed one story or a maximum of 27 feet.
- J. Employees shall be instructed to not use the Meadows Lane entrance or exit. Tow truck operators are to be instructed to not use the west Meadows Lane entrance.
- K. Landscaping with non-deciduous trees shall be added on all southern and western perimeter walls.
- L. Install electronic pedestrian crossing beacons acceptable to the City Traffic Engineer across the proposed driveways accessing Meadows Lane outside of the right-of-way concurrent with construction of the driveways. The beacons shall be operational prior to occupancy of this site, and shall be maintained in perpetuity by the property owner. Failure to maintain such beacons as determined by the City Traffic Engineer may result in closure of the driveway(s).
- M. Submit a written request to the City Traffic Engineer to eliminate on-street parking on Meadows Lane adjacent to this site. All costs for curb-painting and/or signage shall be borne by the applicant.
- N. Coordinate with the City Traffic Engineer to determine if Meadows Lane west of this site can be posted "No Trucks". Comply with the recommendations of the Traffic Engineer. If posting is allowed, all such signage shall be installed at the applicant's expense.
- O. There shall be no loading, unloading, or staging of delivery vehicles on the public right-of-way adjacent to this site.

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18208), Variance (VAR-18210), and Special Use Permit (SUP-19129) shall be required.

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 landscape plan date stamped 04/13/07, and building elevations date stamped 11/17/06 except as amended by conditions herein.
4. A Waiver from Title 19.12.040 is hereby approved, to allow a zero foot landscape buffer along the east property line and along a portion of the south property line where an eight foot wide buffer is required; a five foot wide buffer along a portion of the south property line where eight feet is required; a six foot wide buffer along the west property line where eight feet is required; a 12-foot wide buffer along the north property line where 15 feet is required adjacent to a public Right-of-Way.
5. 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 changes herein: Screening shall be provided along all residential property lines in accordance with Title 19.08.050.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. 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.
8. 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).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

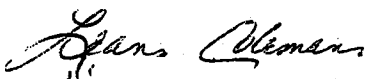
Mr. Howard Miller
SDR-18206 – Page Four
July 18, 2007

11. 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.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

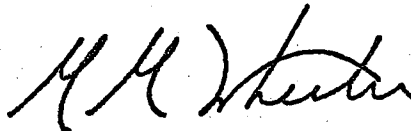
Public Works

14. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-18208 and all other applicable site-related actions.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Ms. Stacie Truesdell
Jones Vargas
3773 Howard Hughes Parkway, Third Floor, South
Las Vegas, Nevada 89169



May 4, 2007

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

BRENDA J. WILLIAMS
INTERIM

DOUGLAS A. SELBY
CITY MANAGER

Mr. Howard Miller
Fletcher Jones, Senior Trust
7300 West Sahara Avenue
Las Vegas, Nevada 89117

RE: SDR-18206 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 2, 2007
RELATED TO ZON-18208, VAR-18210 AND SUP-19129

Dear Mr. Miller:

The City Council at a regular meeting held May 2, 2007 HELD IN ABEYANCE the request for a Site Development Plan Review for a 123,669 SQUARE FOOT EXPANSION OF AN EXISTING AUTOMOBILE SERVICE FACILITY WITH WAIVERS OF THE PERIMETER LANDSCAPING REQUIREMENT TO ALLOW NO LANDSCAPING ALONG THE EAST PROPERTY LINE AND ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE AN EIGHT FOOT WIDE BUFFER IS REQUIRED; TO ALLOW A FIVE FOOT WIDE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; TO ALLOW A SIX FOOT WIDE BUFFER ALONG THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; AND TO ALLOW A ONE FOOT WIDE BUFFER ALONG THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED ADJACENT TO A PUBLIC RIGHT OF WAY on 9.34 acres at 400 South Decatur Boulevard (APN 138-36-601-002), R-1 (Single Family Residential) Zone and C-2 (General Commercial) Zone [PROPOSED: C-2 (General Commercial)].

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the June 6, 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, appearing to read "Lean Coleman".

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

Cc: See Attached List

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

Mr. Howard Miller
SDR-18206 – Page Two
May 4, 2007

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

Ms. Stacie Truesdell
Jones Vargas
3773 Howard Hughes Parkway, Third Floor, South
Las Vegas, Nevada 89169

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

February 23, 2007

Mr. Howard Miller
Fletcher Jones, Senior Trust
7300 West Sahara Avenue
Las Vegas, Nevada 89117

RE: SDR-18206 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Miller:

Your request for a Site Development Plan Review for a 123,669 SQUARE FOOT EXPANSION OF AN EXISTING AUTOMOBILE SERVICE FACILITY WITH WAIVERS OF THE PERIMETER LANDSCAPING REQUIREMENT TO ALLOW NO LANDSCAPING ALONG THE EAST PROPERTY LINE AND ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE AN EIGHT FOOT WIDE BUFFER IS REQUIRED; TO ALLOW A FIVE FOOT WIDE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; TO ALLOW A SIX FOOT WIDE BUFFER ALONG THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; AND TO ALLOW A ONE FOOT WIDE BUFFER ALONG THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED ADJACENT TO A PUBLIC RIGHT OF WAY on 9.34 acres at 400 South Decatur Boulevard (APN 138-36-601-002), R-1 (Single Family Residential) Zone and C-2 (General Commercial) Zone [PROPOSED: C-2 (General Commercial)], Ward 1 (Tarkanian), was considered by the Planning Commission on February 22, 2007.

