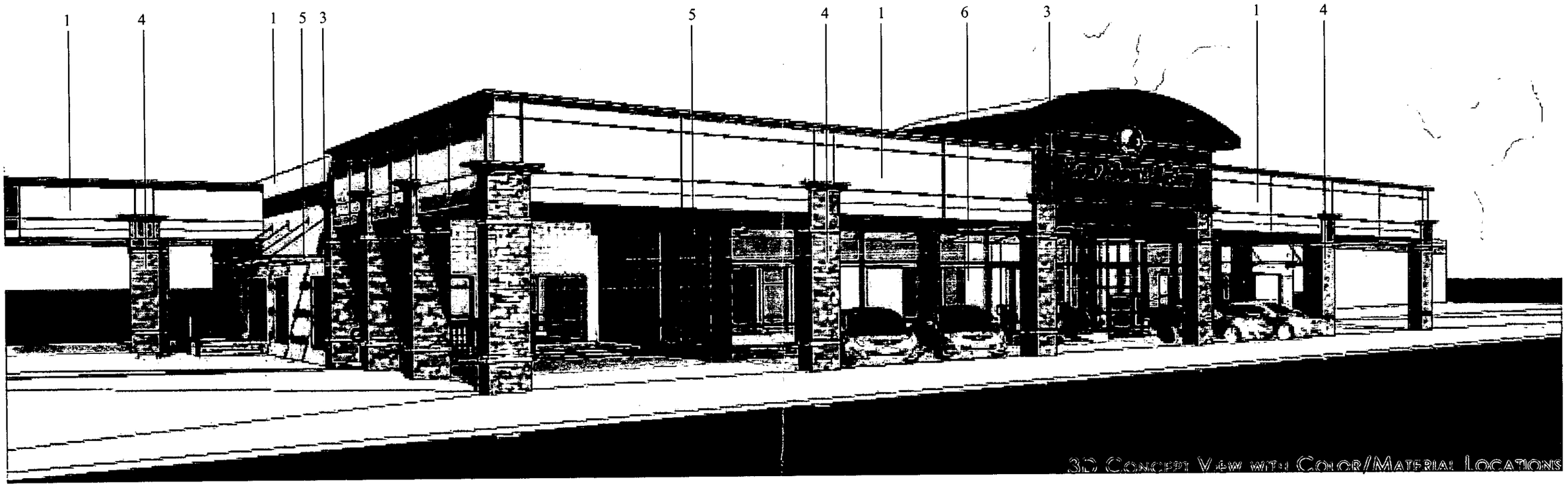


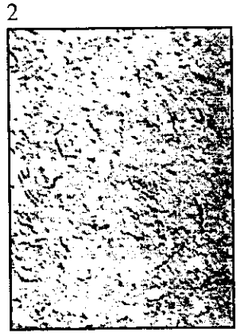
3D Concept View with Color/Material Locations

1



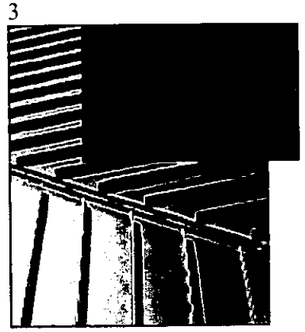
Stucco Field Color &
Painted Block

2



Stucco Accent Color &
Painted Block

3



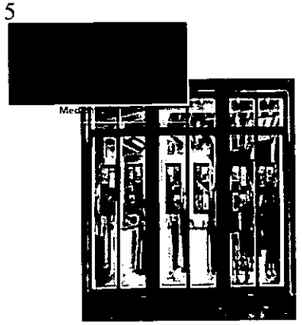
Metal Roof & Awnings -
MBCI Bronze

4



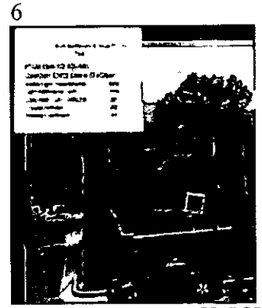
Stone Veneer
Eldarado Cultured Stone

5



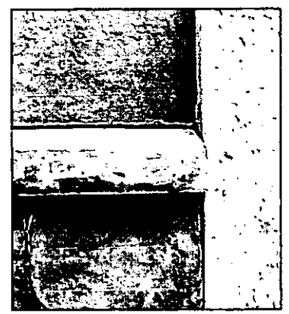
Alum. storefront
Kawneer med. bronze

6



GLASS SHALL BE NON-REFLECTIVE

Insulated 1" glass
Guardian clear low-e



Materials Combined
Exterior Materials

Low Book Sales - Las Vegas

Rhino Realty

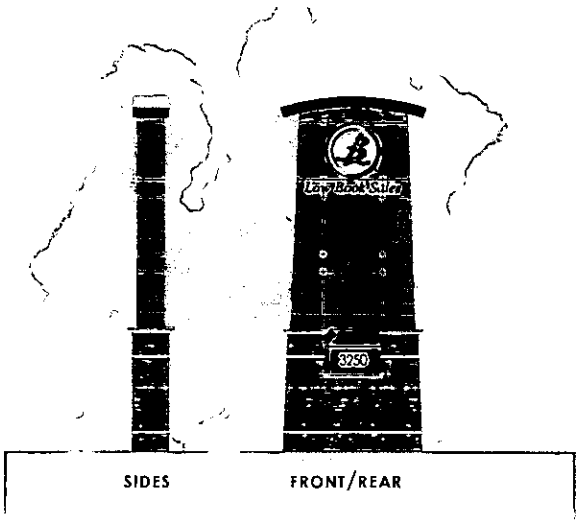
SUP-45539
REVISED

RECEIVED
JUN 13 2012
MAY 23 2012

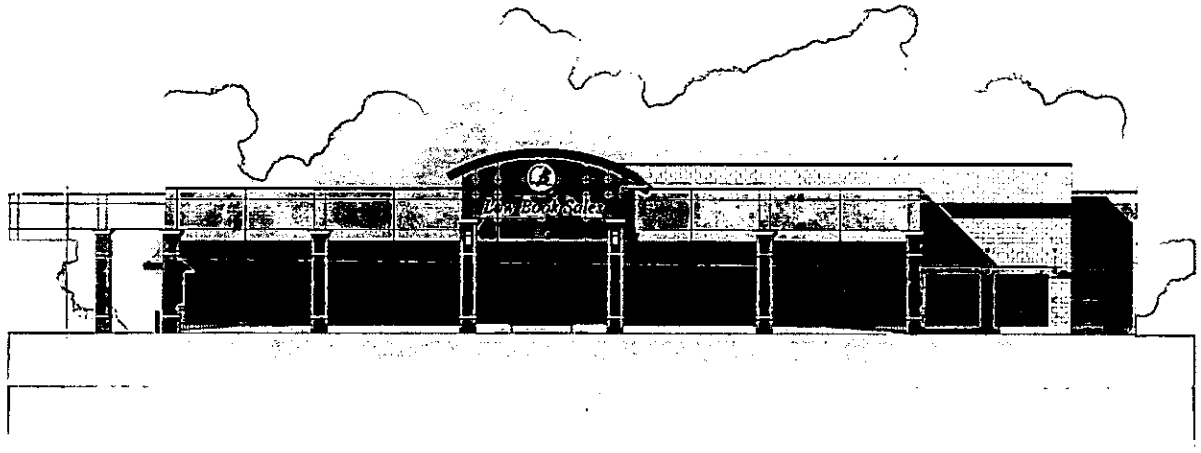
COLORS ARE REPRESENTATIONAL ONLY. FINAL COLORS MAY VARY FROM ABOVE REPRESENTATION

SUP-45538
SDR-45541

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2 + 2017
City of Las Vegas
Department of Planning



MONUMENT SIGN ELEVATIONS



FRONT/SOUTH ELEVATION



SIDE/EAST ELEVATION

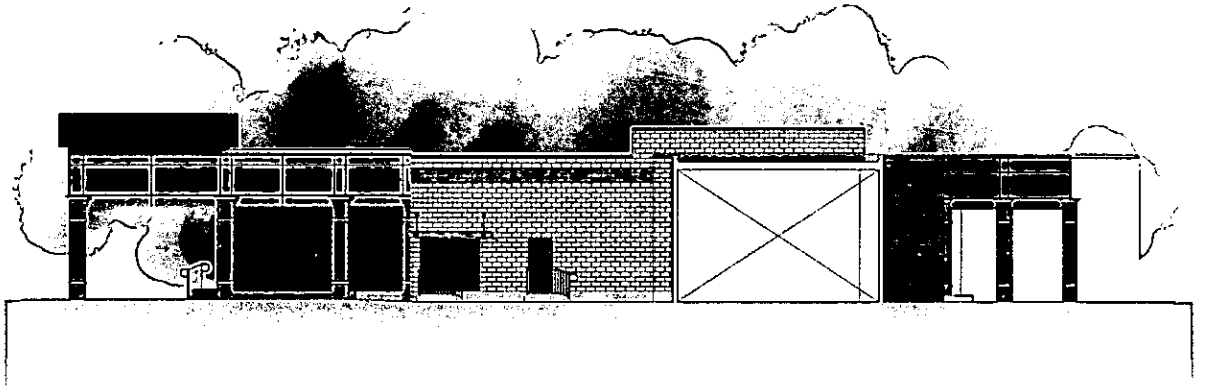
LOW BOOK SALES - LAS VEGAS

Rhino Realty

SUP-45539

SDR-45541

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MAY 24 2012
City of Las Vegas
Department of Planning



SIDE/WEST ELEVATION



REAR/NORTH ELEVATION

LOW BOOK SALES - LAS VEGAS

Rhino Realty

MAY 23, 2012

RECEIVED
MAY 24 2012
City of Las Vegas
Department of Planning

SUP-45539
SDR-45541

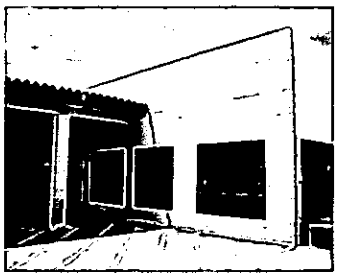


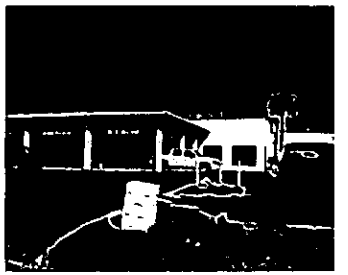
3D Concept View Of Remodeled Exterior











Photos Of Existing Exteriors

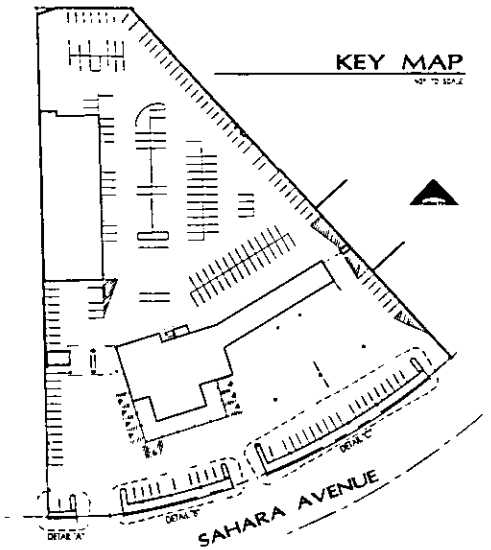
Low Book Sales - Las Vegas

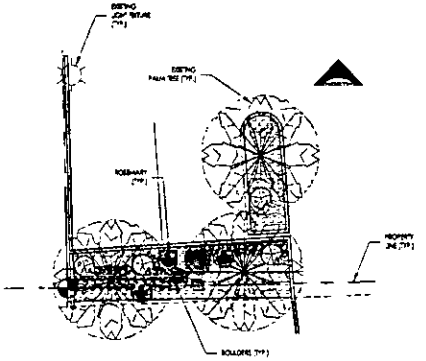
Rhino Realty

SUP-45539
SDR-45541

RECEIVED
MAY 24 2012
City of Las Vegas
Department of Planning

MAY 23, 2012

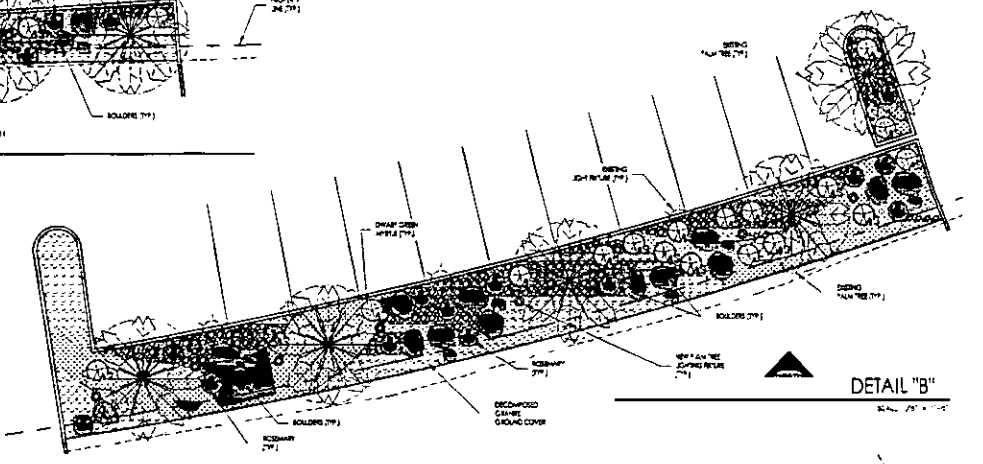


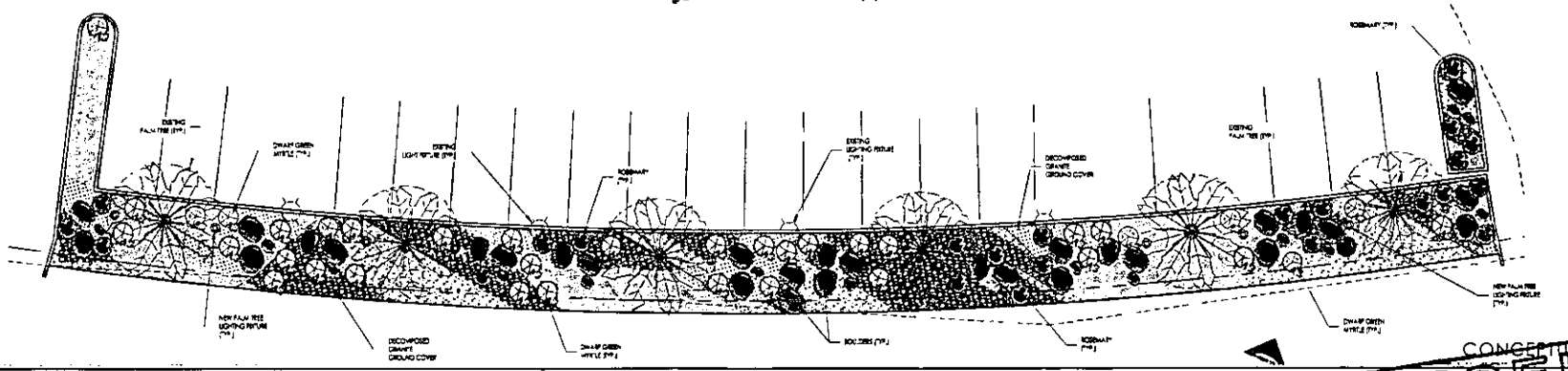


LANDSCAPE LEGEND

BOTANICAL/COMMON NAME	SIZE	QTY
ROSMARINUS OFFICINALIS/ROSEMARY	5 GALLON	40
MYRTUS COMMUNIS/DWARF GREEN MYRTLE	5 GALLON	62
LANDSCAPE BOULDERS	VARIOUS SIZES	57
EXISTING PALM TREES	VARIOUS SIZES	14

CONSTRUCTION NOTE:
- Boulder Type: 'Sierra Gold' assorted sizes from 250 lb. to 750 lb.
- Mulch type for all planting areas: 'Sierra Gold' Decomposed Granite





CONCEPTUAL LANDSCAPE PLAN

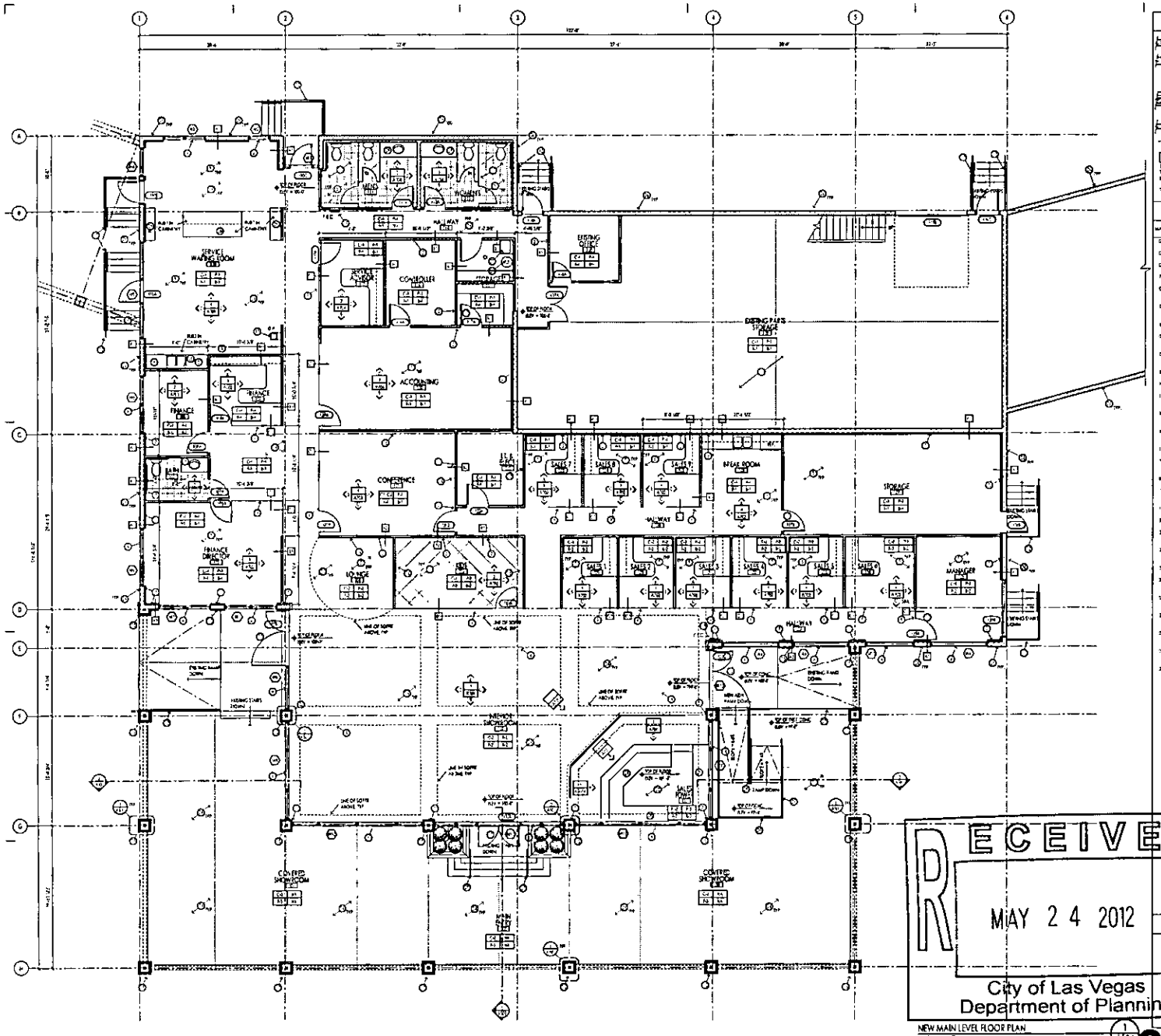
LOW BOOK SALES - LAS VEGAS

Rhino Realty

MAY 23, 2012

COLORS ARE REPRESE... ACTUAL COLORS MAY VARY FROM ABOVE ...ON

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JUN 13 2012
SUP-45539
REVISED



