






Which of the shaded squares will be the last square to be shaded?

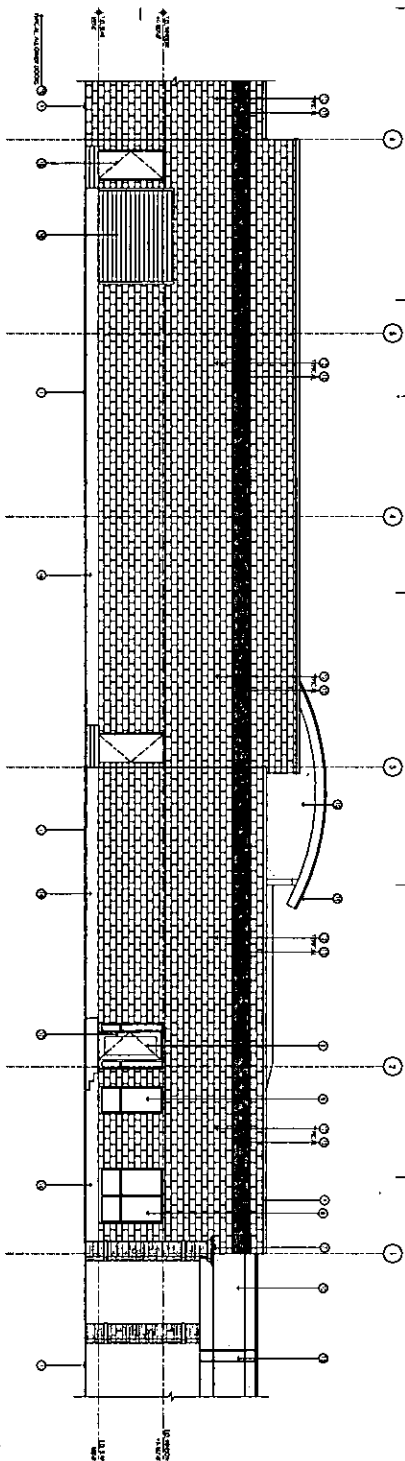
(A) The top-left square
 (B) The top-right square
 (C) The bottom-left square
 (D) The bottom-right square

Answer: (D) The bottom-right square.

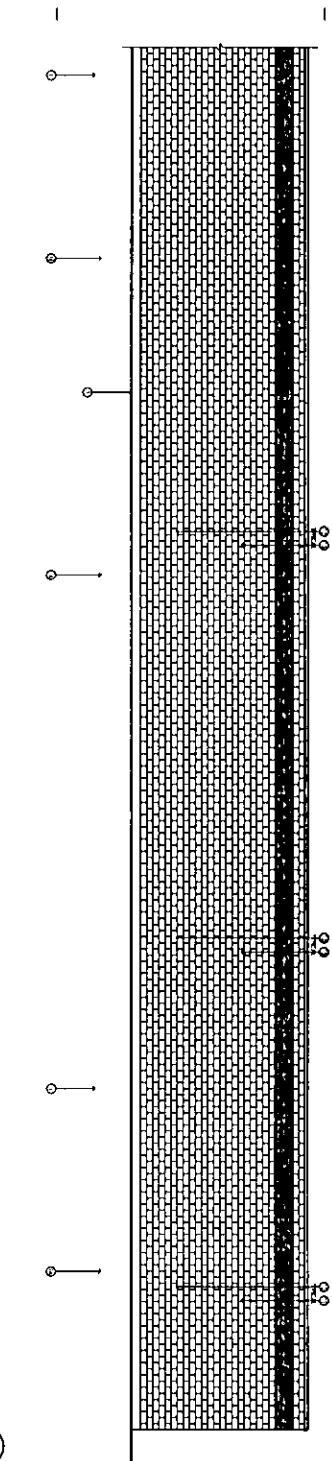
The bottom-right square is the last square to be shaded because it is the only square that is not shaded in any of the four diagrams.

License No. F5624
 615 South 20th Ave
 Suite 100, Oak Hill
 Phoenix, AZ 85026
 Ar. 603.864.6333

(1)
A201



EXTERIOR ELEVATION KEY NOTES


$$\frac{2}{A^{2n}}$$
[illegible][illegible]

