

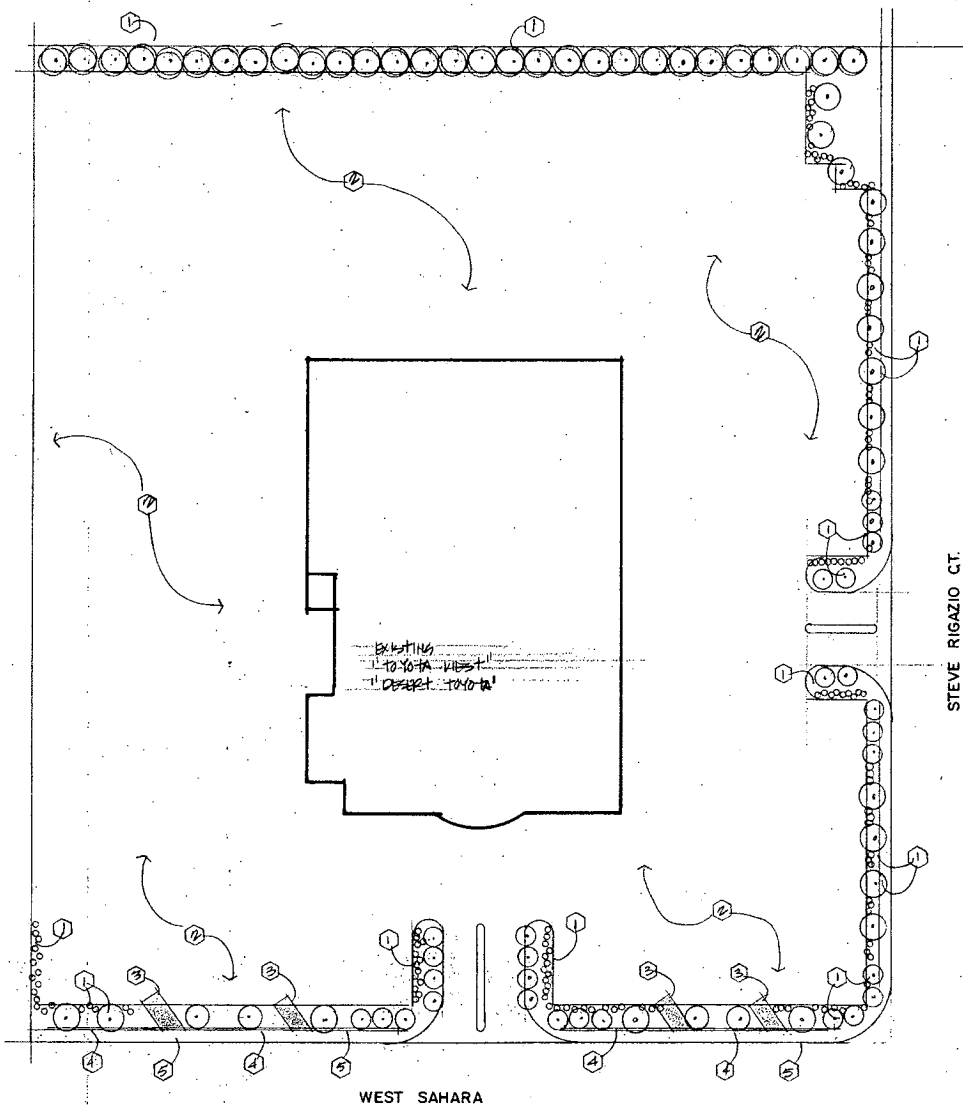
# Plans (PMT)

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Separator Sheet

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- KEY NOTES**
- ① EXISTING LANDSCAPING
  - ② EXISTING ASPHALT PAVING / PAVING
  - ③ NEW CONCRETE DRIVEWAY FOR CAR DISPLAY REMOVE TREES
  - ④ EXISTING RETAINING WALL
  - ⑤ EXISTING CONCRETE WALL
  - ⑥

REVISIONS	BY

**OSCAR O'KEEFE ARCHITECT**  
 6480 West Spring Mountain Road, Suite 5  
 Las Vegas, Nevada  
 89146  
 702-876-3443  
 fax 876-0248

**DESERT TOYOTA**  
 6300 W. Sahara

DRAWN	AK
CHECKED	AK
DATE	12-20-05
SCALE	
JOB NO.	
SHEET	
OF	SHEETS

**SDR-12032**  
**04-13-06 PC**

**RECEIVED**  
**FEB 24 2006**

# Action Letter

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ACTION LETTER

Separator Sheet

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# 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](http://www.lasvegasnevada.gov)

April 14, 2006

Mr. Dan O'Connell  
CARS-DB4, L.P.  
8720 Greensboro Dr. #950  
McLean, VA 22102

**RE: SDR-12032 - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. O'Connell:

Your request for a Site Development Plan Review FOR AN EXISTING AUTO DEALERSHIP WITH SERVICE AREAS AND A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS ON 8.76 acres at 6300 West Sahara Avenue (APN 163-02-801-005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on April 13, 2006.

The Planning Commission voted to **DENY** the request following staff recommendation.

This action by the Planning Commission on April 13, 2006 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision. The Notice of Final Action was filed with the Las Vegas City Clerk on April 14, 2006.