NEW MAIN LEVEL FLOOR PLAN

1/A104

REMODELED FLOOR PLAN LEGEND

REMODELED FLOOR PLAN KEY NOTES

REMODELED PLAN GENERAL NOTES

RECEIVED
MAY 24 2012
City of Las Vegas
Department of Planning

SUP-45539
SDR-45541

Kenny P. Nicholes
Architect
License No. #5601

LOW BOOK SALES
LAS VEGAS DEALERSHIP
3250 E. SAHARA AVE.
LAS VEGAS, NEVADA

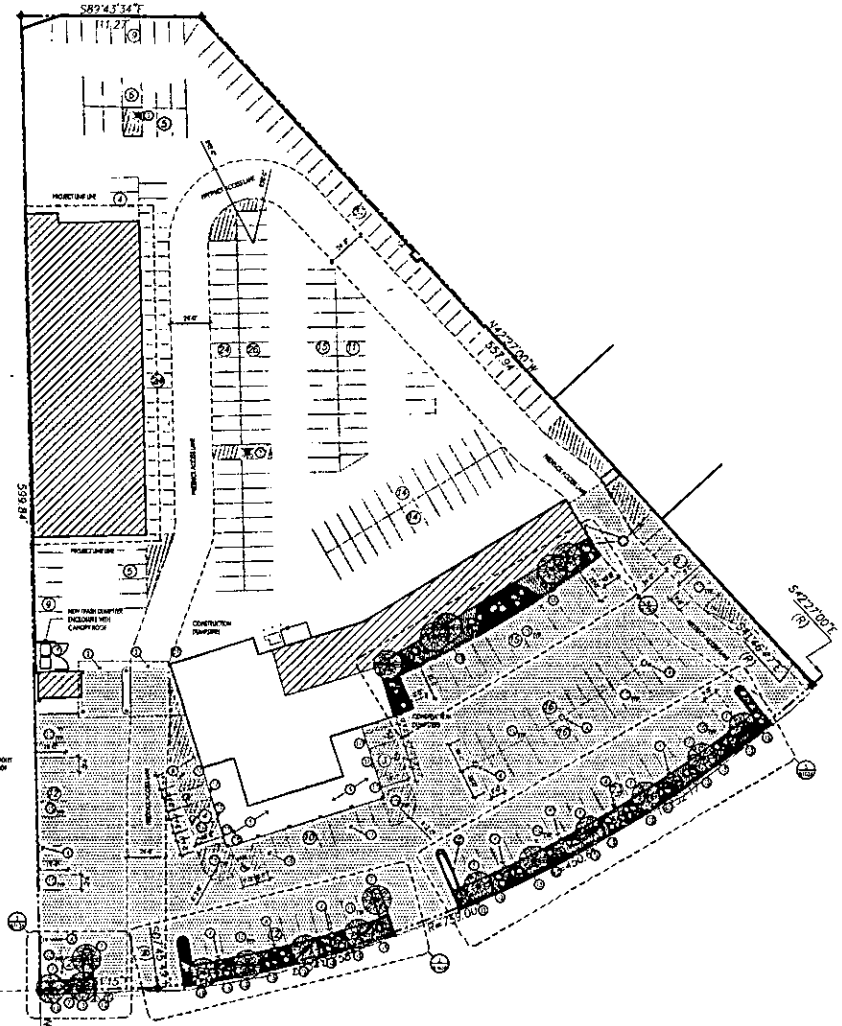
DATE: MAY 23, 2012
REVISION:

DATA:
project no: 11-044
drawn by: CN
checked by: TM

TITLE
MAIN LEVEL FLOOR PLAN

SHEET
A 104

MAY 23, 2012 - LAS VEGAS CITY SUP AND SITE PLAN REVIEW



SITE PLAN

SITE PLAN LEGEND

HATCH PATTERN	SYMBOL	DESCRIPTION
		EXISTING BUILDING TO BE REMAINED
		EXISTING AND ADJACENT SERVICE DRIVEWAYS TO REMAIN TO BE REMAINED
		EXISTING BUILDING WITH NO INTERIOR WORK
		EXISTING ASPHALT PAVING TO BE RE-COATED AND RESTRIPED PER NEW SITE PLAN AND SPECIFICATIONS
		EXISTING CONCRETE SLABS TO REMAIN IN PLACE, REINFORCED, REPAIRED AND PREPARED PER SPECIFICATIONS
		EXISTING SIGN TO REMAIN
		EXISTING MAIN ENTRY POLE AND PYLON TO REMAIN PROJECT DURING CONSTRUCTION
		EXISTING MAIN ENTRY POLE AND PYLON TO REMAIN PROJECT DURING CONSTRUCTION

SITE PLAN KEY NOTES

KEY	DESCRIPTION
1	CONSTRUCTION BARRICADE (SEE DETAIL 6/A1.01)
2	EXISTING FENCE AND/OR GATE TO REMAIN
3	EXISTING LIGHT POLES TO REMAIN TO REMAIN, PROTECT DURING CONSTRUCTION
4	EXISTING CONCRETE TO BE REPAIRED AS NEEDED
5	PROTECT GARDEN AND CACTUS DURING DEMOLITION
6	PROTECT ALL EXISTING TREES DURING DEMOLITION AND CONSTRUCTION. REPAIR DAMAGED OR NOT
7	PROTECT AND STAY AWAY FROM ALL POWER AS REQUIRED BY ARCHITECT
8	NEW EXTERIOR LANDSCAPING, SEE DETAILED LANDSCAPE PLAN SHEET FOR DESIGNS
9	NEW ACCESSIBLE PARKING STRIPING AS PER DETAIL 2/1.1 ON SHEET FOR THE CAR DEALERSHIP AND LEGAL CITY CODE FOR THE YEAR 2012
10	NEW ADA RAMP AND NEW HANDRAIL ATTACHED TO EXISTING RAMP - SEE DETAIL 4/A1.01
11	EXISTING ASPHALT CONCRETE CURB, GUTTERS, PARKING STRIPS, BASES, ECC AS REMAIN PROTECT DURING CONSTRUCTION
12	NEW EXTERIOR LANDSCAPE AS REMAIN IN LANDSCAPED PARKING STRIP - SEE DETAILED LANDSCAPE PLAN
13	NEW 4" CONCRETE SLAB OVER 6" COMPACTED SUB BASE. SLOPE NOT TO EXCEED 1/2" PER FOOT AND CROSS SLOPE NOT MORE THAN 1/4" PER FOOT
14	NEW PARKING STRIPING PER DIMENSIONS SHOWN AND AS PER DETAILS
15	NEW ACCESSIBLE ACCESS RAMP - SEE DETAIL 5/1.1 ON SHEET
16	NEW ACCESSIBLE HAND RAILING DETAIL - SEE DETAIL 4/1.1 ON SHEET
17	NEW ACCESSIBLE CAR PARKING SIGN - SEE DETAIL 2/1.1 ON SHEET
18	NEW TRASH ENCLOSURE WITH CANOPY ROOF AND GATES
19	PROPOSED LOCATION FOR NEW SIGNAGE SIGN, 40' MAX HEIGHT SIGN TO BE SUBMITTED AND APPROVED BY THE PLANNING AND PLANNING DEPARTMENT AS A SEPARATE SUBMITTAL BY THE OWNER'S HIRED SIGN COMPANY

SITE PLAN GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL DEMOLITION WITH PLUMBING, ELECTRICAL, MECHANICAL, & STRUCTURAL BUILDING SERVICES OF THE BUILDING TO BE DEMOLISHED. IF ANY SERVICES TO EXISTING BUILDINGS TO BE PRESERVED WILL BE INTERRUPTED NOTIFY ARCHITECT IMMEDIATELY.

2. ALL CONSTRUCTION ACCESS SHALL COME FROM THE DRIVE AND SIDEWALK STRIP, AVOID THE LANDSCAPED PARKING STRIPS AT ALL TIMES, AND USE SPACES REQUIRED OTHERWISE.

3. CONTRACTOR IS RESPONSIBLE TO COORDINATE PENETRATIONS THROUGH SLAB FOR PLUMBING, ELECTRICAL & MECHANICAL.

PAVING MATERIALS

1. ASPHALT PAVEMENT: SEE ASPHALT CONCRETE SPECIFICATIONS IN APWA SECTION 32 12 16.
2. CONCRETE CURB AND GUTTER: SEE CONCRETE SPECIFICATIONS IN APWA SECTION 32 13 13.
3. CONTRACTOR SHALL PROVIDE A MINIMUM OF 2% SLOPE AWAY FROM BUILDINGS TO THE APPROPRIATE DRAINAGE FACILITIES.
4. ALL PAVEMENT MARKINGS, MATERIALS, METHODS, AND EQUIPMENT SHALL CONFORM TO THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA (RTC) STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION.

Kenny P. Nicholes
Architect

License No. #5661

LOW BOOK SALES
LAS VEGAS DEALERSHIP

3230 E. SAHARA AVE.
LAS VEGAS, NEVADA

DATE: MAY 23, 2012

REVISION:
△ JUNE 12, 2012

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JUN 13 2012
CITY OF LAS VEGAS

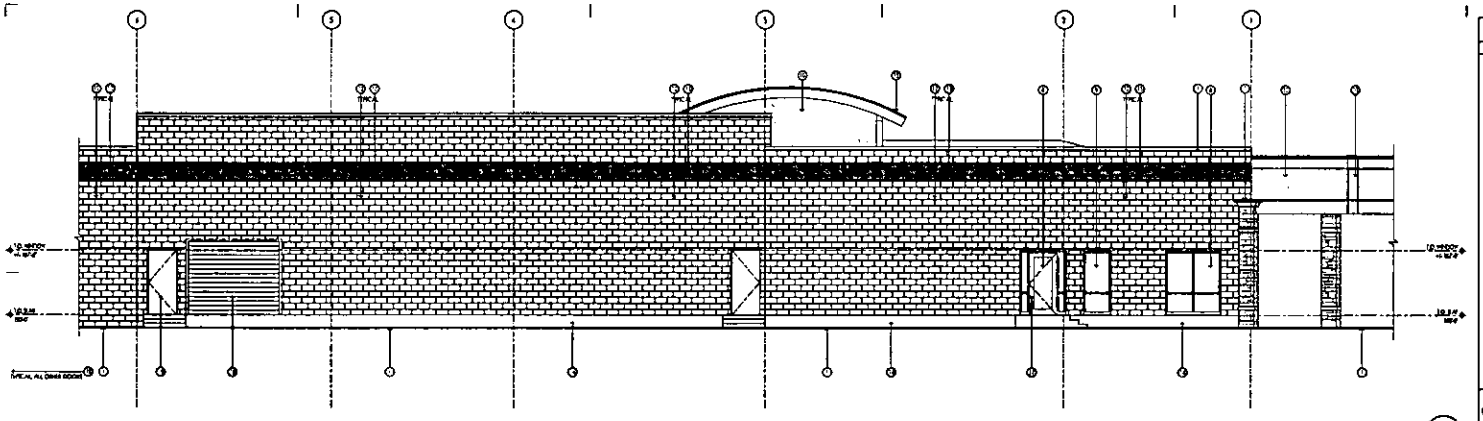
MAY 23, 2012 - LAS VEGAS CITY SUP AND SITE PLAN REVIEW

DATA:
Project No: 11-044
Drawn by: CES
Checked by: KPN

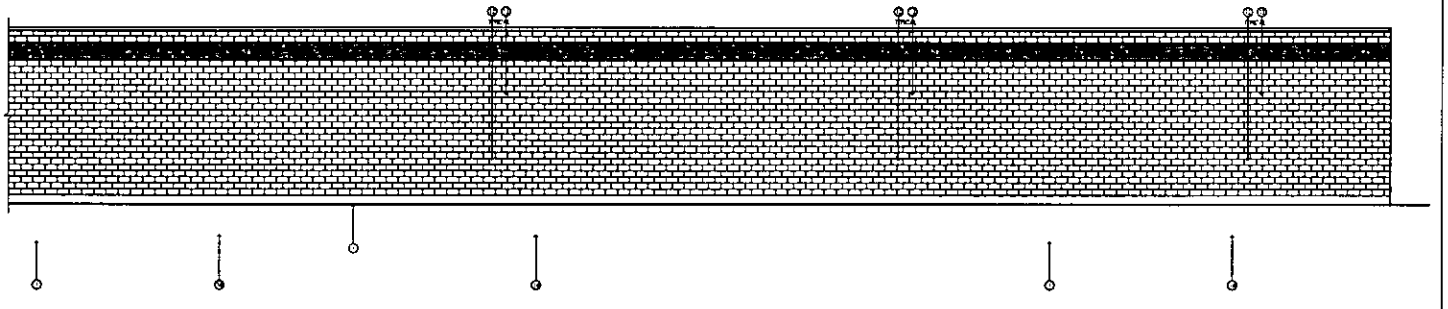
TITLE
OVERALL
SITE PLAN

SHEET
A 103

SUP-45539
REVISED



EXTERIOR ELEVATION 1 A201



EXTERIOR ELEVATION 2 A201

EXTERIOR ELEVATION LEGEND

EXTERIOR ELEVATION KEY NOTES

MARK	DESCRIPTION
01	EXISTING PARAPET TO REMAIN, TYPICAL
02	CUT BACK ALL EXISTING CMU LANDSCAPE WALLS TO NEW +48" NEW PARAPET WALL. SEE DETAIL
03	NOT USED
04	REPAIR ALL EXISTING METAL FASCIA, REPAINT AS SELECTED BY OWNER/ARCHITECT.
05	EXISTING METAL AWNING. REPAINT AS SELECTED BY OWNER/ARCHITECT.
06	NEW CMU FINISH STONE VENEER OVER EXISTING MASONRY COLUMNS, SEE DETAILS AND SPECIFICATIONS.
07	NEW STUCCO COLUMN CAP AS PER DETAILS.
08	NEW ALUMINUM STOREFRONT WINDOW AND DOOR SYSTEM WITH NEW GLAZING, SEE DETAILS AND SPECIFICATIONS.
09	NEW EXTERIOR SCONCE LIGHT FIXTURE, PROVIDE POWER FROM PANEL, AND COORDINATE NEW OWNER DAYTIME SELECTION.
10	NEW EXISTING PARAPET WALL WITH STUCCO EXPRESS REVEAL WITH DETAIL ACCENT JOINTS, SEE DETAILS
11	NEW DAILY VERIL AWNING/CANOPY WINDOW SHELLS, SEE DETAILS
12	REPAINT ALL EXISTING BLOCK WALLS OF OWNER BUILDING AS SELECTED BY OWNER/ARCHITECT
13	NEW PAINTED STUCCO SCREEN WALL OVER EXISTING BLOCK WALL AS SELECTED BY OWNER/ARCHITECT
14	PAINT NEW ALL EXISTING EXPOSED FOUNDATION WALLS, TYPICAL.
15	NEW STANDING SEAM METAL ROOF AS SELECTED, SEE SPECIFICATIONS.
16	NEW SIGNAGE SCHEME AS SELECTED BY OWNER. SEE SIGN PLAN FOR NEW SUPPORT TO PROVIDE MOUNTING BACKING, POWER, AND OTHER ITEMS AS REQUIRED.
17	REPAIR, PRIME & REPAINT ALL EXISTING EXTERIOR METAL RAILING, ETC AS SELECTED.
18	REPAIR, PRIME, AND SEE PAINT EXISTING METAL MAN DOOR, DOOR FRAME, AND REPLACE OWNER HARDWARE.
19	NEW BUILDING NUMBERS FOR ADDRESS ACCESS, COORDINATE NEW SIGNAGE PERMITTING AND OWNER FOR INSTALLATION, AND FINAL ADDRESSING LOCATIONS.

EXTERIOR SIGNAGE, MONUMENT SIGN CONCEPT APPROVED AS PER LAS VEGAS CITY PLANNING DEPARTMENT PROVIDED FOR SITE AND CONDITIONAL USE PERMIT APPROVAL.

EXTERIOR SIGNAGE, MONUMENT SIGN SHALL BE SUBMITTED AND APPROVED BY LAS VEGAS CITY PLANNING AND BUILDING DEPARTMENT AS A DEFINED SEPARATE BY OWNER'S SIGN COMPANY.

Kenny P. Nicholes
Architect
License No. 11661

LOW BOOK SALES
LAS VEGAS DEALERSHIP
2250 E. SAHARA AVE.
LAS VEGAS, NEVADA

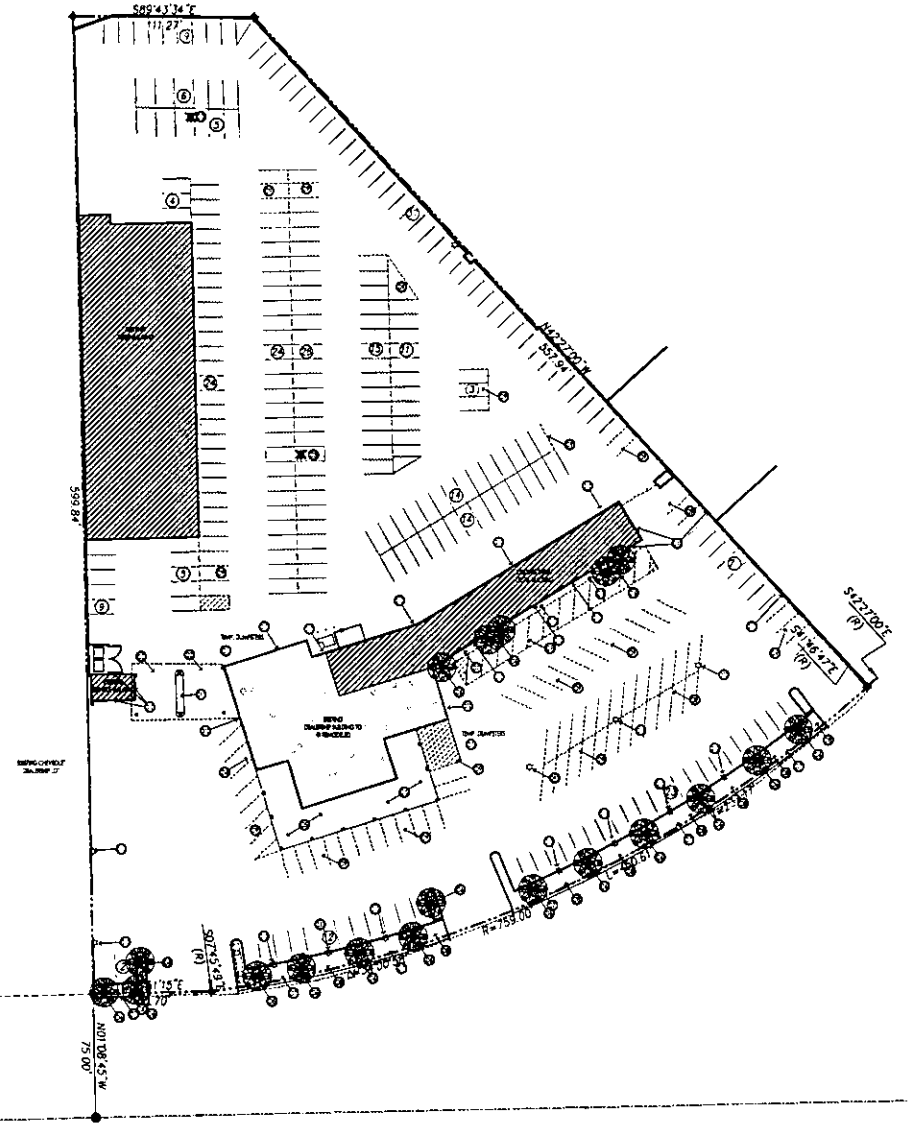
DATE: April 23, 2012
REVISION:
△ June 12, 2012

DATA:
project no: 11-044
drawn by: CPS
checked by: KPN

TITLE: EXTERIOR ELEVATIONS
SHEET: A202

MAY 2012 LAS VEGAS CITY SUP AND SITE PLAN REVIEW

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SUP-45539
REVISED



SITE DEMOLITION PLAN

DEMOLITION SITE PLAN LEGEND

DEMOLITION SITE PLAN KEY NOTES

DEMOLITION SITE PLAN GENERAL NOTES

EXISTING PARKING SUMMARY

Kenny P. Nicholes
Architect
License No. #5621

LOW BOOK SALES
LAS VEGAS DEALERSHIP
3050 E. SAHARA AVE.
LAS VEGAS, NEVADA

DATE: MAY 23, 2012
REVISION:
△ JUNE 12, 2012

DATA:
PROJECT NO: 11-044
DRAWN BY: SM
CHECKED BY: KN

SITE DEMOLITION PLAN
SHEET
A 100

MAY 23, 2012 - LAS VEGAS CITY SUP AND SITE PLAN REVIEW

RECEIVED
JUN 13 2012

SUP-45539
REVISED

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VDICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

July 11, 2012

Mr. David Nelson
Rhino Realty of Nevada, LLC
590 North State Street
Lindon, Utah 84042

RE: SUP-45539 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF JULY 10, 2012

Dear Mr. Nelson:

Your request for a Special Use Permit FOR MOTOR VEHICLE SALES (USED) at 3250 East Sahara Avenue (APN 162-01-801-017), C-2 (General Commercial) Zone, Ward 3 (Coffin), was considered by the Planning Commission on July 10, 2012.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Motor Vehicle Sales (Used) use.

2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-45541) shall be required.

3. Conformance to the approved conditions for Site Development Plan Review (Z-0023-85).

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **July 10, 2012** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***July 23, 2012***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Richard Turner
LR Nelson
6765 West Russell Road, Suite #200
Las Vegas, Nevada 89118

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

June 28, 2012

Mr. David Nelson
Rhino Realty of Nevada, LLC
590 North State Street
Lindon, Utah 84042

RE: SUP-45539 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF JULY 10, 2012

Dear Mr. Nelson:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on ***July 10, 2012*** 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, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the ***final agenda*** will available on-line on ***Tuesday, July 3, 2012*** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Richard Turner
LR Nelson
6765 West Russell Road, Suite #200
Las Vegas, Nevada 89118

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

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
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: June 6, 2012
Re: **SUP-45539** Rhino Realty of Nevada, Inc. 3250 E. Sahara Ave.
Request for a Special Use Permit for motor vehicle sales (used)

COMMENTS:

We have no comment on the Request for a Special Use Permit for motor vehicle sales (used) at 3250 East Sahara Avenue.

BTA:RWB:rwb

F:\WDEPOT\ENGINEERING_INTEGRATION\DEVCO\DOCS\ALL_SUP'S\SUP-45539.DOCX

City of Las Vegas - Department of Planning.