JUN 13 2012

SDR-4554

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

DATE: MAY 21, 2012
REVISION:
JUNE 12, 2012

DATA:	PROJECT NO. 11-24
DESIGNED BY CDS	
CHECKED BY ERM	
DATE 11/14	

MAY 28, 2012 - LAS VEGAS CITY SUP AND SITE PLAN REVIEW

REVISED

REVISIED

SDR-45541

MAY 23, 2012 LAS VEGAS CITY SLIP AND SITE PLAN REVIEW

JUN 13 2012

2012

2012

2012

2012

2012

2012

2012

2012

2012

2012

2012

2012

2012

2012

2012

2012

2012

2012

2012

2012

2012

2012

2012

2012

2012

2012

2012

2012

2012

2012

2012

2012

2012

2012

2012



LOW BOOK SALES
LAS VEGAS DEALERSHIP

3250 E. SAHARA AVE.
LAS VEGAS, NEVADA

Kevin P. Nichols
Architect

License No. 15621

State of Nevada

Professional Seal

Notary Public

My Comm. Expires

12/31/2012

Notary Seal

Notary Public

My Comm. Expires

12/31/2012

Notary Seal

Notary Public

My Comm. Expires

12/31/2012

Notary Seal

Notary Public

My Comm. Expires

12/31/2012

Notary Seal

Notary Public

My Comm. Expires

12/31/2012

Notary Seal

Notary Public

My Comm. Expires

12/31/2012

Notary Seal

Notary Public

My Comm. Expires

12/31/2012

Notary Seal

Notary Public

My Comm. Expires

12/31/2012

Notary Seal

Notary Public

My Comm. Expires

12/31/2012

Notary Seal

Notary Public

My Comm. Expires

12/31/2012

Notary Seal

Notary Public



LOW BOOK SALES - LAS VEGAS

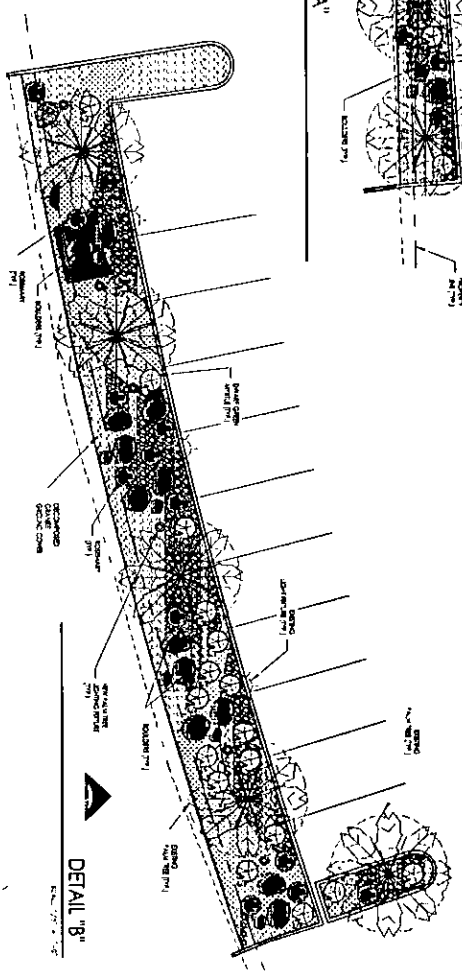
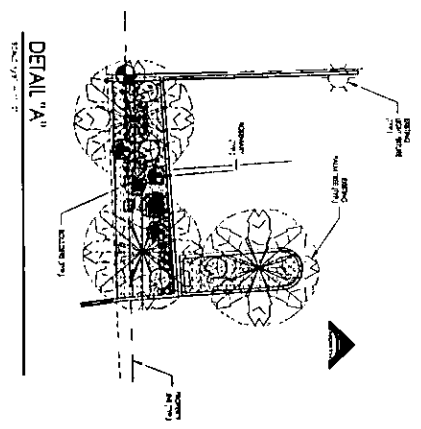
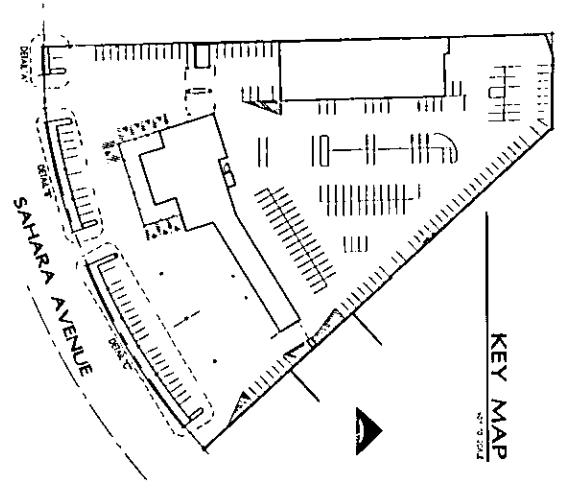
Rhino Realty

CONCEPT LANDSCAPE PLAN

NOV 13 2012
MAY 23 2012

SDR-45541

REVISED



LANDSCAPE LEGEND	
SYMBOL	DESCRIPTION
(Symbol)	ROSEMARY ORNAMENTAL SHRUB
(Symbol)	ARTIFICAL COMMUNICATIVE GREEN - WHITE
(Symbol)	LANDSCAPE BOLLARDS
(Symbol)	EDGING PLANT TREES
(Symbol)	VARIOUS TREES
(Symbol)	VARIOUS TREES