Sincerely,

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

DJR:clc

cc: Mr. John A. Dederman  
Desert Toyota & Scion of Las Vegas  
6300 W. Sahara Avenue  
Las Vegas, NV 89146

Mr. Oscar Okeefe  
6840 W. Spring Mountain, Ste 5  
Las Vegas, NV 89146

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



# Applicant Letter

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Separator Sheet

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# 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](http://www.lasvegasnevada.gov)

March 31, 2006

Mr. Dan O'Connell  
CARS-DB4, L.P.  
8720 Greensboro Dr. #950  
McLean, VA 22102

**RE: SDR-12032 - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. O'Connell:

Please be advised the City Planning Commission at its regular meeting on *April 13, 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:kl

cc: Mr. John A. Dederman  
Desert Toyota & Scion of Las Vegas  
6300 W. Sahara Avenue  
Las Vegas, NV 89146

Mr. Oscar Okeefe  
6840 W. Spring Mountain, Ste 5  
Las Vegas, NV 89146

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



# Public Hearing Notice

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PUBLIC HEARING NOTICE

Separator Sheet

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# NOTICE OF PUBLIC HEARING

## SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION  
DATE: APRIL 13, 2006  
TIME: 6:00 P.M.  
LOCATION: CITY COUNCIL CHAMBERS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA

### SDR-12032

APPLICANT: DESERT TOYOTA & SCION OF LAS VEGAS - OWNER: CARS - DB4, LP - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR AN EXISTING AUTO DEALERSHIP WITH SERVICE AREAS AND A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS ON 8.76 ACRES AT 6300 WEST SAHARA AVENUE (APN 163-02-801-005), C-2 (GENERAL COMMERCIAL) ZONE, WARD 1 (TARKANIAN).

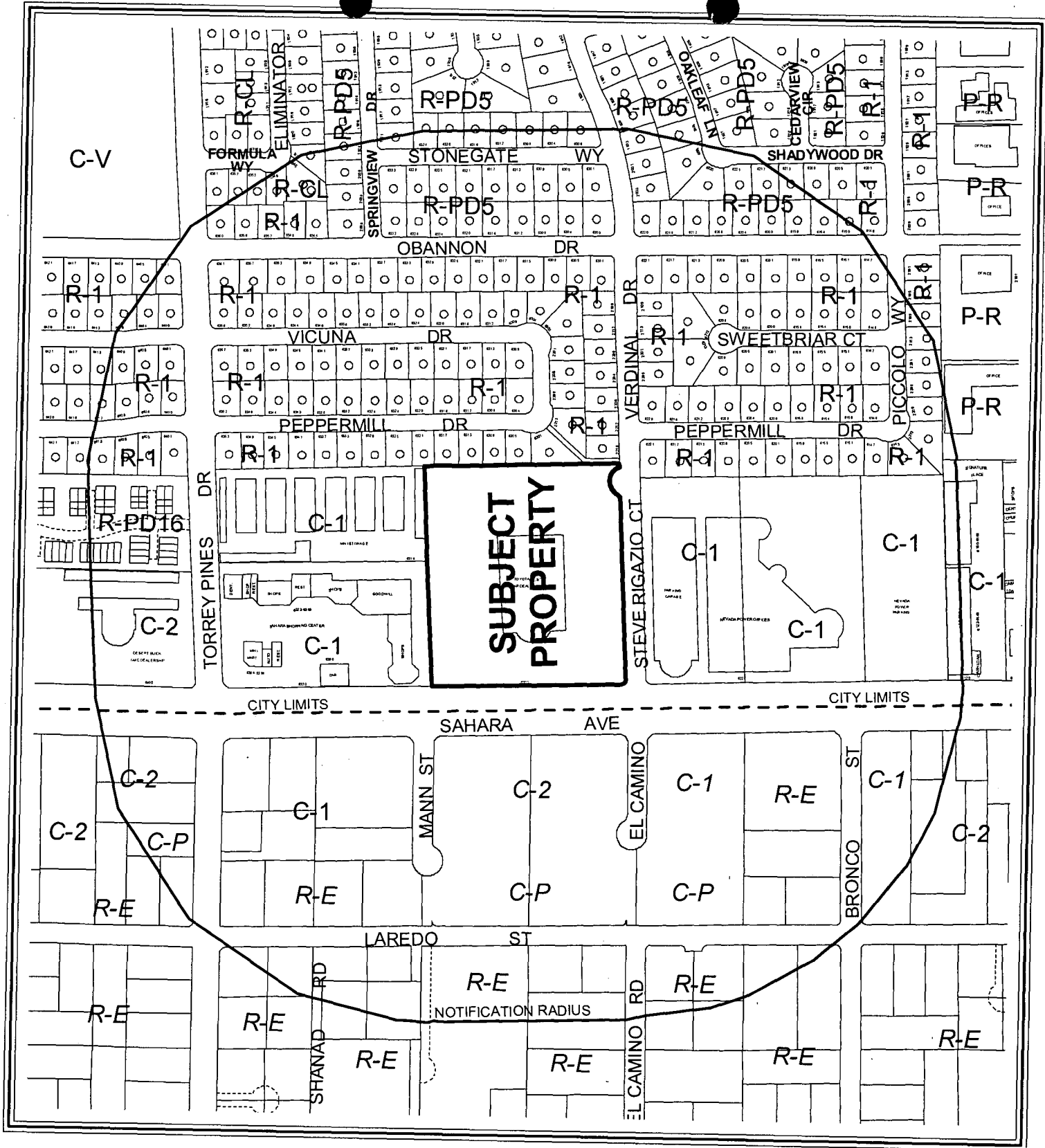
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$ ) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION 02, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

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

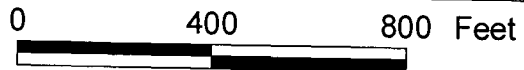
SEE LOCATION MAP ON REVERSE SIDE



CASE: SDR-12032

RADIUS: 1000 FT

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



# Hansen Sheet

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# Separator Sheet

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4/13 PC  
PH

Report Date 02/27/2006 10:27 AM

Submitted By

Page 1

A/P # 12032 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/24/2006 13:59	983978	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	Valuation
Dept of Commerce	0	Declared Valuation 0.00
Priority	0	Calculated Valuation 0.00
<input checked="" type="checkbox"/> Auto Reviews	Bill Group	Actual Valuation 0.00