Development Notification

PC Meeting: July 10, 2012

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

SUP-45539

Charlestonwood Apartments

Crestwood NA

Oasis Ridge Apartments

Olive Place Apartments

Palm Terrace Apartments

Showboat NA

Spectrum Village Apartments

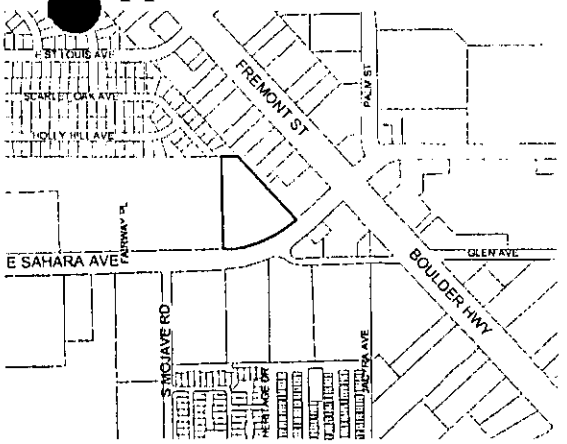
St. Louis/Eastwood Neighborhood

Summer Place Apartments

Application Information

SUP-45539 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RHINO REALTY OF NEVADA, LLC - For possible action on a request for a Special Use Permit FOR MOTOR VEHICLE SALES (USED) at 3250 East Sahara Avenue (APN 162-01-801-017), C-2 (General Commercial) Zone, Ward 3 (Coffin).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

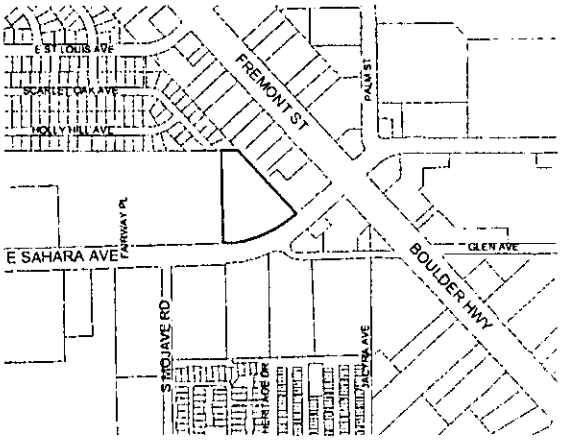
Meeting:	Planning Commission
Date:	***July 10, 2012***
Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street Las Vegas, Nevada

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 a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to 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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

Application Information

SUP-45539 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RHINO REALTY OF NEVADA, LLC - For possible action on a request for a Special Use Permit FOR MOTOR VEHICLE SALES (USED) at 3250 East Sahara Avenue (APN 162-01-801-017), C-2 (General Commercial) Zone, Ward 3 (Coffin).

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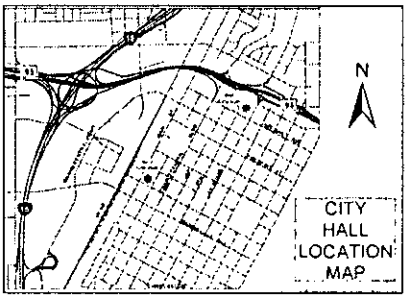
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

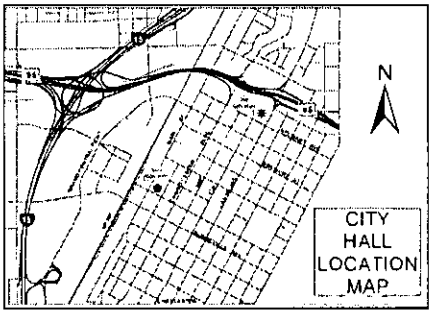
Please use available blank space on card for your comments.

SUP-45539

Planning Commission Meeting of **07/10/2012**

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-45539

Planning Commission Meeting of **07/10/2012**

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING	**SUP-45539** **SDR-45541**

HAND DELIVERED

*DEVELOPMENT COORDINATION **(DPW)**	ROGER BAILEY	DSC - 7th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5th Floor
*FLOOD CONTROL **(DPW)**	**OH-SANG KWON**	DSC - 7th Floor
*LAND DEVELOPMENT **(DPW)**	DAVID GUERRA	DSC - 2nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1st Floor
*RIGHT-OF-WAY **(DPW)**	MARY WULFF	DSC - 8th Floor
*SANITARY SEWERS **(DPW)**	JOE PEÑA	DSC - 7th Floor
*SURVEY **(DPW)**	ALAN RIEKKI	DSC - 8th Floor
*TEFO **(DPW)**	REBECCA WHITLOCK	WSC-3001 RONEMUS
*TRAFFIC ENGINEERING **(DPW)**	RICK SCHROEDER	DSC - 8th Floor

ROUTED ELECTRONICALLY / US MAIL

<CCSD>	LINDA PERRI	4190 MCLEOD DRIVE, 2ND FLOOR
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*STREETS & SANITATION **(DPW)**	JERRY WALKER	DSC
*PARKS & OPEN SPACES **(DPW)**	JOHN BLACK	DSC
*SID **(DPW)**	PATRICK MURPHY	DSC - 9th Floor
<EMBARQ> **(SDPR only)**	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT **(NO PLANS)**	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	**100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)**
CLARK COUNTY (IT) **(NO PLANS)**	JAMIE McKOWN (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4th FLOOR
NELLIS AFB **(NO PLANS)**	DEBORAH MACNEILL	4430 GRISSOM AVENUE, BUILDING 11, SUITE 103D

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

SDPR
05/24/2012

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM

Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

SUP-45539 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RHINO REALTY OF NEVADA, LLC - *For possible action on a request for a Special Use Permit FOR MOTOR VEHICLE SALES (USED) at 3250 East Sahara Avenue (APN 162-01-801-017), Ward 3 (Coffin).*

PLANNING COMMISSION: ***JULY 10, 2012***
CITY COUNCIL: ***AUGUST 15, 2012***

PLANNING SUPERVISOR: ***STEVE GEBEKE*** ☒ ***PUBLIC HEARING***

Comments Due: ***JUNE 8, 2012***

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 ***Carman Burney (cburney@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:

A/P # 45539 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	05/24/2012 13:54	982998	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work		# Plans	0
Dept of Commerce		# Plans	0
Priority	☒ Auto Reviews	Bill Group	

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SUP-45539 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RHINO REALTY OF NEVADA, LLC - For possible action on a request for a Special Use Permit FOR MOTOR VEHICLE SALES (USED) at 3250 East Sahara Avenue (APN 162-01-801-017), Ward 3 (Coffin).

Parent A/P #
Project # 45539 Project/Phase Name LOW BOOK SALES Phase #
Size/Area 0.00 Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16201801017

Location

Owner/Tenant

Contact ID AC1905774 Name RHINO REALTY NEVADA L L C
Mailing Address 590 N STATE ST Organization
City LINDON State/Province UT
ZIP/PC 84042-1321 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

3250 E SAHARA AVE
LAS VEGAS, 89104-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16201801017

Applicants/Contacts

Primary N **Capacity** OTHER **Other** REP **Contact ID** AC574364 ☐ **Foreign**
Effective **Expire**
Name L R NELSON
Day Phone (702)798-7978 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)451-2296 **Mobile** **Profession**
E-Mail
Address 6765 W. RUSSELL RD.
STE. 200
LAS VEGAS, NV 89118
Seasonal Addr

Valid From **To**
Comments Richard Turner

CONTACT ADDITIONAL

WORKCARD: **Work Card #** 0
Expiratation Date

CONTACT REQUIREMENTS

License # | Percent Owned | Waiver | Health Card | Director Letter | Original Transcripts | Orientation Attended

There are no items in this list

Primary Y **Capacity** OWNER **Contact ID** AC1905774 ☐ **Foreign**
Effective **Expire**
Name RHINO REALTY NEVADA L L C
Day Phone **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 590 N STATE ST
LINDON, UT 84042-1321
Seasonal Addr

Valid From **To**
Comments Davi Nielson

CONTACT ADDITIONAL

WORKCARD: **Work Card #** 0

Expiratation Date

CONTACT REQUIREMENTS

License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts	Orientation Attended

There are no items in this list.

Contractors

No Contractors

SPECIAL USE PERMIT

N **OINA Required?** Y **Will this go to the City Council?** **Hearing Type**

Public or Admin? PUBLIC

Y **Project of Regional Significance?**

N **Parent Project link required?** **Is there a condition of approval for a Required Review?**

if yes, when does it need to be reviewed?

Type of Use
MOTOR VEHICLE SALES (USED)

N **Is this an Alcohol related Use?** **Staff Recommendation** **Entitlement Exercised?**

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
07/10/2012 JMARSHALL	PC 05/24/2012	SCHEDULED		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	CO NAME WHO PICKED UP CONTACT#	984723	05/24/2012 14:02		0.00
MARK BANGAN; PRIME ACCEPTANCE CORP; CK #18764; 702-798-7978; PJC# 45539;541					

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 3250 East Sahara Avenue

Project Name Low Book Sales **Proposed Use** Auto Sales

Assessor's Parcel #(s) 162-01-801-017 **Ward #** 3 - Coffin

General Plan: existing GC proposed GC **Zoning:** existing C-2 proposed C-2

Commercial Square Footage 27,650 **Floor Area Ratio** 15%

Gross Acres 4.2 **Lots/Units** 1 **Density** N/A

Additional Information

PROPERTY OWNER Rhino Realty Nevada, LLC **Contact** David F Nielson

Address 590 North State Street **Phone:** **Fax:**

City Lindon **State** UT **Zip** 84042

E-mail Address

APPLICANT Same as above **Contact**

Address **Phone:** **Fax:**

City **State** **Zip**

E-mail Address

REPRESENTATIVE L R Nelson **Contact** Richard Turner

Address 6765 West Russell Road, Ste 200 **Phone:** 798-7978 **Fax:** 451-2296

City Las Vegas **State** NV **Zip** 89118

E-mail Address richard.turner@lrneng.com

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 Dave F Nielson

Subscribed and sworn before me

This 24th day of May, 20 12.

[signature]

Notary Public in and for said County and State

JULEE A MORI
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 583171
COMM. EXP. 07-01-2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-45539
Meeting Date:	7-10-12
Total Fee:	1030.00
Date Received:*	5-24-12
Received By:	JFnl

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

f:\depot\Application Packet\Application Form.pdf

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-45539** APN: 162-01-801-017

Name of Property Owner: Rhino Realty Nevada, LLC

Name of Applicant: Same as above

Name of Representative: Richard Turner

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: David F Nielson

Subscribed and sworn before me

This 21st day of May, 2012

_____
Notary Public in and for said County and State

JULEE A MORI
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 583171
COMM. EXP. 07-01-2014

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Department of Planning

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

ENVIRONMENTAL IMPACT ASSESSMENT

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.18.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. The Environmental Impact Assessment forms attached herein must be prepared for each factor* and submitted for evaluation.

√	**1**	**Project Description**
√	**2**	**Transportation and Traffic**
√	**3**	**Schools**
√	**4**	**Emergency Services**
√	**3**	**Housing**
√	**6**	**Mass Transit**
√	**7**	**Open Space and Recreation**
√	**8**	**Hydrology**
√	**9**	**Water Quality**
√	**10**	**Utilities and Service System**



* Bold question numbers denote minimum NRS requirements

SUP-45539
SDR-45541

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as Low Book Sales, located at 3250 E. Sahara Avenue.

This document is being prepared by:

Company Name: L.R. Nelson Consulting Engineers, Inc.

Address: 6765 W. Russell Road, Suite 200
Las Vegas, Nevada 89118

Contact Person:

Name: Mark Bangan

Title: Planning Department Manager

Telephone: (702)798-7978

Fax: (702)451-2296

E-mail: mark.bangan@lrneng.com

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct. I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: _____ Date: 5.24.12

Name: Mark Bangan
Title: Planning Department Manager

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1 Project Description

1.a	Project title:	Low Book Sales, Las Vegas Dealership
1.b	Application #:	
1.c	Project location:	3250 E. Sahara Avenue
1.d	Project sponsor	
	Name:	
	Address:	
	Telephone:	
1.e	G. P. designation:	GC
1.f	Zoning:	C-2
1.g	Project description:	
	Total site acreage:	4.2+/-
	i) Residential	
	Total units:	0
	FAR per Lot:	0
	Lot Coverage per Lot:	0
	ii) Hospitality	
	Total rooms:	0
	Total entertainment:	0
	iii) Commercial	
	Total S.F.:	27,650
	Total FAR:	15%
	Total Lot Coverage:	
1.h	Briefly describe the project's surrounding land use and setting:	
	North:	R-1 (CLV)
	East:	C-2 (CC)
	South:	C-2 (CC)
	West:	C-2 (CLV)

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1.i Project narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary):

Narrative: Low Book Sales intends to use property for the sale of used motor vehicles with an accessory auto service facility.


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2 Transportation and Traffic

2.a Would the project include adequate emergency access pursuant to LVMC Fire and emergency response requirements?

Explain: Yes, the property has been revised to include an emergency access road to the rear of the property.

2.b Would the project provide adequate parking pursuant to LVMC parking requirements?

Explain: Yes, the property has provided the amount of parking that is required by code, along with additional spaces for the parking of the car sales.

2.c Would the project potentially increase hazards due to a design feature (e.g., sharp curves, dangerous intersection) or incompatible uses (e.g., commercial heavy equipment)?

Explain: No

2.d Would the site have sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed project?

Explain: Yes, the proposed project is a reuse of the exisitng structures and improvements

2.e Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

Table: See Attached

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New Car Sales
(841)

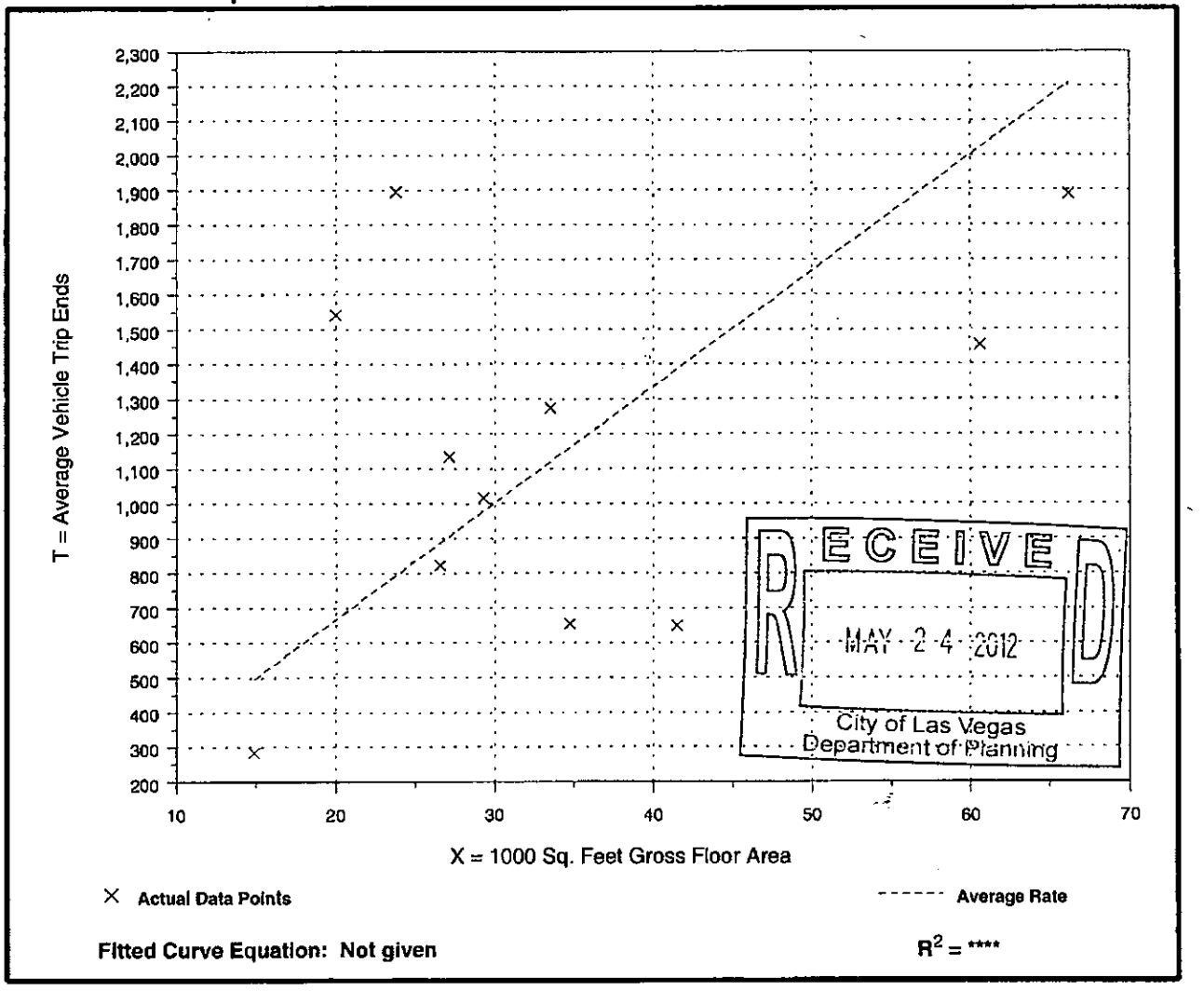
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday

Number of Studies: 11
Average 1000 Sq. Feet GFA: 34
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
33.34	15.64 - 79.66	18.88

Data Plot and Equation



× Actual Data Points ------ Average Rate

Fitted Curve Equation: Not given R^2 = ****

New Car Sales
(841)

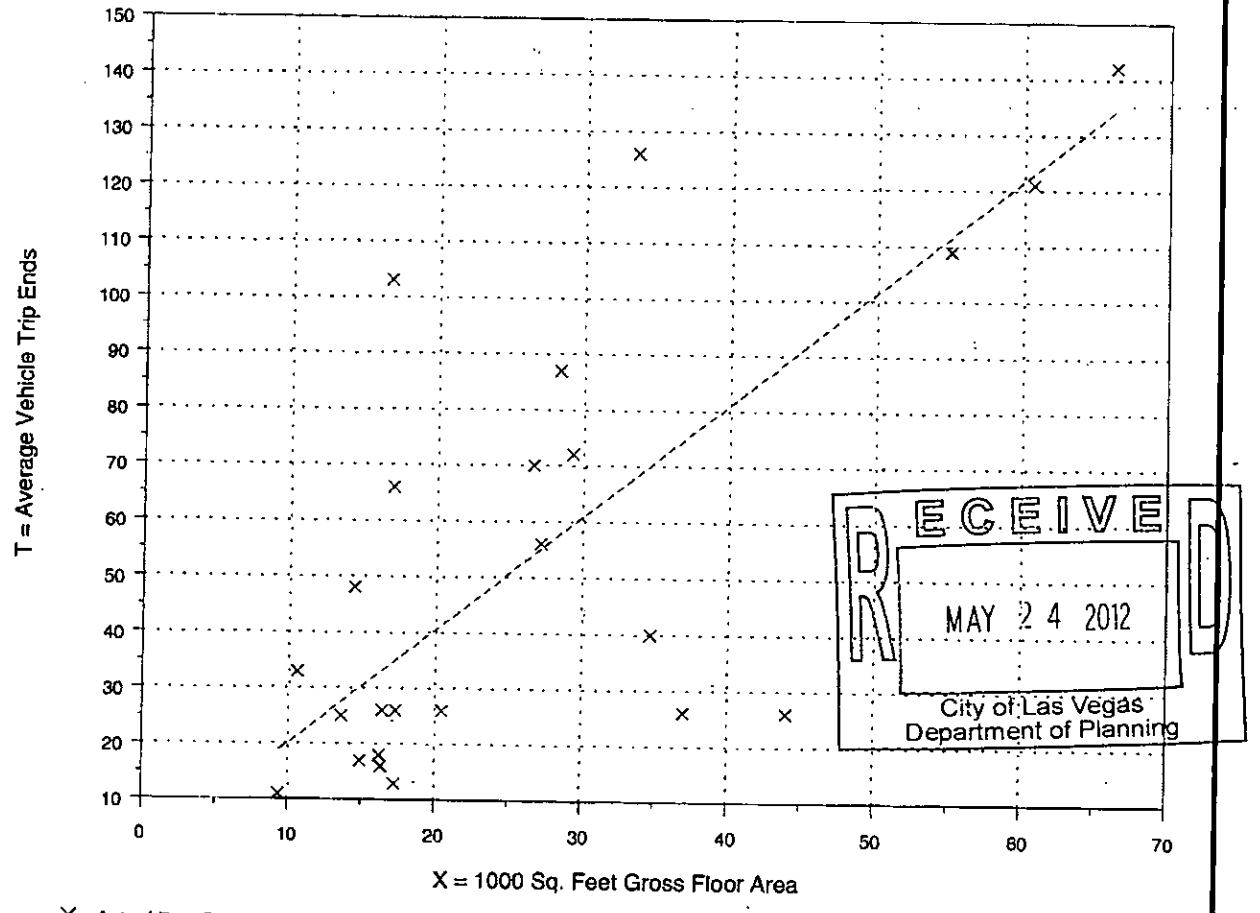
Average Vehicle Trip Ends vs: **1000 Sq. Feet Gross Floor Area**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 24
Average 1000 Sq. Feet GFA: 27
Directional Distribution: 74% entering, 26% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
2.03	0.59 - 6.17	1.79

Data Plot and Equation



× Actual Data Points

------ Average Rate

Fitted Curve Equation: Not given

R^2 = ****

New Car Sales
(841)