The Planning Commission voted to recommend **DENIAL** of your request because it was felt that the proposed development would be too intense for the subject site.

This item will be considered by the City Council on **March 21, 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,

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:clb

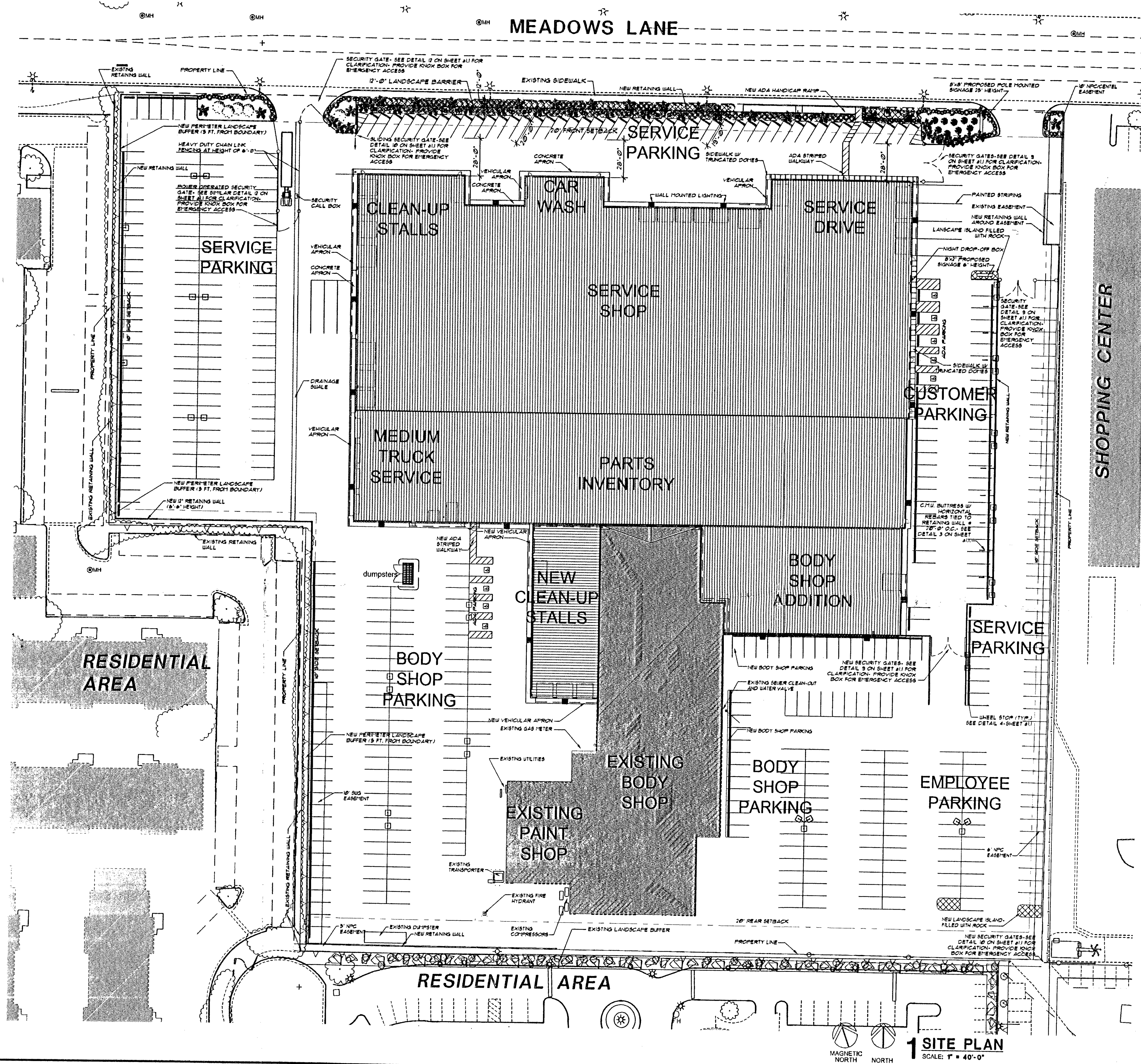
cc: Ms. Stacie Truesdell
Jones Vargas
3773 Howard Hughes Parkway, Third Floor, South
Las Vegas, Nevada 89169

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





notes:

PARKING ANALYSIS			
TOTAL NUMBER OF PARKING SPACES REQUIRED: 54-1 per 200 SF GFA	MIN. NUMBER OF ACCESSIBLE PARKING SPACES:	MIN. # OF VAN-ACCESSIBLE PARKING SPACES W/ MIN. 96" WIDE ACCESS AISLE:	MIN. # OF ACCESSIBLE PARKING SPACES W/ MIN. 80" WIDE ACCESS AISLE:
774	9	2	7
TOTAL NUMBER OF PARKING SPACES PROVIDED:	ACCESSIBLE PARKING SPACES PROVIDED:	VAN-ACCESSIBLE PARKING SPACES W/ MIN. 96" WIDE ACCESS AISLE PROVIDED:	ACCESSIBLE PARKING SPACES W/ MIN. 80" WIDE ACCESS AISLE PROVIDED:
500	9	3	7

*NOTE: PARKING AND LANDSCAPE VARIANCE IN PROCESS OF BEING OBTAINED

*NOTE: ALL SETBACKS ARE BASED ON C-2 ZONING BARRED UPON REZONING RESIDENTIAL AREAS TO COMMERCIAL.

F.A.R. ANALYSIS	
EXISTING BUILDING:	31,208 SQ. FT.
TOTAL EXPANSION:	123,069 SQ. FT.
SITE:	408,782 SQ. FT.
FLOOR AREA RATIO:	31,208+123,069/408,782=.38

LEGEND

--- PROPERTY LINE

--- BUILDING SETBACK

--- EXISTING BUILDING

--- NEW SIGNAGE

--- VEHICULAR FLOW

--- LANDSCAPE ISLAND BARRIER

color legend:

RESIDENTIAL-YELLOW

MULTI-FAMILY-ORANGE

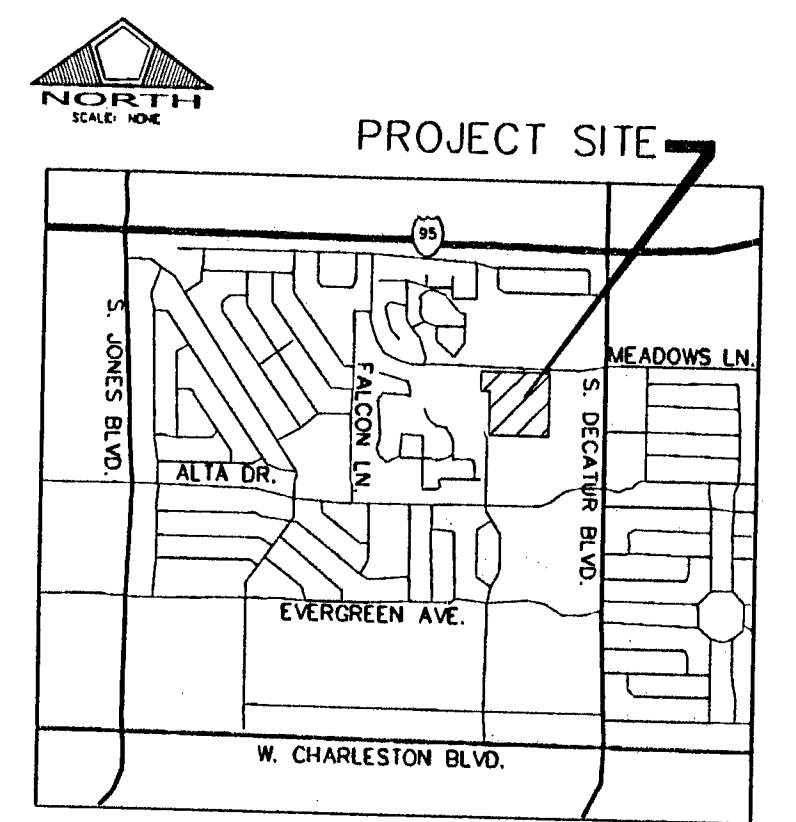
COMMERCIAL-PINK

LANDSCAPING-GREEN

PAVEMENT-GRAY

INDUSTRIAL-PURPLE

PUBLIC-BLUE



2 COLORED SITE PLAN

SCALE: NONE

david
zenner
a.i.a.

818 Marietta Street, N.W.
Atlanta, Georgia 30318
(404) 881-8370 fax (404) 881-8173

COPYRIGHTED DOCUMENT seal:

THIS DRAWING AND THE ASSOCIATED ELECTRONIC FILE ARE PROVIDED AS AN INSTRUMENT OF SERVICE FOR THE PROJECT LISTED BELOW. THE DESIGNS REPRESENTED IN THESE DOCUMENTS REMAIN THE SOLE PROPERTY OF DAVID ZENNER A.I.A. ANY USE OF THESE DOCUMENTS FOR PURPOSES OTHER THAN THOSE ASSOCIATED WITH THE PROJECT LISTED BELOW, WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVID ZENNER A.I.A. IS PROHIBITED.

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ALTERATIONS AND ADDITIONS TO:

BILL HEARD LAS VEGAS CHEVROLET

444 S. DECATUR BLVD. LAS VEGAS, NEVADA 89107

ISSUANCES:

Revised Site Plan 02-28-07

Revised Site Plan 03-02-07

project no.: 150038

drawn by: arp

checked by:

sheet no.:

a.1

PROPOSED SITE PLAN

RECEIVED

APR 13 2007

PRELIMINARY - NOT FOR CONSTRUCTION