Description of Work

SDR-12032 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DESERT TOYOTA & SCION OF LAS VEGAS - OWNER: CARS - DB4, LP - Request for a Site Development Plan Review FOR AN EXISTING AUTO DEALERSHIP WITH SERVICE AREAS AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARDS ON 8.76 acres at 6300 West Sahara Avenue (APN 163-02-801-005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

Parent A/P #

Project #	Project/Phase Name	Phase #
12032	DESERT TOYOTA OF LAS VEGAS	
Size/Area	Size Description	% Completed
8.76 ACRES		0.00
Proposed Start	Proposed Stop	
% Complete Formula		

Property/Site Information

Parcel 16302801005

Location

Owner/Tenant

Contact ID: C1140446	Name: CARS-DB4, L.P.	Organization
Mailing Address: 720 GREENSBORO DR. SUITE 950		State/Province/A
City: MCLEAN		Country
ZIP/PC: 22102		<input type="checkbox"/> Foreign
Day Phone: (703)394-1329 x		Evening Phone
Fax: (703)288-3375		Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

6300 W SAHARA AVE  
LAS VEGAS, 89146-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16302801005

Applicants/Contacts

**Applicants/Contacts**

**Primary Effective** N  
**Name** CARS-DB4, L.P.  
**Day Phone**(703)394-1329 x  
**Pager**  
**Fax** (703)288-3375  
**E-Mail**  
**Organization**  
**Seasonal Addr**

**Capacity** OWNER  
**Expire**  
**Eve Phone**  
**PIN #**  
**Mobile**

**Contact ID**AC1140446  **Foreign**

**Address** 8720 GREENSBORO DR. SUITE 950  
MCLEAN  
VA  
22102

**Position**  
**Profession**

**Valid From** To  
**Comments**  
Dan O Connell 703-394-1329

**Primary Effective** N  
**Name** OKEEFE, OSCAR  
**Day Phone**(702)876-3543 x  
**Pager**  
**Fax** (702)876-0248  
**E-Mail**  
**Organization**  
**Seasonal Addr**

**Capacity** OTHER  
**Expire**  
**Eve Phone**  
**PIN #**  
**Mobile**

**Other** REP  
**Contact ID**AC978575  **Foreign**

**Address** 6480 W. SPRING MOUNTAIN RD. E5  
LAS VEGAS  
NEVADA  
89146

**Position**  
**Profession**

**Valid From** To  
**Comments**  
Oscar O'Keefe 702-876-3543

**Primary Effective** Y  
**Name** DESERT TOYOTA & SCION OF LAS VEGAS  
**Day Phone**(702)871-4111 x  
**Pager**  
**Fax** (702)253-2188  
**E-Mail**  
**Organization**  
**Seasonal Addr**

**Capacity** APPL  
**Expire**  
**Eve Phone**  
**PIN #**  
**Mobile**

**Contact ID**AC1140445  **Foreign**

**Address** 6300 W. SAHARA AVE  
LAS VEGAS  
NV  
89146

**Position**  
**Profession**

**Valid From** To  
**Comments**  
John A. Dederman 871-4111

**Contractors**

No Contractors

**Activity Review Details**

**Detail** SUBMITTAL CHECKLIST (SDR) **Modified By** MBUTSCH **Modified Date/Time** 02/24/2006 13:58  
**Comments**  
No Comments

Report Date 02/27/2006 10:27 AM

Submitted By

Page 3

**SUBMITTAL CHECKLIST**

Indicate if item is being submitted

- |                                        |                                                     |
|----------------------------------------|-----------------------------------------------------|
| Y Pre-Application Conference Checklist | Y Site Plans (19 Folded Blue Lines, 1 Rolled Color) |
| Y Application/Petition Form            | Y Landscape Plan                                    |
| Y Deed and Legal Description           | N Building Elevations (2 Folded, 1 Rolled Color)    |
| Y Justification Letter                 | N Floor Plan (1 Folded, 1 Rolled)                   |
| N Color and Material Board             | Y Laser Print Site Plan                             |
| N DINA (Not Always Required)           | N Laser Print Floor Plan                            |
| Y Statement of Financial Interest      | N Laser Print Elevation                             |

**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 Public, Non-Public, Administrative PUBLIC If yes, when does it need to be reviewed?

**Meeting Information**

Meeting Info Meeting Date	Meeting Type YES Votes	Meeting Type NO Votes	Meeting Status ABSTENTIONS	Added By	Comments Add Date	Modified By	Modified Date
04/13/2006	0	0	SCHEDULED	MBUTSCH	02/24/2006	MBUTSCH	02/24/2006

**Template Type/A/P # A/P Type Status Stage**

No children exist for this project

**Employee ID Last First MI Comments**

No Employee Entries

Log Action Hours	Description Comments	Entered By	Start	Stop
PAYMNT 0.00	CK NAME,# WHO PICKED UP PERMIT copper creek construction ck 1432 / oscar o'keefe / 876-3543	983657	02/24/2006 14:09	
Z-SUBC 0.00	REASON ALL ITEMS NOT SUBMITTED Elevations and floor plan not needed per Nathan.		02/24/2006 13:58	

# Application

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Separator Sheet

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# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Desert Toyota and Scion of Las Vegas - Cement Runners  
 Project Address (Location) 6300 W Sahara Ave Las Vegas, NV 89146  
 Project Name \_\_\_\_\_ Proposed Use \_\_\_\_\_  
 Assessor's Parcel #(s) 16302801005 Ward # 1  
 General Plan: existing GC proposed \_\_\_\_\_ Zoning: existing G2 proposed \_\_\_\_\_  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres 8.76 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