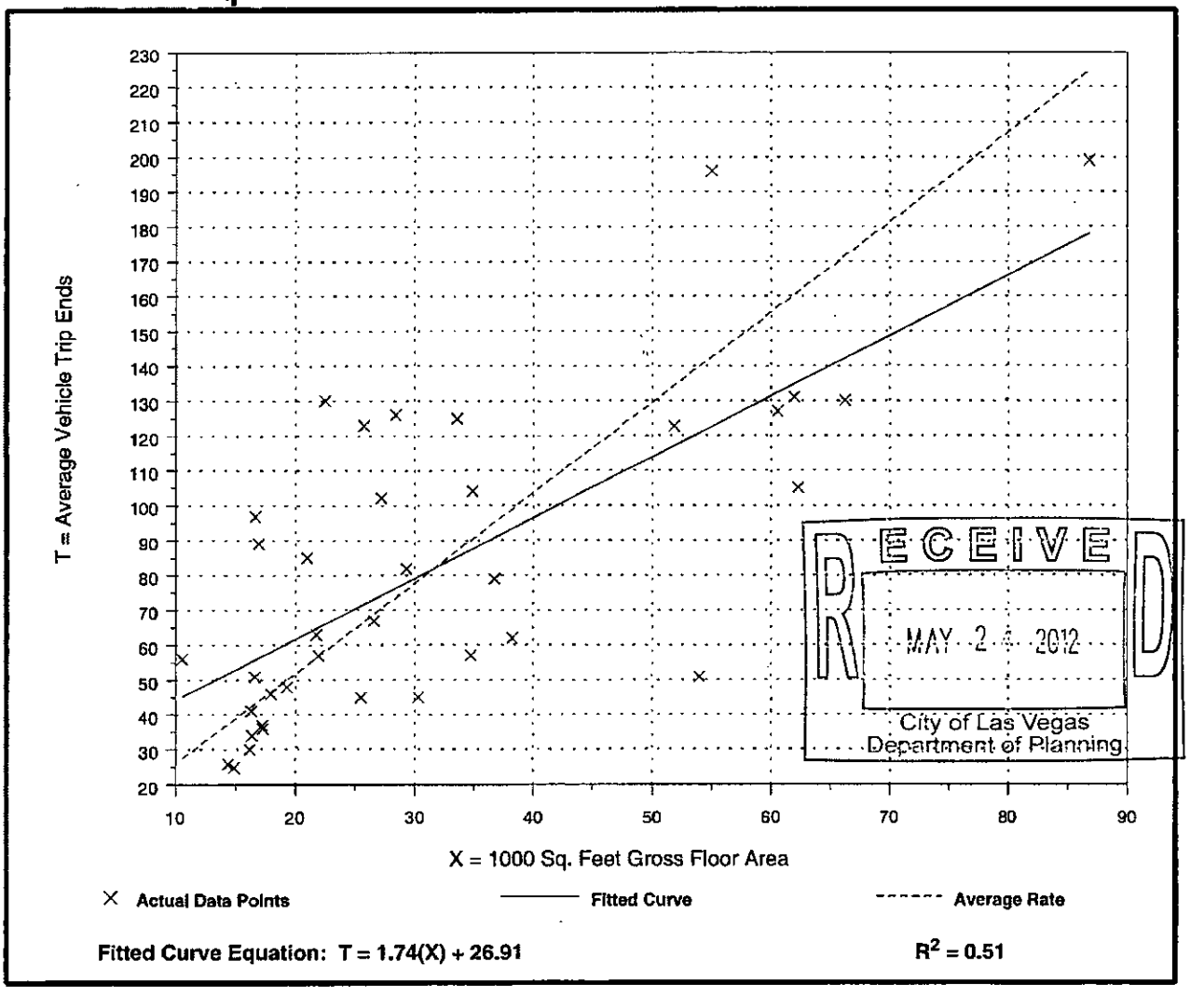
Average Vehicle Trip Ends vs: **1000 Sq. Feet Gross Floor Area**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 37
Average 1000 Sq. Feet GFA: 32
Directional Distribution: 39% entering, 61% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
2.59	0.94 - 5.81	1.93

Data Plot and Equation



Fitted Curve Equation: T = 1.74(X) + 26.91

R^2 = 0.51

3 Schools

3.a What is the total number of proposed residential units?

Conventional units: 0

Age-restricted units: 0

3.b Based upon the student generation factors utilized by Clark County School District[1] what is the estimated number of pupils generated by the proposal which will be added to the enrollment of each of the following:

Elementary School

School name: n/a

Distance from site[2]:

Number of pupils:

Junior High/Middle School

School name: n/a

Distance from site[2]:

Number of pupils:

High School

School name: n/a

Distance from site[2]:

Number of pupils:

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Department of Planning

1 See Exhibit 1

2 Attach a map indicating the primary route/distance from the proposed project main entry point to the school main access point.

4 Emergency Services

4.a Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

Fire	
Name of the facility:	Las Vegas Fire Station #4
Existing/proposed:	Existing
Distance from site[3]:	3 miles

Police	
Name of the facility:	Las Vegas Metropolitan Police Department
Existing/proposed:	Existing
Distance from site[3]:	4.5 miles

Emergency Services	
Name of the facility:	Sunrise Hospital
Existing/proposed:	Existing
Distance from site[3]:	3 miles

4.b Would the project result in increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Explain: No, it is an exisitng site that is being renovated.

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3 Attach a map indicating the primary route/distance from the proposed project main entry point to the firefighting, police, and emergency services main access point.

5 Housing

5.a Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, rural preservation area, or zoning ordinance)?

Explain: n/a

5.b Would the project displace or eliminate existing housing?

Explain: n/a

5.c What are the project characteristics, in terms of:

Density: n/a

Height: n/a

Gated community: n/a

Housing Type: n/a

Home ownership: n/a

5.d Provide a brief statement setting forth the anticipated effects of the proposal on housing.

Explain: n/a

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Department of Planning

6 Mass Transit

6.a Provide the distance from the site of the proposal to the nearest mass transit loading point.

Line number/name: n/a

Location: n/a

Distance from site[4]: n/a

6.b Would the project result in change to the existing mass transit route, creation of a new line, or new loading points?

Explain: n/a

6.c Provide a brief statement setting forth the anticipated effects of the proposal on mass transit.

Explain: n/a

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City of Las Vegas
Department of Planning

4 Attach a map indicating the primary pedestrian route/distance from the proposed project main entry point to the nearest mass transit.

7 Open Space and Recreation

7.a Provide the distance from the site of the proposal to the nearest existing[5] or planned[6] (as identified by the City of Las Vegas Master Plan – Parks Element, 2000) recreation area as follows:

Neighborhood Park

Park name: n/a
Location: n/a
Distance from site[7]: n/a

Community Park

Park name: n/a
Location: n/a
Distance from site[7]: n/a

Regional Park

Park name: n/a
Location: n/a
Distance from site[7]: n/a

7.b Based upon 2000 US Census population table[8], what would be the total population generated by the proposed project?

Explain: n/a

7.c How much public parkland would be included in the proposed project?

Explain: n/a

7.d Provide a brief statement setting forth the anticipated effects of the proposal on open space and recreation.

Explain: n/a

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5 See Exhibit 2
6 See Exhibit 3
7 Attach a map indicating the straight distance from the project property line to the park property line.
8 See Exhibit 4

8 Hydrology

8.a Would the proposed project alter the existing drainage pattern of the site area?

Explain: n/a

8.b What is the quantity of the increase in storm water runoff generated by the proposed project, estimated by using standards hydrologic method?

Explain: n/a

8.c Would the total quantity of water runoff after construction exceed the capacity of existing or planned storm water drainage system?

Explain: n/a

8.d Would the proposed project result in the construction of a new storm water drainage facility or the expansion of existing facilities? Is the storm water facility identified in the Neighborhood, City Wide or the Regional Master Plans?

Explain: n/a

8.e Would the proposed project place housing within a 100-year special flood hazard area as mapped on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)?

Explain: n/a

8.f Would the proposed project require drainage mitigation to protect the development from interim flows?

Explain: n/a

8.g Would the proposed project development meet the Clark County Regional Flood Control District – Hydrologic Criteria and Drainage Design Manual requirements for street flow and dry lane criteria for both the existing and the ultimate flow conditions?

Explain: n/a

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9 Water Quality

9.a Would water service provided to the proposed project by an existing or planned facility?

Explain: n/a

9.b Would the proposed project result in the construction of a new water treatment facility or expansion of existing facilities?

Explain: n/a

9.c What is the quantity of water that the project will demand during and after completion of the project, estimated by applying a demand factor established by the provider of water service or an equivalent calculation to the number of units that will be created by and the gross acreage that will be occupied by the project?

Explain: n/a



10 Utilities and Service System

10.a	Would the proposed project connect to an existing or planned sewer system? Explain: n/a
10.b	What is the quantity of sewage affluent generated by the proposed project, estimated by applying a sewage generation factor established by the provider of sewer service or an equivalent calculation to the number of units or area of indoor floor space that would be created by the project? Explain: n/a
10.c	Would the total quantity of sewage effluent generated by the proposed project exceed the capacity of existing or planned sewer system and wastewater treatment facility? Explain: n/a
10.d	Would the proposed project generate any industrial waste? Explain: n/a

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EXHIBIT 1

Clark County School District
April 9, 2002

2001-2001 Valley-wide Student Yields

Grade	Student Yield	
	Single-Family	Multi-Family
K-5	0.245	0.163
6-8	0.123	0.066
9-12	0.137	0.062
P & 13	0.004	0.002

Single-Family units include mobile homes and townhouse.
Multi-Family units include a combination of apartments, plexes, and condominiums.
P & 13: Pre-school and Sunset School.

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EXHIBIT 2

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Existing City Parks
(Map 1, pp. 11)

Parks Name	Classification			Acres
	N	C	R	
Aloha Shores Park	X			4.03
Angel Park	X			6.11
AnSan Sister City Park	X			7.83
Baker Park	X			6.78
Bob Baskin Park	X			6.18
Bruce Trent Park	X			10.00
Buckskin Basin	X	X		39.17
Charleston Heights Park	X			3.90
Charleston Heights	X			7.12
Chester A. Stupak Park	X			1.23
Children's Mem. Park	X	X		29.82
Coleman Park	X			4.00
Cragin Park	X			3.27
Dexter Park	X			4.70
Doolittle Park	X			15.28
Ed Fountain Park	X	X		29.82
Ethel Pearson Park	X			2.59
Fitzgerald Tot Lot	X			0.70
Freedom Park	X	X	X	68.08
Hadland Park	X			13.64

Parks Name	Classification			Acres
	N	C	R	
Heers Park	X			7.07
Hills Park	X			13.50
Huntridge Circle Park	X			3.14
James Gay III Park	X			7.18
Jaycee Park	X			18.40
Lorenzi Park	X	X	X	59.37
Lubertha Johnson Park	X			1.60
Mary Dutton Park	X			0.20
Mirabelli Park	X			1.41
Pueblo Park(s)	X			5.09
Rafael Rivera Park	X			9.28
Rainbow Family Park	X	X		26.48
Elkhorn/Durango Fields	X	X		
Rotary Park	X			3.34
Stewart Place Park	X			3.45
Wayne Bunker Family Pk	X			13.75
W. Charleston Lions Park	X			4.50
Wildwood Park	X			1.24
Woofter Family Park	X			9.22
Clarence Ray Park	X			0.10

N: Neighborhood Park **C**: Community Park **R**: Regional Park



EXHIBIT 3

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Planned City Parks
(Map 12, pp. 49)

Parks Name	Classification			Acres
	N	C	R	
Fort Apache/Log Cabin Park	X			TBD
Jones/Iron Mountain Park	X	X	X	TBD
Grand Canyon/Bardley Park	X	X		40.0/34.0
Fort Apache/Elkhorn Park	X			TBD
Elkhorn/Durango Ballfields	X	X		TBD
Deer Springs Park	X	X		110.0/40.0
Deer Springs/Thom Park	X	X		TBD
Regional Sports Park	X	X		60.00
Ann/Cimmaron Park	X			2.50
Cheyenne/Jensen	X	X		20.00
Metro Park	X			17.00
Alexander/Diamond Ridge Park	X			TBD
Cheyenne/Durango Park	X	X	X	5.0/61.5
Northwest Soccer Park	X	X		TBD
Summerlin Sports Park	X			TBD
Pioneer/Silver Ridge Park	X			TBD
AnSan Sister City Park	X			TBD
Buffalo/Oakey Park	X	X		42.5/30.0
Pioneer/O'Bannon Park	X			TBD
Oakey/Redwood Park	X	X		28.00
Heritage Park	X			TBD
Dog Fanciers Park	X			0.5/6.0
Bonanza/Honolulu Park	X			TBD

N: Neighborhood Park **C**: Community Park **R**: Regional Park



EXHIBIT 4

US Census Bureau
2000

Persons per Units by Units in Structure by Owner and Renter Occupied
(City of Las Vegas, US Census Bureau, 2000 SF3)

Owner Occupied	**Persons per Unit**
Single Family Detached	2.91
Single Family Attached (Townhouse)	2.15
Condominiums	
2 to 19 units	1.97
20 to 49 units	1.66
50 or more units	1.64
Mobile Home or Trailer	2.28

Renter Occupied	**Persons per Unit**
Single Family Detached	3.28
Single Family Attached (Townhouse)	2.78
Apartments	
2 to 19 units	2.40
20 to 49 units	2.08
50 or more units	1.95
Mobile Home or Trailer	2.29

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Low Book Sales®

May 18, 2012

City of Las Vegas
Department of Planning and Development
731 South 4th Street
Las Vegas, Nevada 89101

Re: Justification Letter for Applicant Low Book Sales & Leasing, Inc.

Parcel No. 162-0-801-017

To Whom May May Concern:

I am the owner, founder and Chairman of Low Book Sales & Leasing, Inc. ("Low Book Sales"). Low Book Sales' sister company Rhino Realty of Nevada LLC has purchased the above-referenced parcel numbers which are located at 3250 East Sahara Avenue (collectively the "Sahara Property").

Low Book Sales currently operates three similar used car sales dealerships located in the Utah cities of Lindon, Layton and Salt Lake City. Pictures of the locations and the Department of Motor Vehicles Dealer License are attached. Low Book Sales was established in 1996 and, for several years running, is the number one volume retailer of used vehicles for any single licensed dealer in the State of Utah (see attached).

Low Book Sales intends to use the Sahara Property for the sale of used motor vehicles with an accessory auto service facility. The Sahara Property is currently being leased to Fairway Chevrolet who is currently using the property for the sale of new and used motor vehicles. Low Book Sales will utilize and extensively remodel the existing building(s) on the Sahara Property for the sale of used motor vehicles, along with a service facility in support of the sales operations.

Currently, the Sahara Property is classified as a General Commercial Zoning District (C-2). Pursuant to Las Vegas Municipal Code Title 19.04.010, a Special Use Permit is required for used motor vehicle sales in a General Commercial Zoning District. Therefore, Low Book Sales requests that it be granted a Special Use Permit from the Planning Commission in order to proceed with its intended use of the Sahara Property for the sale and service of used motor vehicles.

Low Book Sales intends to employ approximately 75 employees and operate in the proposed days and hours of Monday through Saturday from 9:00 a.m. to 9:00 p.m and closed on

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Low Book Sales Automotive Group www.lowbooksales.com Toll Free: 877-LOW-BOOK
3371 South State Street Salt Lake City, Utah 84115 P: (801) 474-3335 F: (801) 428-0464

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Sundays. Low Book Sales will obtain the requisite used motor vehicle dealer license issued by the Nevada Department of Transportation, Motor Vehicle Division in order to operate.

Title 19.18 of the Las Vegas Municipal Code sets forth various issues for the Planning Commission to consider when determining whether or not to approve a Special Use Permit. In order to approve a Special Use Permit, the Planning Commission must determine that: (1) the proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan; (2) the subject site is physically suitable for the type and intensity of land use being proposed; (3) Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; and (4) approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

Low Book Sales is able to satisfy all of the above criteria:

1. Most of the surrounding property areas are also used for the same purpose (i.e., the sale of motor vehicles), which indicates that Low Book Sales' intended use would be harmonious and compatible with the surrounding land uses and consistent with the General Plan.

2. The property is currently being operated as a new and used car dealership. As such, the subject site is physically suitable for the type and intensity of land use being proposed because its current use is the same purpose as the intended use, with sole exception that Low Book Sales does not intend to sell new vehicles on the property.

3. The Property is located on East Sahara Avenue, a major thoroughfare, and is easily accessible via Boulder Highway and other alternative routes to accommodate future customers.

4. Approval of a Special Use Permit to allow Low Book Sales to sell used motor vehicles on the Property would in no way be inconsistent with the General Plan or compromise public health or safety, as Low Book Sales' intended use is consistent with the surrounding areas and previous use of the Property.

Based on the foregoing, Low Book Sales' intended use of the property for the sale of used motor vehicles is justified. Please contact me should you have any questions or require additional information.

Sincerely,

David F. Nielson
Chairman
Low Book Sales & Leasing, Inc.

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Utah DMV - Used Passenger Vehicle and Light Truck Sales by Licensed Dealer

Calendar year 2011

1	LOW BOOK SALES	2,638
2	CARMAX	2,374
3	LARRY H. MILLER USED CAR SUPERMARKET, INC	2,244
4	KEN GARFF WEST VALLEY CHRYSLER JEEP DODGE	1,832
5	NATIONAL AUTO PLAZA	1,826
6	DOUG SMITH AUTOPLEX, INC.	1,740
7	KEN GARFF OGDEN, LLC	1,588
8	KARL MALONE TOYOTA	1,462
9	LARRY H. MILLER TOYOTA	1,368
10	LARRY H. MILLER CHRYSLER JEEP DODGE	1,316
11	MARK MILLER TOYOTA	1,314
12	KEN GARFF NISSAN OF OREM	1,228
13	HERTZ	1,206
14	NATE WADE SUBARU	1,166
15	LARRY H. MILLER USED CAR SUPERMARKET-MURRAY	1,114
16	TONY BASSO CHEVROLET, BUICK, PONTIAC, GMC, CADILLA	1,061
17	BRENT BROWN TOYOTA	1,045
18	LARRY H. MILLER CHEVROLET	966
19	KEN GARFF DOWNTOWN	950
20	KEN GARFF HONDA OF OREM	939

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Utah DMV - Used Passenger Vehicle and Light Truck Sales by Licensed Dealer

Calendar year 2010

1	LOW BOOK SALES	2,696
2	LARRY H. MILLER USED CAR SUPERMARKET, INC	2,316
3	CARMAX	2,009
4	NATIONAL AUTO PLAZA	1,723
5	DOUG SMITH AUTOPLEX, INC.	1,662
6	KEN GARFF WEST VALLEY CHRYSLER JEEP DODGE	1,489
7	LARRY H. MILLER CHRYSLER JEEP DODGE	1,416
8	KARL MALONE TOYOTA	1,308
9	KEN GARFF OGDEN, LLC	1,275
10	LARRY H. MILLER TOYOTA SUPERCENTER	1,224
11	MENLOVE TOYOTA SCION	1,217
12	NATE WADE SUBARU	1,210
13	HERTZ	1,165
14	MARK MILLER TOYOTA	1,073
15	TONY BASSO CHEVROLET, BUICK, PONTIAC, GMC, CADILLA	1,047
16	KEN GARFF DOWNTOWN	1,041
17	KEN GARFF NISSAN OF OREM	1,003
18	STOCKTON TO MALONE HONDA	965
19	BRENT BROWN TOYOTA	950
20	JERRY SEINER	878

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Utah DMV - Used Passenger Vehicle and Light Truck Sales by Licensed Dealer

Calendar year 2009

1	LARRY H. MILLER USED CAR SUPERMARKET, INC	2,247
2	LOW BOOK SALES	2,149
3	CARMAX	2,091
4	LARRY H. MILLER CHRYSLER JEEP DODGE	1,777
5	DOUG SMITH AUTOPLEX, INC.	1,550
6	KEN GARFF WEST VALLEY CHRYSLER JEEP DODGE	1,422
7	NATIONAL AUTO PLAZA	1,380
8	HERTZ	1,368
9	NATE WADE SUBARU	1,200
10	KARL MALONE TOYOTA	1,156
11	AUTO AUCTIONS OF AMERICA	1,150
12	STOCKTON TO MALONE HONDA	1,091
13	MARK MILLER TOYOTA	1,020
14	LARRY H. MILLER TOYOTA SUPERCENTER	1,013
15	MURDOCK CHEVROLET, INC.	977
16	TONY BASSO CHEVROLET, BUICK, PONTIAC, GMC, CADILLA	899
17	MENLOVE TOYOTA SCION	893
18	KEN GARFF OGDEN, LLC	877
19	YOUNG CHEVROLET COMPANY	852
20	KEN GARFF DOWNTOWN	836

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Utah DMV - Used Passenger Vehicle and Light Truck Sales by Licensed Dealer

Calendar year 2008

1	LOW BOOK SALES	2,910
2	CARMAX	2,736
3	LARRY H. MILLER USED CAR SUPERMARKET, INC	2,206
4	LARRY H. MILLER CHRYSLER JEEP DODGE	1,865
5	KEN GARFF WEST VALLEY CHRYSLER JEEP DODGE	1,780
6	MENLOVE TOYOTA SCION	1,700
7	HERTZ	1,648
8	DOUG SMITH AUTOPLEX, INC.	1,459
9	AUTO AUCTIONS OF AMERICA	1,270
10	NATIONAL AUTO PLAZA	1,268
11	NATE WADE SUBARU	1,181
12	KARL MALONE TOYOTA	1,176
13	LARRY H. MILLER TOYOTA SUPERCENTER	1,149
14	MARK MILLER TOYOTA	1,070
15	YOUNG CHEVROLET COMPANY	1,068
16	STOCKTON TO MALONE HONDA	1,043
17	MURDOCK CHEVROLET, INC.	1,000
18	BRENT BROWN TOYOTA	995
19	KEN GARFF DOWNTOWN	947
20	RAND'S AUTO SALES	902

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Utah DMV - Used Passenger Vehicle and Light Truck Sales by Licensed Dealer

Calendar year 2007

1	LOW BOOK SALES	3,880
2	CARMAX	3,329
3	LARRY H. MILLER USED CAR SUPERMARKET, INC	2,339
4	KEN GARFF WEST VALLEY CHRYSLER JEEP DODGE	2,114
5	HERTZ	1,940
6	LARRY H. MILLER CHRYSLER JEEP DODGE	1,895
7	DOUG SMITH AUTOPLEX, INC.	1,739
8	STEPHEN WADE AUTO CENTER	1,322
9	KARL MALONE TOYOTA	1,318
10	NATE WADE SUBARU	1,314
11	LARRY H. MILLER TOYOTA SUPERCENTER	1,255
12	STOCKTON TO MALONE HONDA	1,247
13	NATIONAL AUTO PLAZA	1,205
14	AUTO AUCTIONS OF AMERICA	1,190
15	LARRY H. MILLER FORD TRUCKLAND	1,163
16	KEN GARFF DOWNTOWN	1,124
17	BRENT BROWN TOYOTA	1,088
18	UTAH AUTO SALES	1,088
19	RIVERTON CHEVY OLDS	1,060
20	MARK MILLER TOYOTA	1,053

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Inst #: 201106030002920
Fees: $16.00 N/C Fee: $0.00
RPTT: $9945.00 Ex: #
06/03/2011 02:53:40 PM
Receipt #: 799370
Requestor:
NEVADA TITLE LAS VEGAS
Recorded By: DHG Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN(s): 162-01-801-017

MAIL RECORDED DOCUMENT AND
TAX STATEMENTS TO:
Rhino Realty of Nevada, LLC
590 N. State Street
Lindon, UT 84042

GRANT, BARGAIN, AND SALE DEED

LAS VEGAS (NV) 3250 EAST SAHARA AVENUE SYNDICATED HOLDINGS, LLC, a California limited liability company ("Grantor"), does hereby grant, bargain, and sell to **RHINO REALTY OF NEVADA, LLC**, all of Grantor's right, title, and interest in and to the real property described on Exhibit "A" attached hereto and by this reference made a part hereof, together with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

Effective as of the 1st day of June, 2011.