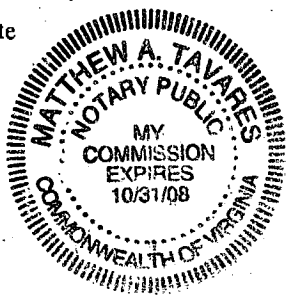
PROPERTY OWNER CARS-DB4, L.P. ~~Capital Automotive REIT~~ Contact Dan O Connell  
 Address 8720 Greensboro Dr #950 Phone: (703) 394-1329 Fax: (703) 288-3375  
 City Mc Lean State VA Zip 22102

APPLICANT Desert Toyota & Scion of Las Vegas Contact John A Dederman  
 Address 6300 W Sahara Ave Phone: 702-871-4111 Fax: 702-253-2188  
 City Las Vegas State NV Zip 89146

REPRESENTATIVE Oscar OKeefe Contact \_\_\_\_\_  
 Address 6840 W Spring Mountain STE 5 Phone: 702-876-3543 Fax: 702-876-0248  
 City Las Vegas State NV Zip 89146

Property Owner Signature\* [Signature]  
\* An authorized agent may sign in lieu of the property owner for all Maps, Tentative Maps, and Parcel Maps.  
 Print Name JOHN M. WEAVER  
 Subscribed and sworn before me Senior Vice President and General Counsel

This 8<sup>TH</sup> day of FEBRUARY, 20 06  
[Signature] OF FARFAX, VIRGINIA  
 Notary Public in and for said County and State



**FOR DEPARTMENT USE ONLY**

Case #	<b>SDR 12032</b>
Meeting Date:	<b>4.13.06</b>
Total Fee:	<b>500.00</b>
Date Received:*	<b>2.24.06</b>
Received By:	<b>M. Bidsch</b>

\* 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.

# Justification Letter

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JUSTIFICATION LETTER

Separator Sheet

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**OSCAR O'KEEFE ARCHITECT**

*3792 Falcon Springs Drive  
Las Vegas , Nevada, 89147  
702- 876-3543  
fax 876-0248*

Date: February 22, 2006

To: **City of Las Vegas**

**JUSTIFICATION LETTER .....WAIVER OF LANDSCAPING**

Project ; Desert Toyota ,6300 W. Sahara  
Violation of Landscaping, case # 33946

The above referenced project was cited for deleting landscaping on Sahara to allow for 4 car "sale display" concrete drives .

The trees required at 20 foot on center are to be added back ( 6 Mexican Palms ) to be located between the concrete drives , however the ground planting ( 4 , 5 gallon bushes per tree )can not be added back due to the concrete drives, we will in return provide 6 , 10 gallon bushes per new tree ( 36 total texas sage bushes ) next to the concrete drives ,

We will appreciate your approval

Thank You

*Oscar O'Keefe , Architect*

STR-12032

SOFI

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Separator Sheet

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# Deed

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# Separator Sheet

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18

98-44-309-PW

163-02-801-005

(5)

CORRECTION SPECIAL WARRANTY DEED

**Date:** August 27, 1998

**Grantor:** Cross-Continent Auto Retailers, Inc., a Delaware corporation

**Grantor's Mailing Address:** 1201 S. Taylor  
Amarillo, Potter County, Texas

**Grantee:** Capital Automotive L.P., a Delaware limited partnership

**Grantee's Mailing Address:** 1420 Spring Hill Road, Suite 525  
McLean, Virginia 22102

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

All of Grantor's right, title and interest in that certain tract of improved real property situated in Las Vegas, Clark County, Nevada, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes, including all buildings and improvements thereon, together with all rights and appurtenances pertaining thereto, including, but not limited to, (i) all strips and gores between the land and all abutting properties, (ii) all rights, title and interest in and to any land in the bed of any street, road or avenue, open or proposed, (iii) all rights on and to roads, rights-of-way and easements, and (iv) all of Grantor's mineral interests of any kind or character, if any (the "Property").

**Reservations from and Exceptions to Conveyance and Warranty:**

This conveyance is made subject to the reservations and exceptions described on Exhibit "B" attached hereto and incorporated herein for all purposes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto and anywise belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

Notwithstanding anything contained herein to the contrary, Grantor makes no warranty, expressed or implied, concerning the encroachment of an existing building 0.79' over a portion of the northwesterly property line, or the encroachment of a trash enclosure located 0.8' inside the westerly property line, each as identified in the survey of the Property prepared by Jerry A. Cook, Jr., dated May 11, 1998, Job No. 98V067010.

This Correction Special Warranty Deed is executed and delivered by Grantor to accurately reflect the name of Grantee as a Delaware limited partnership rather than as a Delaware corporation, as incorrectly stated in that certain Special Warranty Deed dated May 14, 1998, from Grantor to Grantee, recorded in Book 980519, Instrument 00906 of the Official Records of Clark County, Nevada.

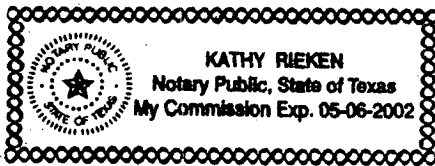
When the context requires, singular nouns and pronouns include the plural.

**CROSS-CONTINENT AUTO RETAILERS, INC.,**  
a Delaware corporation

By: *Robert W. Hall*  
Robert W. Hall, Senior Vice Chairman

THE STATE OF TEXAS           §  
                                          §  
COUNTY OF Potter           §

This instrument was acknowledged before me on the 27<sup>th</sup> day of August, 1998, by Robert W. Hall, Senior Vice Chairman of Cross-Continent Auto Retailers, Inc., a Delaware corporation, on behalf of said corporation.



*Kathy Rieken*  
Notary Public, State of Texas

My Commission Expires: 5-6-2002

EXHIBIT "A"

The land situated in the County of Clark, City of Las Vegas, State of Nevada, described as follows:

That portion of the southwest quarter (SW 1/4) of the southeast quarter (SE 1/4) of Section 2, Township 21 South, Range 60 East, M.D.B. & M., described as Lots 1 and 2 of parcel map located in File 18, Page 15, recorded March 23, 1978 in Book 863 of Official Records, as Document No. 822241, in the Office of the County Recorder of Clark County, Nevada, and as shown by that certain reversionary map in File 90 of Parcel Maps, Page 5, recorded September 30, 1997.

EXCEPTING THEREFROM that portion of said land conveyed to the City of Las Vegas by that certain Grant Deed dated August 18, 1997 and recorded September 24, 1997 in Book 970924 as Document No. 01242, Official Records.

FURTHER DESCRIBED AS FOLLOWS:

That portion of the southwest quarter (SW 1/4) of the southeast quarter (SE 1/4) of Section 2, Township 21 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

Commencing at the southeast corner (SE cor.) of the southwest quarter (SW 1/4) of the southeast quarter (SE) of said Section 2, same being the centerline intersection of Sahara Avenue (150 feet wide) and Verdinal Drive (60 feet wide); thence south  $88^{\circ} 26' 22''$  west, departing said corner and said centerline intersection, along the south line of said southwest quarter (SW 1/4) coincident with the centerline of said Sahara Avenue, 56.53 feet; thence north  $01^{\circ} 33' 38''$  West, departing said south line and said centerline, 75.00 feet to the northerly right-of-way of said Sahara Avenue, same being the point of beginning;

Thence south  $88^{\circ} 26' 22''$  west, along said northerly right-of-way, 553.27 feet; thence north  $02^{\circ} 54' 14''$  west, departing said northerly right-of-way, 660.18 feet; thence north  $88^{\circ} 26' 22''$  east, 584.09 feet to the westerly right-of-way of said Verdinal Drive; thence south  $02^{\circ} 25' 58''$  east, along said westerly right-of-way, 7.60 feet to the beginning of a non-tangent curve, concave easterly, having a radius of 45.50 feet and to said point a radial line bears north  $21^{\circ} 00' 57''$  east; thence southerly, along said curve and said westerly right-of-way, 105.23 feet through a central angle of  $132^{\circ} 30' 49''$  to the beginning of a reverse curve, concave southwesterly, having a radius of 14.50 feet and to said point a radial line bears south  $26^{\circ} 28' 14''$  west; thence southeasterly, along said curve and said westerly right-of-way, 15.46 feet through a central angle of  $61^{\circ} 05' 48''$ ; thence south  $02^{\circ} 25' 58''$  east, along said westerly right-of-way, 531.44 feet to the beginning of a curve, concave northwesterly, having a radius of 25.00 feet; thence southwesterly, along said curve and said westerly right-of-way, 39.65 feet through a central angle of  $90^{\circ} 52' 20''$  to the point of beginning.

Containing 8.76 acres (381,600 sq. ft.) more or less, as determined by computer methods.

AND BEING the same property conveyed to Grantor by R. Douglas Spedding by deed dated February 10, 1997, recorded in Book 970416, Doc. No. 01594 of the Official Records of Clark County, Nevada.

**EXHIBIT "B"**

1. Taxes and assessments for the year 1998 and subsequent years, a lien not yet due and payable.
2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 361.260 of the Nevada Revised Statutes.
3. The following matters and all terms of the documents creating or offering evidence of the matters:
  - a. An easement granted to Nevada Power Company affecting a portion of the Property for the purpose of public utility and incidental purposes, recorded August 26, 1997 in Book 970826 of Official Records, Doc. No. 01834, and re-recorded October 23, 1997 in Book 971023 of Official Records, Doc. No. 01669.
  - b. An easement granted to the City of Las Vegas affecting a portion of the Property for the purpose of drainage, recorded April 17, 1998 in Book 980417 of the Official Records, Doc. No. 00643.

CLARK COUNTY, NEVADA  
JUDITH A. VANDEVER, RECORDER  
RECORDED AT REQUEST OF:  
OLD REPUBLIC TITLE COMPANY OF NE  
08-31-98 16:20 EAH 5  
OFFICIAL RECORDS  
BOOK: 980831 INST: 03584  
FEE: 11.00 RPT: EX#003

980519.00906

**SPECIAL WARRANTY DEED**

**Date:** May 14, 1998

**Grantor:** Cross-Continent Auto Retailers, Inc., a Delaware corporation

**Grantor's Mailing Address:** 1201 S. Taylor  
Amarillo, Potter County, Texas

**Grantee:** Capital Automotive L.P., a Delaware corporation

**Grantee's Mailing Address:** 1420 Spring Hill Road, Suite 525  
McLean, Virginia 22102

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

All of Grantor's right, title and interest in that certain tract of improved real property situated in Las Vegas, Clark County, Nevada, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes, including all buildings and improvements thereon, together with all rights and appurtenances pertaining thereto, including, but not limited to, (i) all strips and gores between the land and all abutting properties, (ii) all rights, title and interest in and to any land in the bed of any street, road or avenue, open or proposed, (iii) all rights on and to roads, rights-of-way and easements, and (iv) all of Grantor's mineral interests of any kind or character, if any (the "Property").

**Reservations from and Exceptions to Conveyance and Warranty:**

This conveyance is made subject to the reservations and exceptions described on Exhibit "B" attached hereto and incorporated herein for all purposes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto and anywise belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.