"GRANTOR"

LAS VEGAS (NV) 3250 EAST SAHARA AVENUE SYNDICATED HOLDINGS, LLC, a California limited liability company

By: Syndicated Properties Management, LLC,
a Delaware limited liability company
Its: Manager

By: Bank of America, National Association
Its: Manager

By:
Name: Jay T. Hunter Jay Hunter
Its: Vice President

[Acknowledgment on following page]

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Department of Planning

STATE OF CALIFORNIA)
) ss:
COUNTY OF Orange)

On 6/1/11 before me, C. Zappia,
(insert name and title of the officer) personally appeared Notary Public, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature C. Zappia (Seal)

C. Zappia

C. ZAPPIA
COMM. # 1926042
NOTARY PUBLIC • CALIFORNIA
ORANGE COUNTY
My Commission Expires
March 18, 2015

Com# 1926042
EXP 3/18/2015

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Exhibit "A"
To Grant, Bargain, and Sale Deed

Legal Description

That portion of the South Half (S ½) of Section 1, Township 21 South, Range 61 East, M.D.B. & M., Clark County, Nevada more particularly described as follows:

Lot One (1) as shown by map thereof on file in File 47 of Parcel Maps, Page 52 in the Office of the Clark County Recorder of Clark County, Nevada.

AGENT'S COPY

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State of Nevada
Declaration of Value Form

1. Assessor Parcel Number(s)
   a) 162-01-801-017
   b) _____
   c) _____
   d) _____

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

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page _____
Date of Recording: _____
Notes:

3 a. Total Value/Sales Price of Property: $1,950,000.00

b. Deed in Lieu of Foreclosure Only (value of property): _____

c. Transfer Tax Value: $1,950,000.00

d. Real Property Transfer Tax Due: $9,945.00

4. **If Exemption Claimed:**

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: Signed in Counterpart Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	Las Vegas (NV) 3250 East Sahara Avenue Syndicated Holdings, LLC, a California limited liability company	Print Name:	Rhino Realty of Nevada, LLC, a Nevada limited liability company
Address:	c/o Bank of America 600 Anton Blvd., Suite 100	Address:	590 North State
City:	Costa Mesa	City:	Lindon,
State:	CA Zip: 92656	State:	UTAH Zip: 84042

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

Print Name: Nevada Title Company Esc. #: 11-03-1612-KR
Address: 2500 N Buffalo, Suite 150
City: Las Vegas State: NV Zip: 89128

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

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City of Las Vegas
Department of Planning

State of Nevada
Declaration of Value Form

1. Assessor Parcel Number(s)
   a) 162-01-801-017
   b) _____
   c) _____
   d) _____

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

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page _____
Date of Recording: _____
Notes:

3 a. Total Value/Sales Price of Property: $1,950,000.00

b. Deed in Lieu of Foreclosure Only (value of property): _____

c. Transfer Tax Value: $1,950,000.00

d. Real Property Transfer Tax Due: $9,945.00

4. **If Exemption Claimed:**

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: _____ Capacity: GRANTOR/SELLER

Signature: Signed in Counterpart Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	Las Vegas (NV) 3250 East Sahara Avenue Syndicated Holdings, LLC, a California limited liability company	Print Name:	Rhino Realty of Nevada, LLC, a Nevada limited liability company
Address:	c/o Bank of America 600 Anton Blvd., Suite 100	Address:	
City:	Costa Mesa	City:	
State:	CA Zip: 92656	State:	Zip:

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

Print Name: Nevada Title Company Esc. #: 11-03-1612-KR
Address: 2500 N Buffalo, Suite 150
City: Las Vegas State: NV Zip: 89128

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

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Department of Planning

CITY OF LAS VEGAS
SIGN POSTING AFFIDAVIT

DEPARTMENT OF PLANNING

CASE NUMBER: **SUP-45539**

MEETING DATE: **7/10/12 PC**

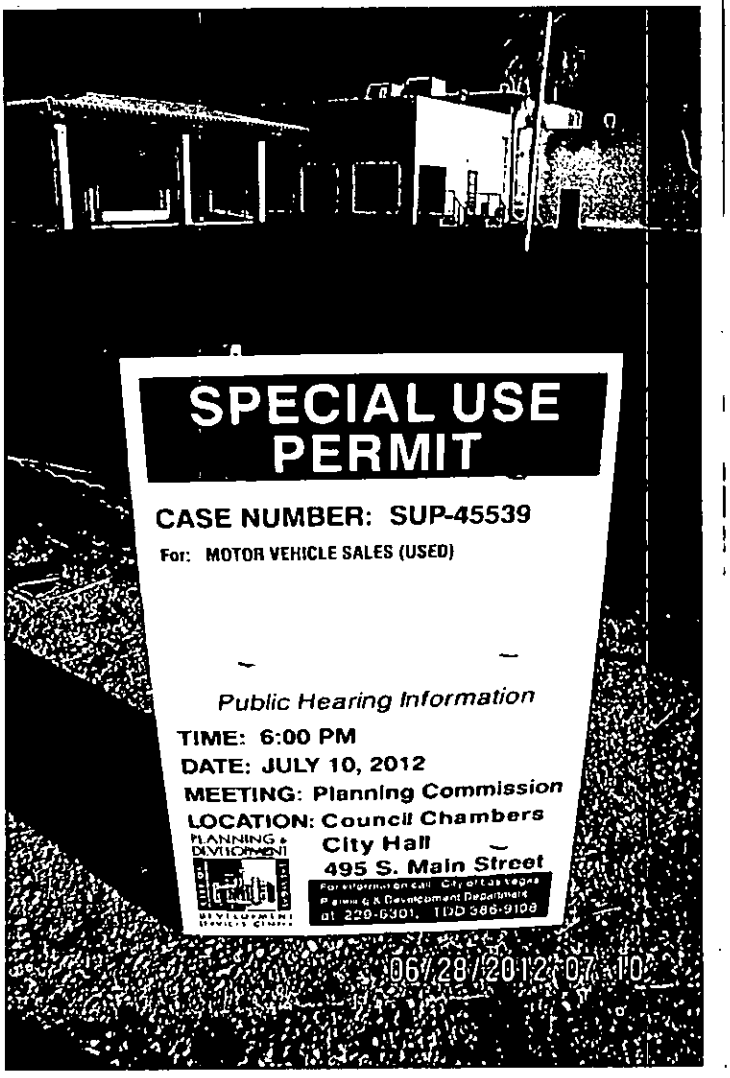
Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



Signature

6-28-12
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.


SPECIAL USE PERMIT
CASE NUMBER: SUP-45539
For: MOTOR VEHICLE SALES (USED)
Public Hearing Information
TIME: 6:00 PM
DATE: JULY 10, 2012
MEETING: Planning Commission
LOCATION: Council Chambers
City Hall
495 S. Main Street
PLANNING & DEVELOPMENT
For information call City of Las Vegas Planning & Development Department at 229-6301, TDD 386-9108
06/28/2012 07:10

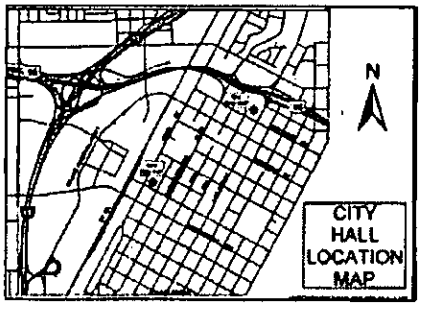
ity of Las Vegas
epartment of Planning
evelopment Services Center
33 North Rancho Drive, 3rd Floor
as Vegas, Nevada 89106

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Return Service Requested
Official Notice of Public Hearing



you wish to file your protest or support on this request, check the ppropriate box below and return this card in an envelope with postage to the epartment of Planning, Case Planning Division at the address listed above or ax this side of this card to (702) 385-7268. If you would like to contact your ouncil Representative, please call (702) 229-6405.

[X] I SUPPORT this Request
[ ] I OPPOSE this Request

lease use available blank space on card for your comments.
UP-45539
lanning Commission Meeting of **07/10/2012**

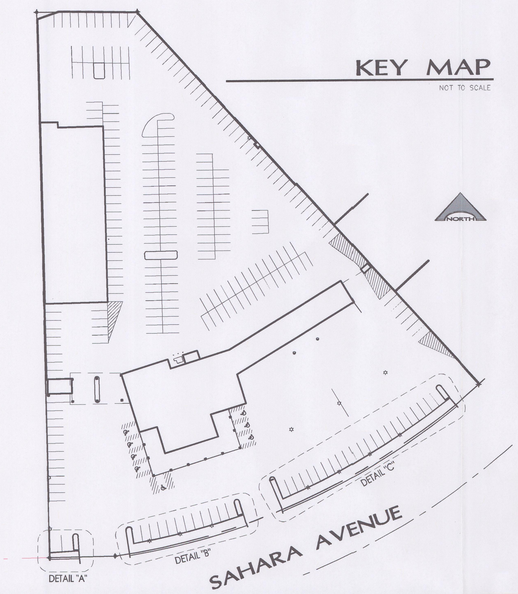
Case: SUP-45539
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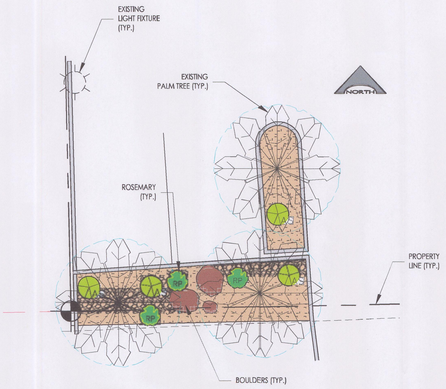
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KEY MAP

NOT TO SCALE





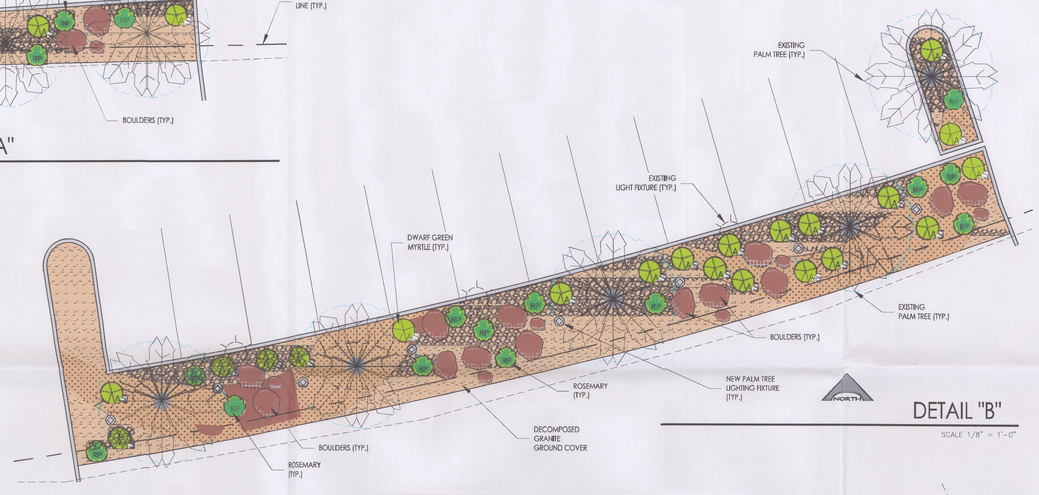
DETAIL "A"

SCALE 1/8" = 1'-0"

LANDSCAPE LEGEND

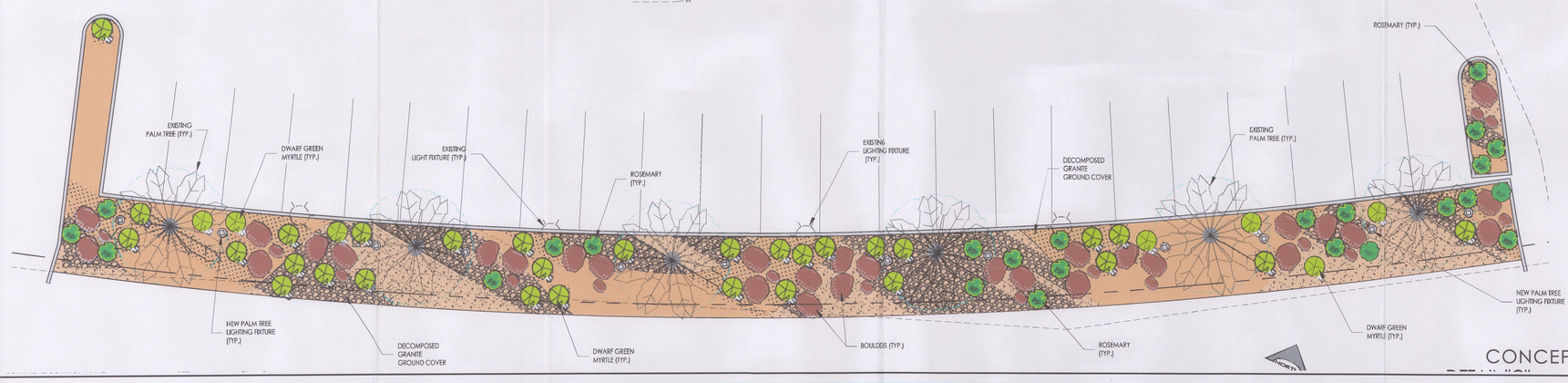
	BOTANICAL/COMMON NAME	SIZE	QTY
RP	ROMARINUS OFICIANALE/ROSEMARY	5 GALLON	40
MS	MYRTUS COMMUNIS/DWARF GREEN MYRTLE	5 GALLON	62
	LANDSCAPE BOULDERS	VARIOUS SIZES	57
	EXISTING PALM TREES	VARIOUS SIZES	14

CONSTRUCTION NOTE:
- Boulder Type: "Sierra Gold" assorted sizes from 250 lb. to 750 lb.
- Mulch type for all planting areas: "Sierra Gold" Decomposed Granite



DETAIL "B"

SCALE 1/8" = 1'-0"



CONCEPTUAL LANDSCAPE PLAN

LOW BOOK SALES - LAS VEGAS

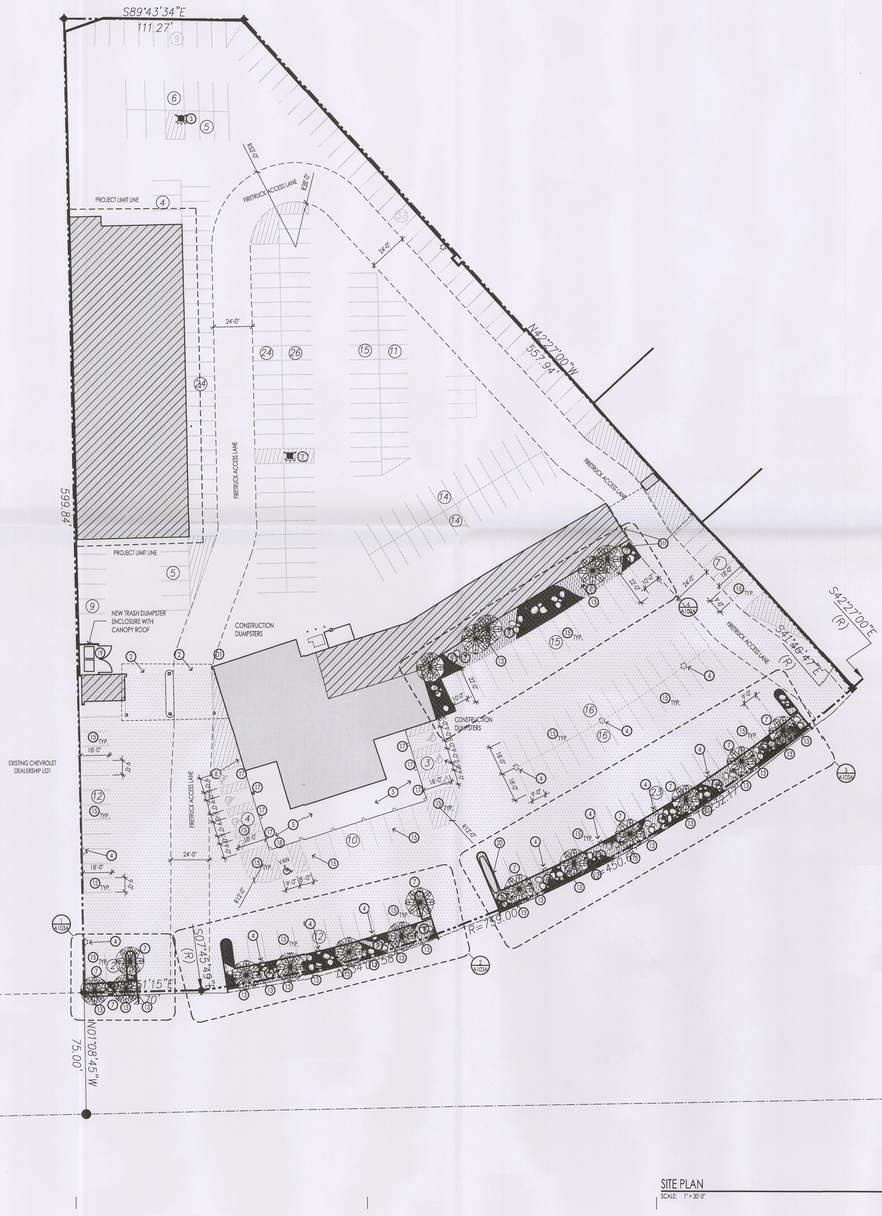
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SUP-45539
REVISED



SITE PLAN LEGEND

HATCH PATTERN	SECTION	DESCRIPTION
	00000	EXISTING BUILDING TO BE REMODELED
	00000	EXISTING FREE STANDING SERVICE DRIVE THRU BUILDING TO BE DEMOLISHED.
	00000	EXISTING BUILDING WITH NO INTERIOR WORK.
	00000	EXISTING ASPHALT PAVING TO BE RE-COATED AND RE-STRIPED PER NEW SITE PLAN AND SPECICATIONS
	00000	EXISTING CONCRETE SLABS TO RE SHOT BLAST, RE-STAINED, AND RESEALED PER SPECIFICATIONS.
	00000	EXISTING SITE LITGHTING POLE AND FIXTURE TO REMAIN. PROTECT DURING CONSTRUCTION.
	00000	EXISTING PALM TREES TO REMAIN. PROTECT DURING ALL CONSTRUCTION. (14) TREES TOTAL AT PARKSTRIP. (5) TREES TOTAL NEAR BUILDING

SITE PLAN KEY NOTES

MARK	DESCRIPTION
1	CONSTRUCTION GARBAGE DUMPSTER LOCATION & BUILDING ACCESS.
2	EXISTING FENCE AND/OR GATE TO REMAIN.
3	EXISTING HYDRANT TO REMAIN. PROTECT FROM DAMAGE DURING DEMOLITION.
4	EXISTING LIGHT POLES & LIGHTING TO REMAIN. PROTECT DURING CONSTRUCTION.
5	EXISTING CONCRETE TO BE REFINISHED AS SELECTED.
6	PROTECT GUTTERS AND CATCH BASINS DURING DEMOLITION.
7	PROTECT ALL EXISTING TREES DURING DEMOLITION AND CONSTRUCTION. WEITHER KEYNOTED OR NOT.
8	PROTECT AND REPAINT EXTERIOR BOLLARDS AS SELECTED BY ARCHITECT.
9	NEW EXTERIOR LANDSCAPING, SEE DETAILED LANDSCAPE PLANS FOR DESIGNS.
10	NEW ACCESSIBLE PARKING STRIPING AS PER DETAIL D1/ G008 FOR THE CAR STALL AND DETAIL C1 / G008 FOR THE VAN STALL.
11	NEW ADA RAMP AND NEW RAILING ATTACHED TO EXISTING STAIR - SEE DETAIL E4/ A502.
12	EXISTING ASPHALT, CONCRETE CURBS, GUTTERS, WALKS, STEPS, SLABS, ECT. TO REMAIN. PROTECT DURING CONSTRUCTION.
13	NEW EXTERIOR LANDSCAPE LIGHTING IN LANDSCAPED PARK STRIP, SEE DETAILED LANDSCAPE PLAN.
14	NEW 4" CONCRETE SLAB OVER 6" COMPACTED SUB BASE. SLOPE NOT TO EXCEED 1:20 AND CROSS SLOPE NOT MORE THAN 1:48
15	NEW PARKING STRIPING W/ DIMENSIONS SHOWN AND AS PER DETAILS.
16	NEW ACCESSIBLE ACCESS RAMP - SEE DETAIL B1/ G008.
17	NEW ACCESSIBLE VAN PARKING SIGN - SEE DETAIL A1/ G006.
18	NEW ACCESSIBLE CAR PARKING SIGN - SEE DETAIL D1/ G006.
19	NEW TRASH ENCLOSURE WITH CANOPY ROOF - SEE ARCH. DETAILS
20	PROPOSED LOCATION FOR NEW BUSINESS SIGN. 40' MAX HEIGHT. SIGN TO BE SUBMITTED AND APPROVED BY THE BUILDING AND PLANNING DEPARTMENT AS A DEFERRED SUBMITTAL BY THE OWNER'S HIRED SIGN COMPANY.