EXHIBIT "A"

The land situated in the County of Clark, City of Las Vegas, State of Nevada, described as follows:

That portion of the southwest quarter (SW 1/4) of the southeast quarter (SE 1/4) of Section 2, Township 21 South, Range 60 East, M.D.B. & M., described as Lots 1 and 2 of parcel map located in File 18, Page 15, recorded March 23, 1978 in Book 863 of Official Records, as Document No. 822241, in the Office of the County Recorder of Clark County, Nevada, and as shown by that certain reversionary map in File 90 of Parcel Maps, Page 5, recorded September 30, 1997.

EXCEPTING THEREFROM that portion of said land conveyed to the City of Las Vegas by that certain Grant Deed dated August 18, 1997 and recorded September 24, 1997 in Book 970924 as Document No. 01242, Official Records.

## FURTHER DESCRIBED AS FOLLOWS:

That portion of the southwest quarter (SW 1/4) of the southeast quarter (SE 1/4) of Section 2, Township 21 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

Commencing at the southeast corner (SE cor.) of the southwest quarter (SW 1/4) of the southeast quarter (SE) of said Section 2, same being the centerline intersection of Sahara Avenue (150 feet wide) and Verdinal Drive (60 feet wide); thence south 88° 26' 22" west, departing said corner and said centerline intersection, along the south line of said southwest quarter (SW 1/4) coincident with the centerline of said Sahara Avenue, 56.53 feet; thence north 01° 33' 38" West, departing said south line and said centerline, 75.00 feet to the northerly right-of-way of said Sahara Avenue, same being the point of beginning;

Thence south 88° 26' 22" west, along said northerly right-of-way, 553.27 feet; thence north 02° 54' 14" west, departing said northerly right-of-way, 660.18 feet; thence north 88° 26' 22" east, 584.09 feet to the westerly right-of-way of said Verdinal Drive; thence south 02° 25' 58" east, along said westerly right-of-way, 7.60 feet to the beginning of a non-tangent curve, concave easterly, having a radius of 45.50 feet and to said point a radial line bears north 21° 00' 57" east; thence southerly, along said curve and said westerly right-of-way, 105.23 feet through a central angle of 132° 30' 49" to the beginning of a reverse curve, concave southwesterly, having a radius of 14.50 feet and to said point a radial line bears south 26° 28' 14" west; thence southeasterly, along said curve and said westerly right-of-way, 15.46 feet through a central angle of 61° 05' 48"; thence south 02° 25' 58" east, along said westerly right-of-way, 531.44 feet to the beginning of a curve, concave northwesterly, having a radius of 25.00 feet; thence southwesterly, along said curve and said westerly right-of-way, 39.65 feet through a central angle of 90° 52' 20" to the point of beginning.

APN 163-02-801-003  
163-02-801-004

980519.00906

Containing 8.76 acres (381,600 sq. ft.) more or less, as determined by computer methods.

AND BEING the same property conveyed to Grantor by R. Douglas Spedding by deed dated February 10, 1997, recorded in Book 970416, Doc. No. 01594 of the Official Records of Clark County, Nevada.

980519.00906

**EXHIBIT "B"**

1. Taxes and assessments for the year 1998 and subsequent years, a lien not yet due and payable.
2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 361.260 of the Nevada Revised Statutes.
3. The following matters and all terms of the documents creating or offering evidence of the matters:
  - a. An easement granted to Nevada Power Company affecting a portion of the Property for the purpose of public utility and incidental purposes, recorded August 26, 1997 in Book 970826 of Official Records, Doc. No. 01834, and re-recorded October 23, 1997 in Book 971023 of Official Records, Doc. No. 01669.
  - b. An easement granted to the City of Las Vegas affecting a portion of the Property for the purpose of drainage, recorded April 17, 1998 in Book 980417 of the Official Records, Doc. No. 00643.

CLARK COUNTY, NEVADA  
JUDITH A. VANDEVER, RECORDER  
RECORDED AT REQUEST OF:

OLD REPUBLIC TITLE COMPANY OF NE  
05-19-98 10:23 CPD 5  
OFFICIAL RECORDS  
BOOK: 980519 INST: 00906  
FEE: 11.00 RPTT: 34,375.00

# Project Checklist

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PROJECT CHECKLIST

Separator Sheet

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CURRENT PLANNING PROJECT CHECKLIST

Project Name: \_\_\_\_\_

Applicant Name: Oscar O'Keefe

Telephone: 874-3543

Project Number: 512-12032

Ward Number: \_\_\_\_\_

**STAFF ACTIONS**

*Initial/Date*

*Initial/Date*

Pre-App. Meeting Date: \_\_\_\_\_

DRT Outcome: \_\_\_\_\_

App. Filing Date: 02-28-06

Applicant Contacted: \_\_\_\_\_

App. Accuracy Checked: \_\_\_\_\_

Site Visit Completed: \_\_\_\_\_

Routing Form Sent: 03-03-06

Photos Taken: \_\_\_\_\_

DRT Meeting Date: 03-13-06

Notes: \_\_\_\_\_

\_\_\_\_\_

**P. C. ACTIONS**

*Initial/Date*

*Initial/Date*

Hearing Notice Rec'd: \_\_\_\_\_

PC Meeting Date: 04-13-06

Hearing Notices Mailed: 03-31-06

PC Action: \_\_\_\_\_

Draft Report Sent to PC: 04-07-06

Letter to Applicant: 04-14-06

Final Report Reviewed: 04-10-06

PC Minutes Filed: \_\_\_\_\_

Additional PC Conditions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**C. C. ACTIONS**

*Initial/Date*

*Initial/Date*

CC Report Completed: \_\_\_\_\_

CC Resolution Filed: \_\_\_\_\_

CC Meeting Date: \_\_\_\_\_

CC Minutes Filed: \_\_\_\_\_

CC Action: \_\_\_\_\_

Final Plans Submitted: \_\_\_\_\_

Letter to Applicant: \_\_\_\_\_

Ordinance Completed: \_\_\_\_\_

Conditions Checked: \_\_\_\_\_

RELATED FILES: \_\_\_\_\_

\_\_\_\_\_

See ADMINISTRATIVE ACTIONS Sheet

*City of Las Vegas*  
**ADMINISTRATIVE ACTIONS**

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Action: \_\_\_\_\_  
Date: \_\_\_\_\_ Staff: \_\_\_\_\_  
Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Action: \_\_\_\_\_  
Date: \_\_\_\_\_ Staff: \_\_\_\_\_  
Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Action: \_\_\_\_\_  
Date: \_\_\_\_\_ Staff: \_\_\_\_\_  
Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Action: \_\_\_\_\_  
Date: \_\_\_\_\_ Staff: \_\_\_\_\_  
Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**APPLICATION**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Signed and notarized by <i>all</i> property owners or authorized agent(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Detailed</i> justification letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Full size, rolled, color copy of <i>all</i> plans and elevations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Correct fee(s): \$ <u>500</u> \$ _____ \$ _____ Total = \$ <u>500</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Financial Interest
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Impact Notice and Assessment (DINA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project of Regional Significance

**SITE PLAN** Folded Plans: 19 Rolled/Colored Plans: 1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> property lines and present dimensions labeled
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> building setbacks labeled
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> adjacent existing land uses and street names labeled
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> points of ingress and egress shown
<input checked="" type="checkbox"/>	<input type="checkbox"/>	ADA accessibility requirements shown/labeled
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking standard(s) utilized: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking space count and typical dimensions labeled #regular      #compact      #handicap      Total
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> free-standing sign locations shown and heights and sizes noted

**LANDSCAPE PLAN** Folded Plans: 3 Rolled/Colored Plans: 1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> property lines and present dimensions labeled
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> required perimeter landscape planters shown
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> required parking lot fingers/islands shown
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover

**BUILDING ELEVATIONS** Folded Plans: 0 Rolled/Colored Plans: 0

<input type="checkbox"/>	<input checked="" type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale and building dimensions labeled
<input type="checkbox"/>	<input checked="" type="checkbox"/>	North, south, east, and west elevations of <i>all</i> buildings
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> building materials and colors noted
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8" x 10" photo of original color and material board
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> wall sign locations shown and sizes noted

**FLOOR PLANS** Folded Plans: 0 Rolled Plans: 0

<input type="checkbox"/>	<input checked="" type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale and building dimensions labeled
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> building entrances/exits shown
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Use of <i>all</i> 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: Oscar O'Keefe      Application Type: SDR (Admin)  
 APN: 163-02-801-005      Location: 6300 W. Sahara  
 Planner: [Signature]      Pre-App Meeting Date: 12/29/08      Earliest PC Date: 3/23/06



Meeting

Telephone

Conversation Record

Page 1 of 1  
Date 12/29/05  
Time 9:00 am pm

Project Name \_\_\_\_\_

Conversation between CLV Representative(s): N. Goldberg  
and,

Name	Company/Department	Phone	FAX
Oscar O'Keefe		876-3543	876-0248

see Meeting Attendance Sheet

Comments:

- Desert Toyota & was cited by code enforcement for constructing 4 concrete parking spaces in their front perimeter landscape buffer.
- As commercial landscape buffers are a waivable standard an administrative review to the original site plan.
- Applicant will need an administrative site plan review (minor modification) to the existing site with a waiver of perimeter landscape buffer requirements.

# Route Form

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Separator Sheet

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**CITY OF LAS VEGAS**  
**INTER-OFFICE MEMORANDUM**  
**REQUEST FOR COMMENT**

**FROM: PLANNING AND DEVELOPMENT**

**SDR-12032**

**HAND DELIVERED**

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ROSA CORTEZ	DSC
*LAND DEVELOPMENT (DPW)	KENT CHANG	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 <sup>th</sup> FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 <sup>nd</sup> FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 <sup>nd</sup> FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES	JOHN BLACK	3124 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4 <sup>th</sup> FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<SPRINT> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD

**\* 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  
03/02/2006

# Comments

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Separator Sheet

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# 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. Riekki, Survey (FM, PM, & A's only)  
**Date:** March 13, 2006  
**Re:** **SDR-12032** Desert Toyota & Scion of Las Vegas 6300 West Sahara Avenue  
Request for a Site Development Plan Review for an existing auto dealership

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## COMMENTS:

We have no comment on the request for a Site Development Plan Review for an existing auto dealership at 6300 West Sahara Avenue with service areas and a waiver of the perimeter landscape buffer standards.

**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-12032 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT:**  
**DESERT TOYOTA & SCION OF LAS VEGAS - OWNER: CARS - DB4, LP** - Request for a Site Development Plan Review FOR AN EXISTING AUTO DEALERSHIP WITH SERVICE AREAS AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARDS ON 8.76 acres at 6300 West Sahara Avenue (APN 163-02-801-005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