SITE PLAN GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL DEMOLITION WITH PLUMBING, ELECTRICAL, MECHANICAL, & STRUCTURAL BUILDING SERVICES OF THE BUILDING TO BE REMODELED. IF ANY SERVICES TO EXISTING BUILDING TO BE REMODELED WILL BE INTERRUPTED NOTIFY ARCHITECT IMMEDIATELY.

2. ALL CONSTRUCTION ACCESS SHALL COME FROM THE SOUTH AND SOUTHEAST ENTRY. AVOID THE SOUTH/WEST ENTRY AT ALL TIMES POSSIBLE UNLESS REQUIRED OTHERWISE.

3. CONTRACTOR IS RESPONSIBLE TO COORDINATE PENETRATIONS THROUGH SLAB WITH PLUMBING, ELECTRICAL & MECHANICAL.

PARKING SUMMARY

GUEST/CUSTOMER PARKING STALLS	32 SPACES + 1 ADA SPACE
SOUTH FOR SALE VEHICLE PARKING	7 SPACES
NORTH SERVICE & OVERFLOW PARKING	32 SPACES + 1 ADA VAN SPACE + 1 ADA SPACE
TOTALS	71 SPACES + 1 ADA VAN SPACE + 2 ADA SPACE

PAVEMENT NOTES

PAVEMENT NOTES:

1. ASPHALT PAVEMENT: USE ASPHALT CONCRETE SPECIFIED IN APWA SECTION 02745
   A. INSTALL LIFTS NO GREATER THAN 3" AND NOT LESS THAN 2" AS MEASURED AFTER COMPACTION.
   B. COMPACT WITHIN THE RANGE OF 96 TO 98 PERCENT RELATIVE TO THE ASTM D 5591 (MARSHALL METHOD) OR 93 TO 97 PERCENT RELATIVE TO ASTM D 2041 (RICE METHOD).

2. UNTREATED BASE COURSE: PROVIDE MATERIAL SPECIFIC IN APWA SECTION 02040. DO NOT USE GRAVEL OR SEWER ROCK.
   0-2322. COMPACT PER APWA SECTION 02324 TO A MODIFIED PROCTOR DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8" BEFORE COMPACTION.

TYPICAL ASPHALT SECTION CUT

SEE PAVEMENT NOTE #1 ABOVE
SEE PAVEMENT NOTE #2 ABOVE

Kenny P. Nicholes
Architect

License No. #5601

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Fax: (801) 269-1426

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LOW BOOK SALES
LAS VEGAS DEALERSHIP

3250 E. SAHARA AVE.
LAS VEGAS, NEVADA

DATE: MAY 23, 2012

REVISION:
1 JUNE 12 , 2012

MAY 23, 2012 - LAS VEGAS CITY SUP AND SITE PLAN REVIEW

DATA:
project no: 11-044
drawn by: CRS
checked by: KPN

TITLE
OVERALL SITE PLAN

SHEET
A 103

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SITE DEMOLITION PLAN
SCALE: 1" = 30'-0"

DEMOLITION SITE PLAN LEGEND

HATCH PATTERN	SECTION	DESCRIPTION
	00000	EXISTING BUILDING TO BE REMODELED
	00000	EXISTING FREE STANDING SERVICE DRIVE THRU BUILDING TO BE DEMOLISHED.
	00000	EXISTING BUILDING WITH NO INTERIOR WORK.
	00000	EXISTING ASPHALT PAVING TO BE RE-COATED AND RE-STRIPED PER NEW SITE PLAN AND SPECICATIONS
	00000	EXISTING CONCRETE SLABS TO RE SHOT BLAST, RE-STAINED, AND RESEALED PER SPECIFICATIONS.
	00000	EXISTING SITE LITGHING POLE AND FIXTURE TO REMAIN. PROTECT DURING CONSTRUCTION
	00000	EXISTING PALM TREES TO REMAIN. PROTECT DURING ALL CONSTRUCTION. (14) TREES TOTAL AT PARKSTRIP, (5) TREES TOTAL NEAR BUILDING

DEMOLITION SITE PLAN KEY NOTES

MARK	DESCRIPTION
D1	DEMOLITION GARBAGE DUMPSTER LOCATION & BUILDING ACCESS.
D2	EXISTING WROUGHT IRON FENCE AND GATE TO REMAIN. REPAIR AND PAINT
D3	EXISTING HYDRANT TO REMAIN. PROTECT FROM DAMAGE DURING DEMOLITION.
D4	EXISTING PIPE BOLLARD(S) TO REMAIN. PROTECT FROM DAMAGE DURING DEMOLITION.
D5	PREPARE EXISTING CONCRETE SLAB FOR NEW STAIN AND SEALANT. PROTECT DURING NEW ASPHALT WORK.
D6	PROTECT ALL EXISTING TREES DURING DEMOLITION AND CONSTRUCTION. WEITHER KEYNOTED OR NOT.
D7	EXISTING GRAVEL GROUNDCOVER TO BE REMOVED.
D8	EXISTING CHAIN FENCE AND BRICK PILLARS IN PARKSTRIP TO BE REMOVED. TYPICAL
D9	EXISTING PARKING STRIPING TO BE REMOVED FROM ASPHALT LOT AS INDICATED.
D10	HIGH PRESSURE WASH EXISTING MASONARY WALL AND FENCE TO PREPARE FOR NEW PAINT.
D11	EXISTING SERVICE DROP OFF KIOSK TO TO DEMOLISHED AND REMOVED FROM THE SITE.
D12	EXISTING SITE LIGHTING POLES AND FIXTURES TO REMAIN. PROTECT DURING CONSTRUCTION

DEMOLITION SITE PLAN GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL DEMOLITION WITH PLUMBING, ELECTRICAL, MECHANICAL, & STRUCTURAL BUILDING SERVICES OF THE BUILDING TO BE REMODELED. IF ANY SERVICES TO EXISTING BUILDING TO BE REMODELED WILL BE INTERUPTED NOTIFY ARCHITECT IMMEDIATELY.

1. ALL DEMOLITION ACCESS SHALL COME FROM THE EAST AND NORTH SIDE OF THE BUILDING. NO DEMOLITION ACCESS IS PERMITTED NEAR THE WEST SIDE PARKING LOT UNLESS REQUIRED OTHERWISE.

EXISTING PARKING SUMMARY

EXISTING PARKING	53 SPACES + 1 ADA SPACE

PAVEMENT NOTES

PAVEMENT NOTES:

1. ASPHALT PAVEMENT USE ASPHALT CONCRETE SPECIFIED IN APWA SECTION 02745
   A. INSTALL LIFTS NO GREATER THAN 3" AND NOT LESS THAN 2" AS MEASURED AFTER COMPACTION.
   B. COMPACT WITHIN THE RANGE OF 95 TO 98 PERCENT RELATIVE TO THE ASTM D 5581 (MARSHALL METHOD) OR 93 TO 97 PERCENT RELATIVE TO ASTM D 2041 (RICE METHOD).

2. UNTREATED AGGREGATE COURSE: PROVIDE MATERIAL SPECIFIC IN APWA SECTION 03360. DO NOT USE GRAVEL OR SEWER ROCK.
   (USED: COMPACT PER APWA SECTION 02234 TO A MODIFIED PROCTOR DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8" BEFORE COMPACTION.

TYPICAL ASPHALT SECTION CUT

- 4" — SEE PAVEMENT NOTE #1 ABOVE
- 12" — SEE PAVEMENT NOTE #2 ABOVE

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LAS VEGAS, NEVADA

DATE: MAY 23, 2012

REVISION:
△ JUNE 12, 2012

MAY 23, 2012 - LAS VEGAS CITY SUP AND SITE PLAN REVIEW

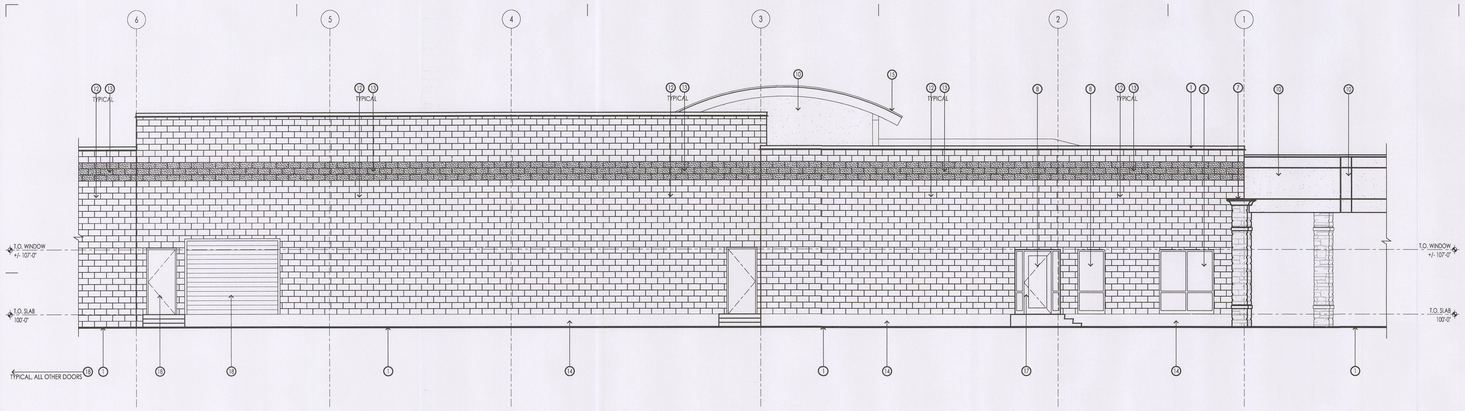
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project no: 11-044
drawn by: CRS
checked by: KPN

TITLE
SITE DEMOLITION PLAN

SHEET
A 100

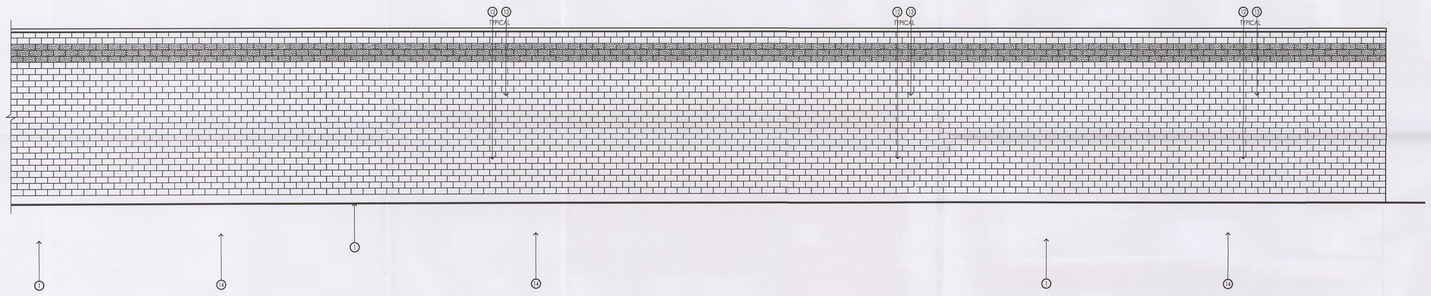
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EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

1 A201



EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

2 A201

EXTERIOR ELEVATION LEGEND

HATCH PATTERN	DESCRIPTION
	EXISTING BUILDING MASONARY WALLS. CLEAN, FILL AND REPAINT ALL AS SELECTED BY OWNER/ARCHITECT. SEE SPECIFICATIONS
	EXISTING BUILDING MASONARY WALLS WITH NEW PAINTED ACCENT STRIP. CLEAN, FILL AND REPAINT ALL AS SELECTED BY OWNER/ARCHITECT. SEE SPECIFICATIONS
	STANDING SEAM METAL ROOFING
	EXTERIOR STUCCO SYSTEM WITH SCORE JOINTS AS SHOWN. SEE DETAILS AND SPECIFICATIONS
	CULTURED STONE EXTERIOR VENEER AND ACCENT BLOCKS. SEE DETAILS AND SPECIFICATIONS. COLOR AND LAY PATTERN AS SELECTED BY OWNER/ARCHITECT

(#) BUILDING GRID TAG. (+) DETAIL TAG.

BUILDING SECTION TAG.

WALL SECTION TAG. (1) INSTRUCTIONAL KEYNOTE TAG.

(1) WINDOW TAG - SEE A-601. REVISION TAG.

XXXXXXX-XX SPECIFICATION KEYNOTE

SEE SHEET A002 FOR GENERAL LIST OF SPECIFICATION KEYNOTES.

EXTERIOR ELEVATION KEY NOTES

MARK	DESCRIPTION
01	EXISTING FINISH GRADE TO REMAIN. TYPICAL.
02	CUT BACK ALL EXISTING GLU LAM BEAM TAILS TO FIT IN NEW PARAPET WALL. SEE DETAIL
03	NOT USED.
04	REPAIR ALL EXISTING METAL FASCIA. REPAINT AS SELECTED BY OWNER/ARCHITECT.
05	EXISTING METAL RAILING. REPAINT AS SELECTED BY OWNER/ARCHITECT.
06	NEW CULTURED STONE VENEER OVER EXISTING MASONARY COLUMNS. SEE DETAILS AND SPECIFICATIONS.
07	NEW STUCCO COLUMN CAP AS PER DETAILS.
08	NEW ALUMINUM STOREFRONT WINDOW AND DOOR SYSTEMS WITH NEW GLAZING. SEE DETAILS AND SPECIFICATIONS.
09	NEW EXTERIOR SCONCE LIGHT FIXTURE. PROVIDE POWER FROM PANEL, AND COORDINATE WITH OWNER ON FIXTURE SELECTION.
10	NEW BUILDING PARAPET WALL WITH STUCCO EXTERIOR FINISH WITH DETAIL SCORE JOINTS. SEE DETAILS
11	NEW GALV. STEEL AND POWDERCOATED WINDOW TRELLIS. SEE DETAILS.
12	REPAINT ALL EXISTING BLOCK WALLS OF ENTIRE BUILDING AS SELECTED BY OWNER/ARCHITECT.
13	NEW PAINTED COLOR ACCENT STRIP ON EXISTING BLOCK WALL AS SELECTED BY OWNER/ARCHITECT.
14	RE-PLASTER ALL EXISTING EXPOSED FOUNDATION WALLS. TYPICAL.
15	NEW STANDING SEAM METAL ROOF AS SELECTED. SEE SPECIFICATIONS.
16	NEW BUSINESS SIGNAGE AS SELECTED BY OWNER. COORDINATE WITH SUPPLIER TO PROVIDE MOUNTING BACKING, POWER, AND OTHER ITEMS AS REQUIRED.
17	REPAIR, PRIME & REPAINT ALL EXISTING EXTERIOR METAL RAILING, ECT AS SELECTED.
18	REPAIR, PRIME, AND REPAINT EXISTING METAL MAN AND ROLL UP DOORS AND REPLACE DOOR HARDWARE.
19	NEW BUILDING NUMBERS FOR BUILDING ADDRESS. COORDINATE WITH SIGNAGE PROVIDER AND OWNER FOR STYLE, COLOR, AND FINAL MOUNTING LOCATION.

△ EXTERIOR BUSINESS MONUMENT SIGN CONCEPT REMOVED AS PER LAS VEGAS CITY PLANNING DEPARTMENT REQUEST FOR SITE AND CONDITIONAL USE PERMIT APPROVAL.

EXTERIOR BUSINESS MONUMENT SIGN SHALL BE SUBMITTED AND APPROVED BY LAS VEGAS CITY PLANNING AND BUILDING DEPARTMENT AS A DEFERRED SUBMITTAL BY OWNER'S SIGN COMPANY.

Kenny P. Nicholes
Architect

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Salt Lake City, Utah 84117
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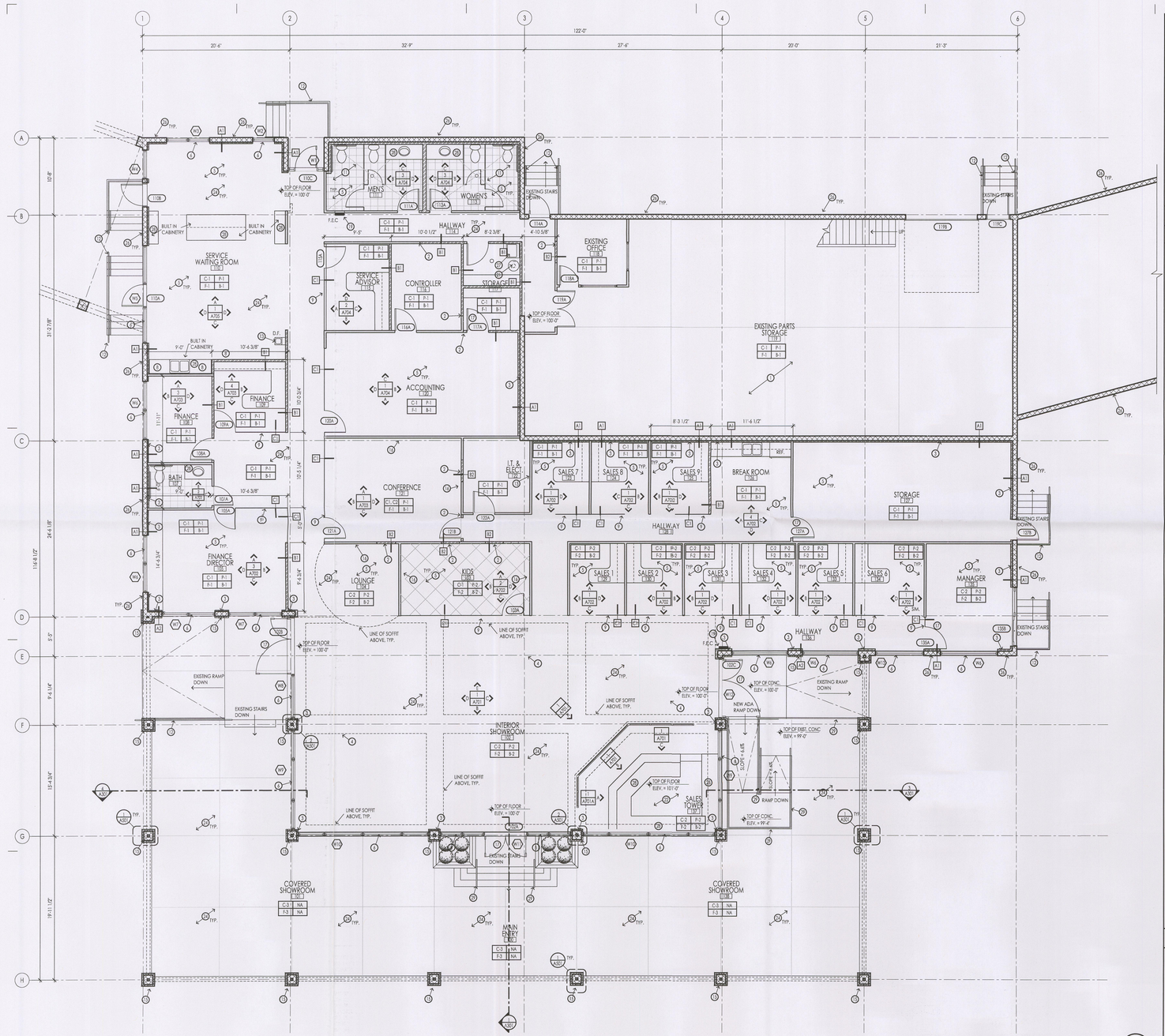
DATA:
project no: 11-044
drawn by: CRS
checked by: KPN

TITLE
EXTERIOR ELEVATIONS

SHEET
A 202

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NEW MAIN LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"
1 / A104