PLANNING COMMISSION: **APRIL 13, 2006**      CITY COUNCIL: **MAY 17, 2006**

CASE PLANNER: **DOUG RANKIN**       **PUBLIC HEARING**

**Comments Due:      MARCH 14, 2006**

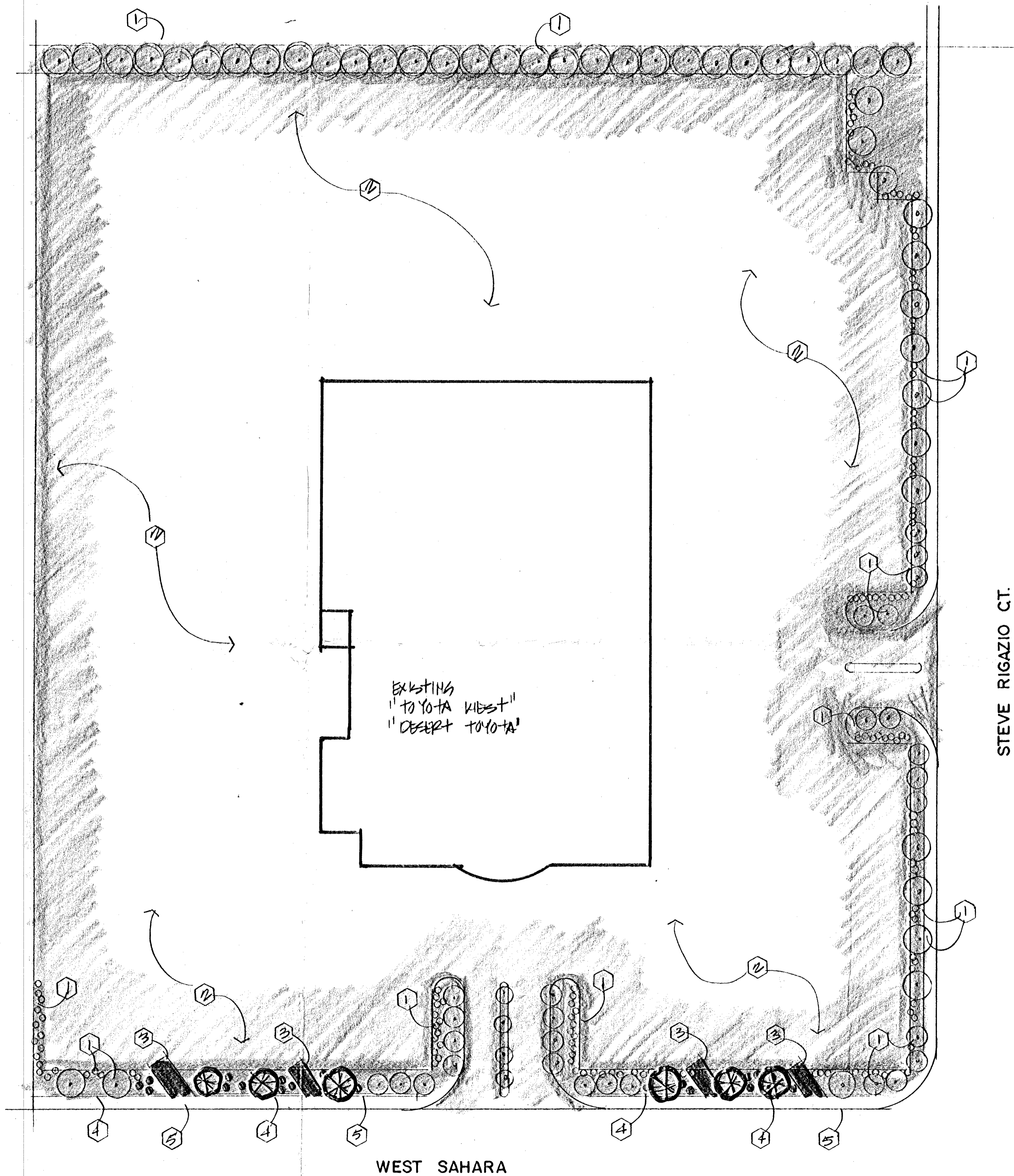
Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to CAROLE COMBS ([ccombs@lasvegasnevada.gov](mailto:ccombs@lasvegasnevada.gov)), the Agenda Tech 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:**

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Las Vegas Metropolitan Police Dept.  
Office of Intergovernmental Services

No Law Enforcement Issue



EXISTING  
"TOYOTA WEST"  
"DESERT TOYOTA"

WEST SAHARA

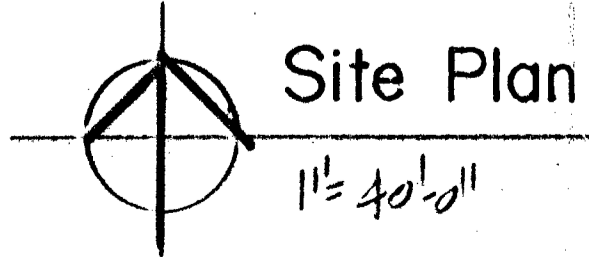
STEVE RIGAZIO CT.

KEY NOTES

- ① EXISTING LANDSCAPING
- ② EXISTING ASPHALT PARKING/PAVING
- ③ NEW CONCRETE DRIVEWAY FOR CAR DISPLAY REMOVE TREES
- ④ EXISTING RETAINING WALL
- ⑤ EXISTING CONCRETE WALK
- ⑥

LANDSCAPE LEGEND

- ⊙ EXISTING 12" BOX MEXICAN FAN PALMS
- ⊗ NEW 24" BOX TREE (6 TOTAL)  
MEXICAN FAN PALM TREE FULLY IRRIGATED,  
KI/SUN'S CALLOW TEXAS PANSYER BUSHES (18 TOTAL)  
PROVIDE 3" RED STONE MULCH



Site Plan

1" = 40'-0"

RECEIVED  
FEB 24 2006

REVISIONS	BY

**OSCAR O'KEEFE ARCHITECT**  
 6480 West Spring Mountain Road, Suite 5  
 Las Vegas, Nevada  
 89146  
 702-876-3543  
 fax 876-0248

**DESERT TOYOTA**  
 6300 W. Sahara

DRAWN <i>OK</i>
CHECKED <i>MJ</i>
DATE 12.20.05
SCALE
JOB NO.
SHEET S
OF SHEETS

SPR-1203Z PL 4/13/06 DE WIAL FA.