REMODELED FLOOR PLAN LEGEND

- EXISTING STUD WALLS TO REMAIN
- EXISTING 8" CMU WALL TO REMAIN. 1-HR FIRE BARRIER AS PER IBC TBL. 720.1 (2) 3.1.4 - SEE SHT. G-010 FOR FIRE RATED PENETRATIONS.
- NEW METAL STUD WALLS ON ONE OR TWO SIDES OF EXISTING MASONARY AND BRICK VENEER WALL.
- NEW METAL STUD WALL. SEE WALL TYPES PLAN AND DETAILS
- LINE OF BEAM OR SOFFIT ABOVE.
- FE1 — NON - RATED, SEMI - RECESSED FIRE EXT.
- (E) EXISTING
- (N) NEW
- (R) REMOVE. SEE SCHEDULE & KEYNOTES
- (RR) REMOVE & REUSE. SEE SCHEDULE & KEYNOTES

- INTERIOR ELEVATION MARKERS
- BUILDING GRID TAG
- WALL SECTION MARKERS
- DOOR MARKER
- WINDOW MARKER
- WALL TYPE MARKER
- DETAIL MARKER
- KEYNOTE MARKER
- REVISION MARKER

REMODELED FLOOR PLAN KEY NOTES

MARK	DESCRIPTION
01	NO WORK OCCURS IN THIS ROOM.
02	ALIGN NEW STUD & GYP. BD. WALL WITH EXISTING WALL.
03	FURR OUT WALL WITH METAL STUDS AND DRYWALL. SEE WALL TYPES DETAILS.
04	LINE OF ROOF AND BEAMS ABOVE. PAINT AS SELECTED. SEE REF. CEILING PLAN.
05	SKIM ALL EXISTING DRYWALL FINISH WITH NEW 'HOLY WALL' DRYWALL FINISH AS SELECTED AND READY ALL EXISTING WALLS FOR PAINT.
06	REPLACE EXISTING SINGLE PANE WINDOWS & FRAMES WITH ALUM. STOREFRONT WINDOW WITH DOUBLE INSULATED AND TINTED GLAZING. SEE DETAILS & SPECIFICATIONS.
07	NEW ADJUSTABLE SHELVING. SEE ELEVATION AND DETAILS.
08	VENDING MACHINES. POPCORN MACHINE, SODA MACHINE. TYP. (N.I.C.) COORDINATE WITH OWNER FOR ELECTRICAL AND PLUMBING REQUIREMENTS.
09	NEW FULL HEIGHT TEMPERED GLASS WALLS AND DOORS. SEE INTERIOR ELEVATIONS, DETAILS & SPECIFICATIONS, TYPICAL.
10	NEW STAINLESS STEEL BATH PARTITIONS. SEE DETAILS & SPECIFICATIONS.
11	NEW RESTROOM TILE, PAINT, PLUMBING FIXTURES, ECT. PER FINISH SCHEDULES AND ELEVS.
12	REPAINT ALL EXISTING HANDRAILS AND GUARDRAILS. SHOWN OR NOT COLOR AS SELECTED BY ARCHITECT.
13	DATA AND VOICE HOME RUN LOCATION. COORDINATE WITH OWNER'S IT TECH. SERVICES AND ELECTRICAL DESIGN/BUILD CONTRACTOR.
14	NEW DRINKING FOUNTAINS AND TILE BACKSPLASHES. SEE INTERIOR ELEVATIONS & SPECIFICATIONS.
15	EXT. MASONRY WALL OR COLUMNS W/ NEW 'CULTURED STONE' VENEER. SEE ELEV. & DTLS.
16	NEW LCD HD TELEVISION LOCATION. COORDINATE WITH OWNER'S IT SERVICES AND ELECTRICAL DRAWINGS.
17	REPLACE EXISTING DOORS, FRAMES & HARDWARE AS SELECTED. SEE DOOR SCHEDULE
18	NEW WOOD VENEER WALL. SEE ARCHITECTURAL WALL TYPES, DETAILS, AND SPECIFICATIONS.
19	NEW FIRE EXTINGUISHER CABINET AND EXTINGUISHER. SEE SPECIFICATIONS
20	NEW INTERIOR 9'-0" HIGH TEMP. GLASS PARTITION WALL. SEE WINDOW SCHEDULE.
21	NEW HIGH EFF. INSTANT WATER HEATER, GAS SUPPLY, AND FLUE CONNECTIONS. SEE SPECIFICATIONS.
22	NEW SALES TOWER AREA RAISED PLATFORM FLOOR, STAIRS, AND CABINETRY, SEE ENLARGED PLAN, ELEVATIONS, AND DETAILS.
23	EXISTING STORAGE SHELVES TO BE REMOVED AND REPLACED WITH NEW SHELVING
24	SHOT BLAST CONCRETE SLABS AND PREPARE FOR NEW CONCRETE STAIN AND SEALANT AS SELECTED BY OWNER/ARCHITECT.
25	SAW CUT EXISTING CONCRETE FLOOR TO INSTALL NEW FLOOR MOUNTED ELECTRICAL AND DATA OUTLETS. COORDINATE WITH ELECTRICAL DRAWINGS.
26	PREPARE ALL EXISTING MASONRY NOT BEING COVERED BY STONE OR STUCCO FOR NEW PAINT, AND PAINT AS SLECTED BY OWNER/ARCHITECT. SEE PAINT SPECIFICATIONS.
27	NEW FLOOR MOUNTED UTILITY SINK. CUT IN DRAIN LINE TO WOMEN'S FLOOR DRAIN, AND PROVIDE NEW HOT AND COLD WATER SUPPLY LINES.
28	NEW BUILT IN CABINETRY OR VANITY WITH NEW COUNTERTOPS, BACKSPLASHES, ECT. SEE INTERIOR ELEVATIONS AND DETAILS.
29	NEW GALV. & PAINTED HANDRAIL AND GUARDRAILS FOR STAIRS AND RAMPS. SEE DETAILS. PAINT AS SELECTED BY OWNER.

REMODELED PLAN GENERAL NOTES

1 - SEE PROJECT SPECIFICATIONS AND SHEET G-002 FOR PROJECT NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
2 - CONTRACTOR SHALL REVIEW ALL ASPECTS OF DRAWINGS & SPECIFICATIONS PRIOR TO COMMENCEMENT OF WORK.
3 - COORDINATE WITH INTERIOR ELEVATIONS, DETAILS, & SPECIFICATIONS FOR ALL INTERIOR FINISHES.
4 - COORDINATE WITH ELECTRICAL DESIGN/BUILD DRAWINGS AND OWNER FOR DATA AND TELEVISION REQUIREMENTS AND SPECIFICATIONS.
5 - COORDINATE WITH MECHANICAL DESIGN/BUILD DRAWINGS AND OWNER FOR MECHANICAL REQUIREMENTS AND SPECIFICATIONS.
6 - CONTRACTOR SHALL PROTECT ALL AREAS NOT SLATED FOR NEW CONSTRUCTION AND PROVIDE DUST AND DAMAGE CONTROL PLAN TO THE OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

Kenny P. Nicholes
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DATE: MAY 23, 2012

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MAY 23, 2012 - LAS VEGAS CITY SUP AND SITE PLAN REVIEW

DATA:

project no: 11-044
drawn by: CRS
checked by: KPN

TITLE

MAIN LEVEL
FLOOR PLAN

SHEET

A 104

SUP-45539
SDR-45541



SITE DEMOLITION PLAN
SCALE: 1" = 30'-0"

DEMOLITION SITE PLAN LEGEND

HATCH PATTERN	SECTION	DESCRIPTION
	00000	EXISTING BUILDING TO BE REMODELED
	00000	EXISTING FREE STANDING SERVICE DRIVE THRU BUILDING TO BE DEMOLISHED.
	00000	EXISTING BUILDING WITH NO INTERIOR WORK.
	00000	EXISTING ASPHALT PAVING TO BE RE-COATED AND RE-STRIPED PER NEW SITE PLAN AND SPECIFICATIONS
	00000	EXISTING CONCRETE SLABS TO BE SHOT BLAST, RE-STAINED, AND RESEALED PER SPECIFICATIONS.
	00000	EXISTING SITE LITGHTING POLE AND FIXTURE TO REMAIN. PROTECT DURING CONSTRUCTION
	00000	EXISTING PALM TREES TO REMAIN. PROTECT DURING ALL CONSTRUCTION. (14) TREES TOTAL AT PARKSTRIP, (5) TREES TOTAL NEAR BUILDING

DEMOLITION SITE PLAN KEY NOTES

MARK	DESCRIPTION
D1	DEMOLITION GARBAGE DUMPSTER LOCATION & BUILDING ACCESS.
D2	EXISTING WROUGHT IRON FENCE AND GATE TO REMAIN. REPAIR AND PAINT.
D3	EXISTING HYDRANT TO REMAIN. PROTECT FROM DAMAGE DURING DEMOLITION.
D4	EXISTING PIPE BOLLARD(S) TO REMAIN. PROTECT FROM DAMAGE DURING DEMOLITION.
D5	PREPARE EXISTING CONCRETE SLAB FOR NEW STAIN AND SEALANT. PROTECT DURING NEW ASPHALT WORK.
D6	PROTECT ALL EXISTING TREES DURING DEMOLITION AND CONSTRUCTION, WEITHER KEYNOTED OR NOT.
D7	EXISTING GRAVEL GROUNDCOVER TO BE REMOVED.
D8	EXISTING CHAIN FENCE AND BRICK PILLARS IN PARKSTRIP TO BE REMOVED. TYPICAL
D9	EXISTING PARKING STRIPING TO BE REMOVED FROM ASPHALT LOT AS INDICATED.
D10	HIGH PRESSURE WASH EXISTING MASONARY WALL AND FENCE TO PREPARE FOR NEW PAINT.
D11	EXISTING SERVICE DROP OFF KIOSK TO TO DEMOLISHED AND REMOVED FROM THE SITE.
D12	EXISTING SITE LIGHTING POLES AND FIXTURES TO REMAIN. PROTECT DURING CONSTRUCTION

DEMOLITION SITE PLAN GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL DEMOLITION WITH PLUMBING, ELECTRICAL, MECHANICAL, & STRUCTURAL BUILDING SERVICES OF THE BUILDING TO BE REMODELED. IF ANY SERVICES TO EXISTING BUILDING TO BE REMODELED WILL BE INTERRUPTED NOTIFY ARCHITECT IMMEDIATELY.

1. ALL DEMOLITION ACCESS SHALL COME FROM THE EAST AND NORTH SIDE OF THE BUILDING. NO DEMOLITION ACCESS IS PERMITTED NEAR THE WEST SIDE PARKING LOT UNLESS REQUIRED OTHERWISE.

EXISTING PARKING SUMMARY

EXISTING PARKING	53 SPACES = 1 ADA SPACE

PAVEMENT NOTES

PAVEMENT NOTES:

1. ASPHALT PAVEMENT: USE ASPHALT CONCRETE SPECIFIED IN APWA SECTION 02745
A. INSTALL LIFTS NO GREATER THAN 3" AND NOT LESS THAN 2" AS MEASURED AFTER COMPACTION.
B. COMPACT WITHIN THE RANGE OF 96 TO 98 PERCENT RELATIVE TO THE ASTM D 5581 (MARSHALL METHOD) OR 93 TO 97 PERCENT RELATIVE TO ASTM D 2041 (RICE METHOD).

2. UNTREATED BASE COURSE: PROVIDE MATERIAL SPECIFIC IN APWA SECTION 03060. DO NOT USE CAR-181 OR SIMILAR ROCK.
3. 2532. COMPACT PER APWA SECTION 02234 TO A MODIFIED PROCTOR DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8" BEFORE COMPACTION.

TYPICAL ASPHALT SECTION CUT

SEE PAVEMENT NOTE #1 ABOVE
SEE PAVEMENT NOTE #2 ABOVE

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MAY 23, 2012 - LAS VEGAS CITY SUP AND SITE PLAN REVIEW

DATA:
project no: 11-044
drawn by: CRS
checked by: KPN

TITLE
SITE DEMOLITION PLAN

SHEET
A 100

RECEIVED
JUN 13 2012

SUP-45539
REVISED

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MAY 23, 2012 - LAS VEGAS CITY SUP AND SITE PLAN REVIEW

TITLE
EXTERIOR ELEVATIONS

SHEET
A 202

RECEIVED
JUN 13 2012

DATA:
project no: 11-044
drawn by: CBS
checked by: KPN

EXTERIOR ELEVATION LEGEND

HATCH PATTERN	DESCRIPTION
	EXISTING BUILDING MASONARY WALLS. CLEAN, FILL AND REPAINT ALL AS SELECTED BY OWNER/ARCHITECT. SEE SPECIFICATIONS
	EXISTING BUILDING MASONARY WALLS WITH NEW PAINTED ACCENT STRIP. CLEAN, FILL AND REPAINT ALL AS SELECTED BY OWNER/ARCHITECT. SEE SPECIFICATIONS
	STANDING SEAM METAL ROOFING
	EXTERIOR STUCCO SYSTEM WITH SCORE JOINTS AS SHOWN. SEE DETAILS AND SPECIFICATIONS
	CULTURED STONE EXTERIOR VENEER AND ACCENT BLOCKS. SEE DETAILS AND SPECIFICATIONS. COLOR AND LAY PATTERN AS SELECTED BY OWNER/ARCHITECT

BUILDING GRID TAG. (#)
DETAIL TAG. (1)
BUILDING SECTION TAG.
WALL SECTION TAG. (1)
INTERIOR ELEVATION TAG.
WINDOW TAG. - SEE A 601. (A)
REVISION TAG. (▽)

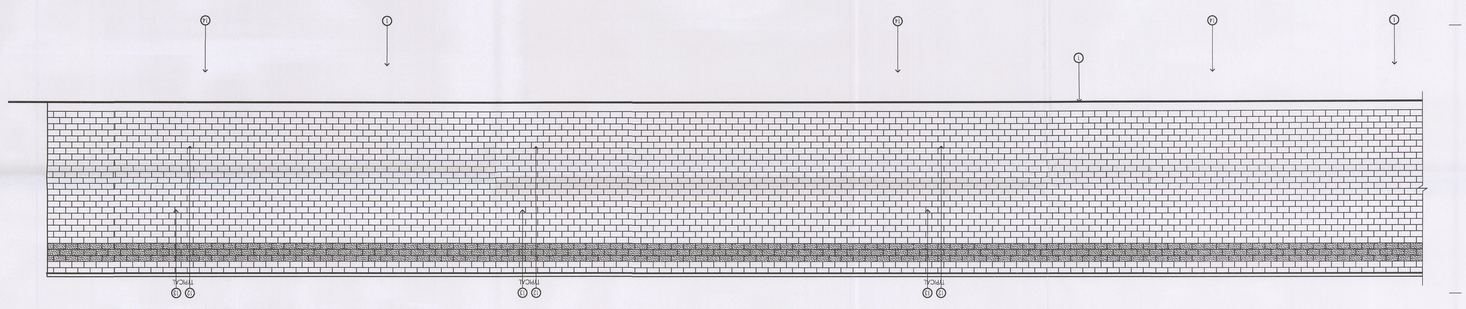
SPECIFICATION KEYNOTE: XXXXXXX.XX — SEE SHEET A202 FOR GENERAL LIST OF SPECIFICATION KEYNOTES.

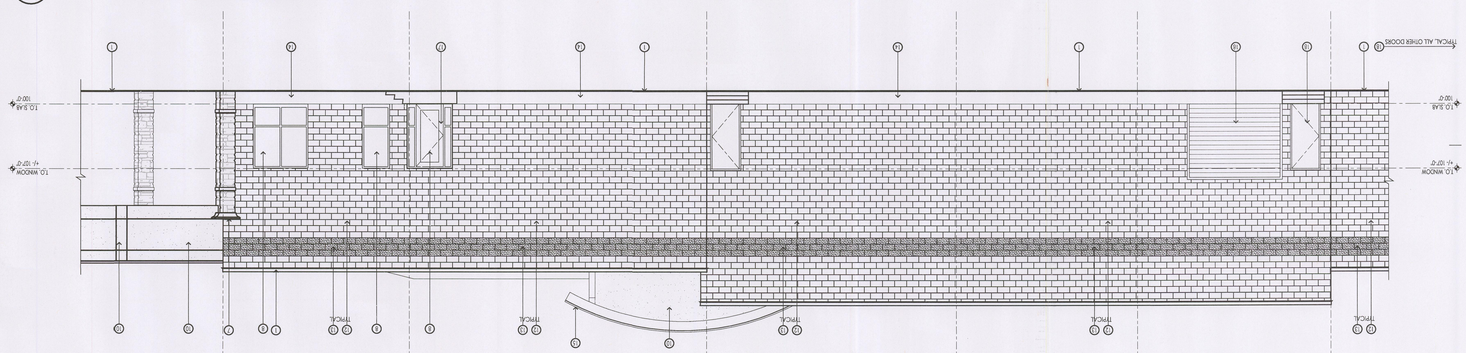
EXTERIOR ELEVATION KEY NOTES

MARK	DESCRIPTION
01	EXISTING FINISH GRADE TO REMAIN, TYPICAL.
02	CUT BACK ALL EXISTING GUI LAM BEAM TAILS TO FIT IN NEW PARAPET WALL. SEE DETAIL
03	NOT USED.
04	REPAIR ALL EXISTING METAL FASCIA. REPAINT AS SELECTED BY OWNER/ARCHITECT.
05	EXISTING METAL AWNING. REPAINT AS SELECTED BY OWNER/ARCHITECT.
06	NEW CULTURED STONE VENEER OVER EXISTING MASONARY COLUMNS. SEE DETAILS AND SPECIFICATIONS.
07	NEW STUCCO COLUMN CAP AS PER DETAILS.
08	NEW ALUMINUM STOREFRONT WINDOW AND DOOR SYSTEMS WITH NEW GLAZING. SEE DETAILS AND SPECIFICATIONS.
09	NEW INTERIOR SCONCE LIGHT FIXTURE. POWER FROM PANEL. AND CONDENSATE WITH OWNER ON FIXTURE SELECTION.
10	NEW BUILDING PARAPET WALL WITH STUCCO EXTERIOR FINISH WITH DETAIL SCORE JOINTS. SEE DETAILS
11	NEW GALV. STEEL AND POWDERCOATED WINDOW TRELLIS. SEE DETAILS.
12	REPAINT ALL EXISTING BLOCK WALLS OF ENTIRE BUILDING AS SELECTED BY OWNER/ARCHITECT.
13	NEW PAINTED COLOR ACCENT STRIP ON EXISTING BLOCK WALL AS SELECTED BY OWNER/ARCHITECT.
14	RE-PLASTER ALL EXISTING EXPOSED FOUNDATION WALLS. TYPICAL.
15	NEW STANDING SEAM METAL ROOF AS SELECTED. SEE SPECIFICATIONS.
16	NEW BUSINESS SIGNAGE AS SELECTED BY OWNER. COORDINATE WITH SUPPLIER TO PROVIDE MOUNTING BACKING, POWER, AND OTHER ITEMS AS REQUIRED.
17	REPAIR, PRIME & REPAINT ALL EXISTING EXTERIOR METAL RAILING. ECT AS SELECTED.
18	REPAIR, PRIME, AND REPAINT EXISTING METAL MAN AND ROLL UP DOORS AND REPLACE DOOR HARDWARE.
19	NEW BUILDING NUMBERS FOR BUILDING ADDRESS. COORDINATE WITH SIGNAGE PROVIDER AND OWNER FOR STYLE, COLOR, AND FINAL MOUNTING LOCATION.

EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"
2 / A201

EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"
1 / A201





SUP-45539
REVISED



SIDE/WEST ELEVATION



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REAR/NORTH ELEVATION

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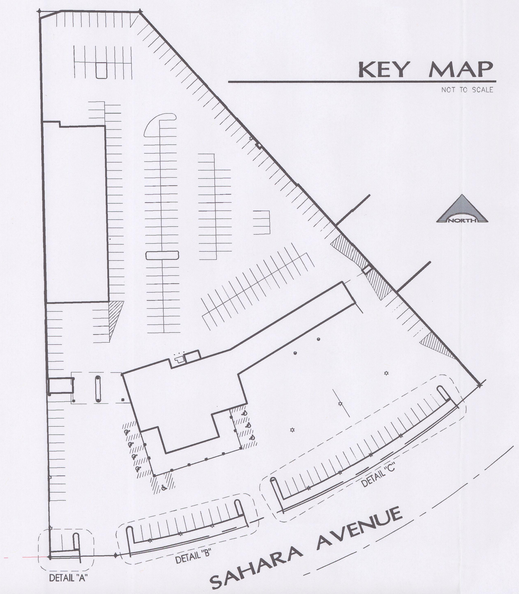
COLORS ARE REPRESENTATIONAL ONLY. FINAL COLORS MAY VARY FROM ABOVE REPRESENTATION

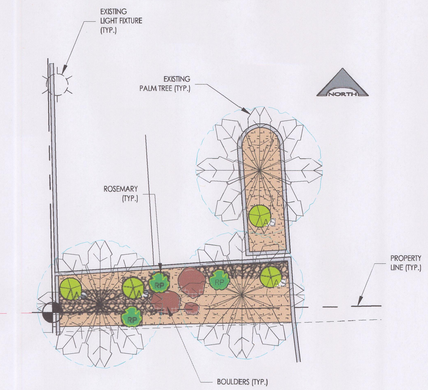
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SUP-45539
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KEY MAP

NOT TO SCALE





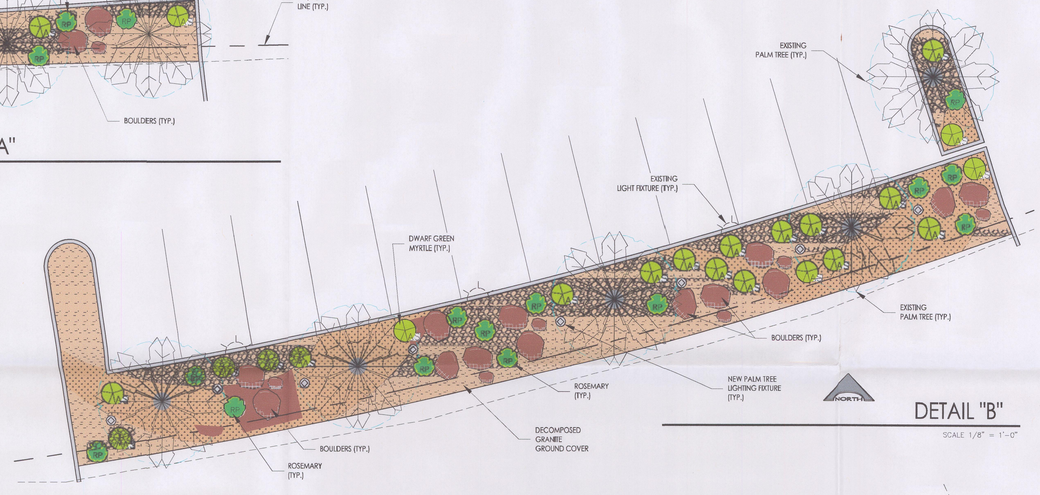
DETAIL "A"

SCALE 1/8" = 1'-0"

LANDSCAPE LEGEND

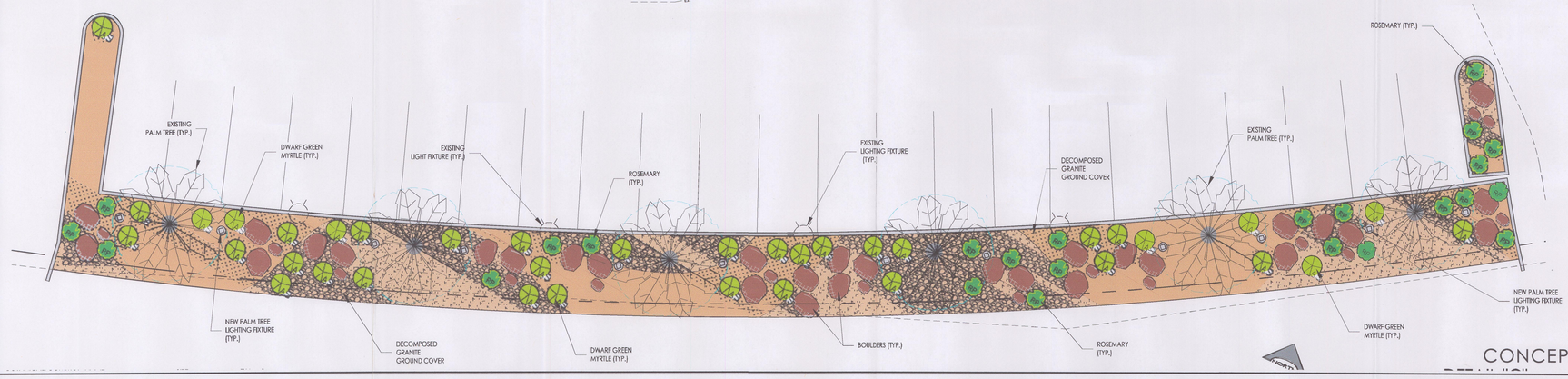
	BOTANICAL/COMMON NAME	SIZE	QTY
RP	ROMARINUS OFICIANALE/ROSEMARY	5 GALLON	40
MS	MYRTUS COMMUNIS/DWARF GREEN MYRTLE	5 GALLON	62
	LANDSCAPE BOULDERS	VARIOUS SIZES	57
	EXISTING PALM TREES	VARIOUS SIZES	14

CONSTRUCTION NOTE:
- Boulder Type: "Sierra Gold" assorted sizes from 250 lb. to 750 lb.
- Mulch type for all planting areas: "Sierra Gold" Decomposed Granite



DETAIL "B"

SCALE 1/8" = 1'-0"



CONCEPTUAL LANDSCAPE PLAN

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3D Concept View Of Remodeled Exterior











Photos Of Existing Exteriors

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3D Concept View Of Remodeled Exterior











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SITE PLAN LEGEND

HATCH PATTERN	SECTION	DESCRIPTION
	00000	EXISTING BUILDING TO BE REMODELED
	00000	EXISTING FREE STANDING SERVICE DRIVE THRU BUILDING TO BE DEMOLISHED.
	00000	EXISTING BUILDING WITH NO INTERIOR WORK.
	00000	EXISTING ASPHALT PAVING TO BE RE-COATED AND RE-STRIPED PER NEW SITE PLAN AND SPECIFICATIONS
	00000	EXISTING CONCRETE SLABS TO BE SHOT BLAST, RE-STAINED, AND RESEALED PER SPECIFICATIONS.
☼	00000	EXISTING SITE LIGHTING POLE AND FIXTURE TO REMAIN. PROTECT DURING CONSTRUCTION.
	00000	EXISTING PALM TREES TO REMAIN. PROTECT DURING ALL CONSTRUCTION.

SITE PLAN KEY NOTES

MARK	DESCRIPTION
1	CONSTRUCTION GARBAGE DUMPSTER LOCATION & BUILDING ACCESS.
2	EXISTING FENCE AND/OR GATE TO REMAIN.
3	EXISTING HYDRANT TO REMAIN. PROTECT FROM DAMAGE DURING DEMOLITION.
4	EXISTING LIGHT POLES & LIGHTING TO REMAIN. PROTECT DURING CONSTRUCTION.
5	EXISTING CONCRETE TO BE REFINISHED AS SELECTED.
6	PROTECT GUTTERS AND CATCH BASINS DURING DEMOLITION.
7	PROTECT ALL EXISTING TREES DURING DEMOLITION AND CONSTRUCTION, WEITHER KEYNOTED OR NOT.
8	PROTECT AND REPAINT EXTERIOR BOLLARDS AS SELECTED BY ARCHITECT.
9	NEW EXTERIOR LANDSCAPING. SEE DETAILED LANDSCAPE PLANS FOR DESIGNS.
10	NEW ACCESSIBLE PARKING STRIPING AS PER DETAIL D1/ G008 FOR THE CAR STALL AND DETAIL C1/ G008 FOR THE VAN STALL.
11	NEW ADA RAMP AND NEW RAILING ATTACHED TO EXISTING STAIR - SEE DETAIL E4/ A502.
12	EXISTING ASPHALT, CONCRETE CURBS, GUTTERS, WALKS, STEPS, SLABS, ECT. TO REMAIN, PROTECT DURING CONSTRUCTION.
13	NEW EXTERIOR LANDSCAPE LIGHTING IN LANDSCAPED PARK STRIP, SEE DETAILED LANDSCAPE PLAN.
14	NEW 4" CONCRETE SLAB OVER 6" COMPACTED SUB BASE. SLOPE NOT TO EXCEED 1:20 AND CROSS SLOPE NOT MORE THAN 1:48
15	NEW PARKING STRIPING W/ DIMENSIONS SHOWN AND AS PER DETAILS.
16	NEW ACCESSIBLE ACCESS RAMP - SEE DETAIL B1 / G008.
17	NEW ACCESSIBLE VAN PARKING SIGN - SEE DETAIL A1/ G006.
18	NEW ACCESSIBLE CAR PARKING SIGN - SEE DETAIL D1/ G006.
19	NEW TRASH ENCLOSURE WITH CANOPY ROOF - SEE ARCH. DETAILS
20	NEW BUSINESS SIGN, 40 MAX HEIGHT, SEE DETAILS

SITE PLAN GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL DEMOLITION WITH PLUMBING, ELECTRICAL, MECHANICAL, & STRUCTURAL BUILDING SERVICES OF THE BUILDING TO BE REMODELED. IF ANY SERVICES TO EXISTING BUILDING TO BE REMODELED WILL BE INTERRUPTED NOTIFY ARCHITECT IMMEDIATELY.

2. ALL CONSTRUCTION ACCESS SHALL COME FROM THE SOUTH AND SOUTHEAST ENTRY. AVOID THE SOUTHWEST ENTRY AT ALL TIMES POSSIBLE UNLESS REQUIRED OTHERWISE.

3. CONTRACTOR IS RESPONSIBLE TO COORDINATE PENETRATIONS THROUGH SLAB WITH PLUMBING, ELECTRICAL & MECHANICAL.

PARKING SUMMARY

GUEST/CUSTOMER PARKING STALLS	32 SPACES + 1 ADA SPACE
SOUTH FOR SALE VEHICLE PARKING	7 SPACES
NORTH SERVICE & OVERFLOW PARKING	32 SPACES + 1 ADA VAN SPACE + 1 ADA SPACE
TOTALS:	71 SPACES + 1 ADA VAN SPACE + 2 ADA SPACE

PAVEMENT NOTES

PAVEMENT NOTES:

1.. ASPHALT PAVEMENT: USE ASPHALT CONCRETE SPECIFIED IN APWA SECTION 02745:
A. INSTALL LIFTS NO GREATER THAN 3" AND NOT LESS THAN 2" AS MEASURED AFTER COMPACTION.
B. COMPACT WITHIN THE RANGE OF 96 TO 98 PERCENT RELATIVE TO THE ASTM D-5911 (MARSHALL METHOD) OR 93 TO 97 PERCENT RELATIVE TO ASTM D 2041 (RICE METHOD).

2.. UNTREATED BASE COURSE: PROVIDE MATERIAL SPECIFIC IN APWA SECTION 02040. DO NOT USE GRAVEL OR SEWER ROCK.
3-2012: COMPACT PER APWA SECTION 02234 TO A MODIFIED PROCTOR DENSITY OF 93 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8" BEFORE COMPACTION.

TYPICAL ASPHALT SECTION CUT

2"	SEE PAVEMENT NOTE #1 ABOVE
6"	SEE PAVEMENT NOTE #2 ABOVE

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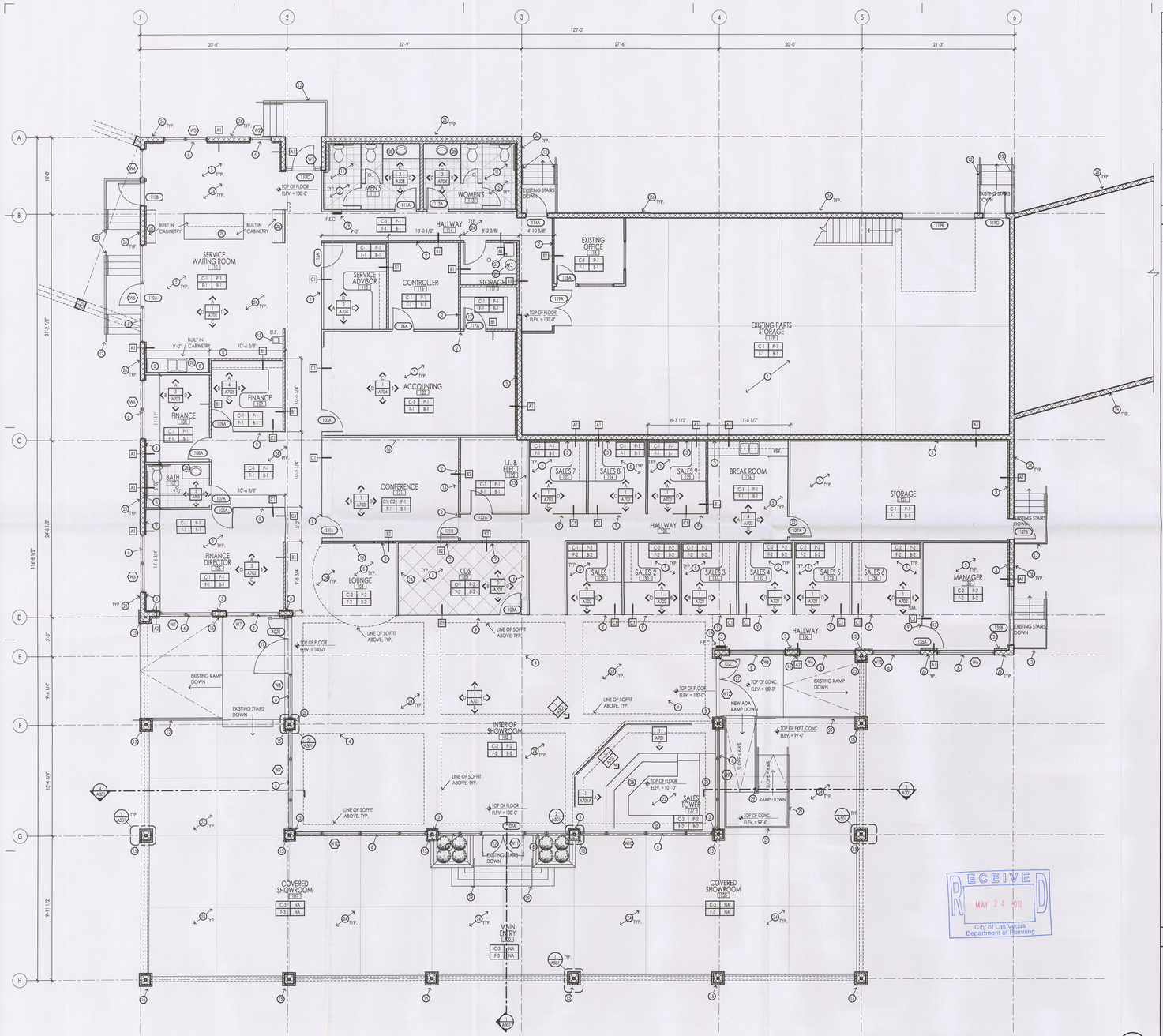
MAY 23, 2012 - LAS VEGAS CITY SUP AND SITE PLAN REVIEW

DATA:
project no: 11-044
drawn by: CRS
checked by: KPN

TITLE
OVERALL SITE PLAN

SHEET
A 103

SUP-45539 07/10/12 PC
SDR-45548 06/2012 ADMIN



NEW MAIN LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"
1 / A104

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REMODELED FLOOR PLAN LEGEND

- EXISTING STUD WALLS TO REMAIN
- EXISTING 8" CMU WALL TO REMAIN. 1 HR FIRE BARRIER AS PER IBC TBL. 720.1(2)-3.1.4 - SEE SHT. G-010 FOR FIRE RATED PENETRATIONS.
- NEW METAL STUD WALLS ON ONE OR TWO SIDES OF EXISTING MASONARY AND BRICK VENEER WALL.
- NEW METAL STUD WALL. SEE WALL TYPES PLAN AND DETAILS
- LINE OF BEAM OR SOFFIT ABOVE.
- (R1) NON - RATED, SEMI - RECESSED FIRE EXT.
- (E) EXISTING
- (N) NEW
- (R) REMOVE. SEE SCHEDULE & KEYNOTES
- (RR) REMOVE & REUSE. SEE SCHEDULE & KEYNOTES

- INTERIOR ELEVATION MARKERS
- BUILDING GRID TAG
- WALL SECTION MARKERS
- DOOR MARKER
- WINDOW MARKER
- WALL TYPE MARKER
- DETAIL MARKER
- KEYNOTE MARKER
- REVISION MARKER

REMODELED FLOOR PLAN KEY NOTES

MARK	DESCRIPTION
01	NO WORK OCCURS IN THIS ROOM.
02	ALIGN NEW STUD & GYP. BD. WALL WITH EXISTING WALL.
03	FURR OUT WALL WITH METAL STUDS AND DRYWALL. SEE WALL TYPES DETAILS.
04	LINE OF ROOF AND BEAMS ABOVE, PAINT AS SELECTED. SEE REF. CEILING PLAN.
05	SKIM ALL EXISTING DRYWALL FINISH WITH NEW 'HOLY WALL' DRYWALL FINISH AS SELECTED AND READY ALL EXISTING WALLS FOR PAINT.
06	REPLACE EXISTING SINGLE PANE WINDOWS & FRAMES WITH ALUM. STOREFRONT WINDOW WITH DOUBLE INSULATED AND TINTED GLAZING. SEE DETAILS & SPECIFICATIONS.
07	NEW ADJUSTABLE SHELVING, SEE ELEVATION AND DETAILS.
08	VENDING MACHINES. POPCORN MACHINE, SODA MACHINE, TYP. (N.I.C.) COORDINATE WITH OWNER FOR ELECTRICAL AND PLUMBING REQUIREMENTS.
09	NEW FULL HEIGHT TEMPERED GLASS WALLS AND DOORS, SEE INTERIOR ELEVATIONS, DETAILS & SPECIFICATIONS, TYPICAL.
10	NEW STAINLESS STEEL BATH PARTITIONS. SEE DETAILS & SPECIFICATIONS.
11	NEW RESTROOM TILE, PAINT, PLUMBING FIXTURES, ECT. PER FINISH SCHEDULES AND ELEVS.
12	REPAINT ALL EXISTING HANDRAILS AND GUARDRAILS, SHOWN OR NOT COLOR AS SELECTED BY ARCHITECT.
13	DATA AND VOICE HOME RUN LOCATION. COORDINATE WITH OWNER'S IT TECH. SERVICES AND ELECTRICAL DESIGN/BUILD CONTRACTOR.
14	NEW DRINKING FOUNTAINS AND TILE BACKSPLASHES. SEE INTERIOR ELEVATIONS & SPECIFICATIONS.
15	EXT. MASONRY WALL OR COLUMNS W/ NEW 'CULTURED STONE' VENEER. SEE ELEV. & DTLS.
16	NEW LCD HD TELEVISION LOCATION. COORDINATE WITH OWNER'S IT SERVICES AND ELECTRICAL DRAWINGS.
17	REPLACE EXISTING DOORS, FRAMES & HARDWARE AS SELECTED. SEE DOOR SCHEDULE
18	NEW WOOD VENEER WALL. SEE ARCHITECTURAL WALL TYPES, DETAILS, AND SPECIFICATIONS.
19	NEW FIRE EXTINGUISHER CABINET AND EXTINGUISHER. SEE SPECIFICATIONS
20	NEW INTERIOR 9'-0" HIGH TEMP. GLASS PARTITION WALL. SEE WINDOW SCHEDULE.
21	NEW HIGH EFF. INSTANT WATER HEATER, GAS SUPPLY, AND FLUE CONNECTIONS. SEE SPECIFICATIONS.
22	NEW SALES TOWER AREA RAISED PLATFORM FLOOR, STAIRS, AND CABINETRY, SEE ENLARGED PLAN, ELEVATIONS, AND DETAILS.
23	EXISTING STORAGE SHELVES TO BE REMOVED AND REPLACED WITH NEW SHELVING
24	SHOT BLAST CONCRETE SLABS AND PREPARE FOR NEW CONCRETE STAIN AND SEALANT AS SELECTED BY OWNER/ARCHITECT.
25	SAW CUT EXISTING CONCRETE FLOOR TO INSTALL NEW FLOOR MOUNTED ELECTRICAL AND DATA OUTLETS. COORDINATE WITH ELECTRICAL DRAWINGS.
26	PREPARE ALL EXISTING MASONRY NOT BEING COVERED BY STONE OR STUCCO FOR NEW PAINT, AND PAINT AS SLECTED BY OWNER/ARCHITECT. SEE PAINT SPECIFICATIONS.
27	NEW FLOOR MOUNTED UTILITY SINK. CUT IN DRAIN LINE TO WOMEN'S FLOOR DRAIN, AND PROVIDE NEW HOT AND COLD WATER SUPPLY LINES.
28	NEW BUILT IN CABINETRY OR VANITY WITH NEW COUNTERTOPS, BACKSPLASHES, ECT. SEE INTERIOR ELEVATIONS AND DETAILS.
29	NEW GALV. & PAINTED HANDRAIL AND GUARDRAILS FOR STAIRS AND RAMPS. SEE DETAILS. PAINT AS SELECTED BY OWNER.

REMODELED PLAN GENERAL NOTES

1 - SEE PROJECT SPECIFICATIONS AND SHEET G-002 FOR PROJECT NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
2 - CONTRACTOR SHALL REVIEW ALL ASPECTS OF DRAWINGS & SPECIFICATIONS PRIOR TO COMMENCEMENT OF WORK.
3 - COORDINATE WITH INTERIOR ELEVATIONS, DETAILS, & SPECIFICATIONS FOR ALL INTERIOR FINISHES.
4 - COORDINATE WITH ELECTRICAL DESIGN/BUILD DRAWINGS AND OWNER FOR DATA AND TELEVISION REQUIREMENTS AND SPECIFICATIONS.
5 - COORDINATE WITH MECHANICAL DESIGN/BUILD DRAWINGS AND OWNER FOR MECHANICAL REQUIREMENTS AND SPECIFICATIONS.
6 - CONTRACTOR SHALL PROTECT ALL AREAS NOT SLATED FOR NEW CONSTRUCTION AND PROVIDE DUST AND DAMAGE CONTROL PLAN TO THE OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

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Architect

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LOW BOOK SALES
LAS VEGAS DEALERSHIP

3250 E. SAHARA AVE.
LAS VEGAS, NEVADA

DATE: MAY 23, 2012
REVISION:

MAY 23, 2012 - LAS VEGAS CITY SUP AND SITE PLAN REVIEW

DATA:

project no:	11-044
drawn by:	CRS
checked by:	KPN

TITLE:
MAIN LEVEL FLOOR PLAN

SHEET
A 104

SUP-45539
SDR-45541