NOTES: SEE SHEET SDR-45541 FOR MORE INFORMATION. THIS PLAN IS A CONCEPT AND NOT A FINAL DESIGN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

REVISIED

SDR-45541

MAY 28, 2012 LAS VEGAS CITY 800 AND SITE PLAN REVIEW

A 100

DATE: MAY 28, 2012

REVISION: 1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

DATE: MAY 28, 2012

REVISION: 1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

DATE: MAY 28, 2012

REVISION: 1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

DATE: MAY 28, 2012

REVISION: 1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

DATE: MAY 28, 2012

REVISION: 1

2

3

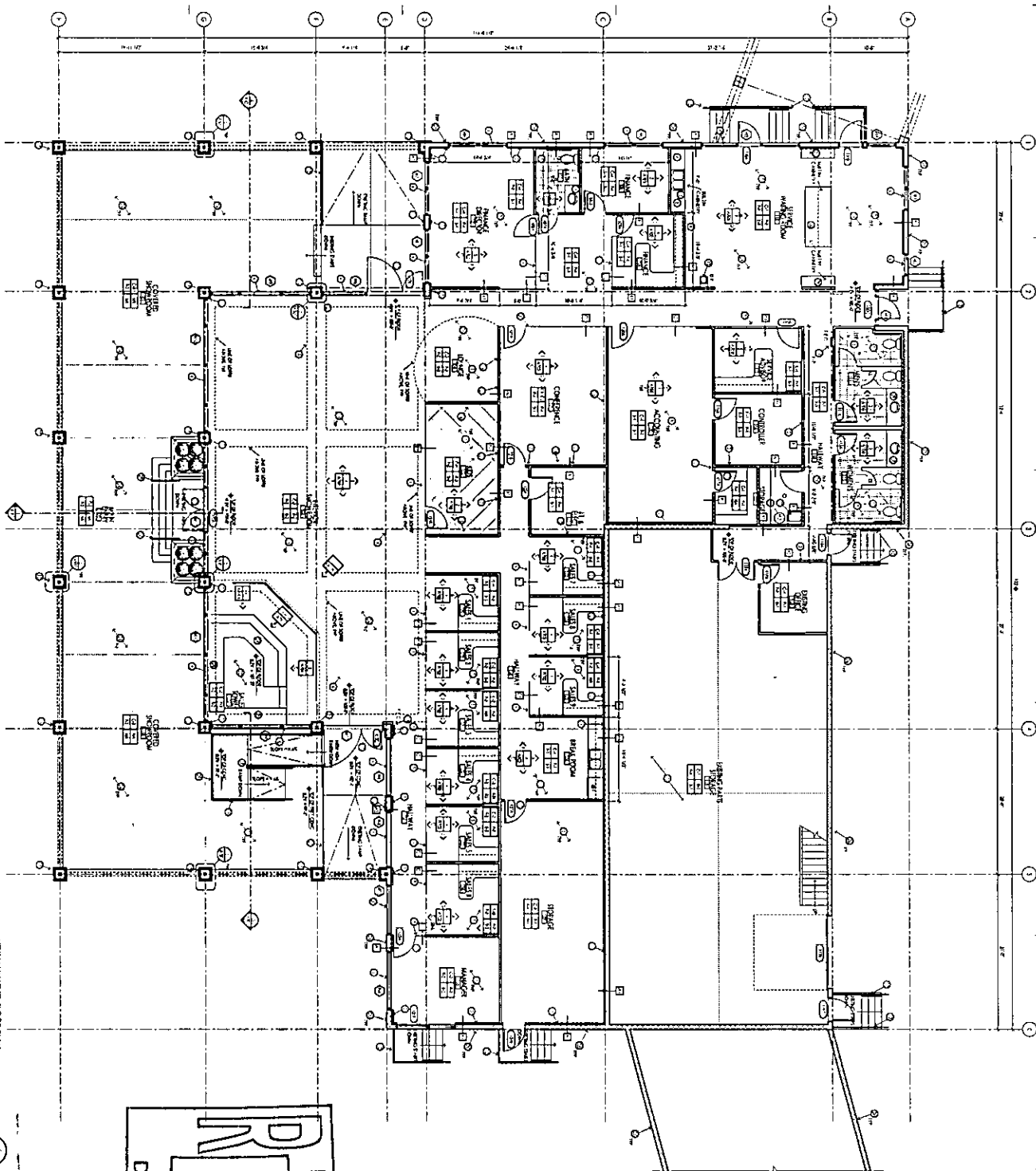
4

5

6

7

8



RECORDED FLOOR PLAN LEGEND

- 1. ROOMS AND AREAS
- 2. WALLS AND PARTITIONS
- 3. DOORS AND WINDOWS
- 4. STAIRS AND ELEVATORS
- 5. MECHANICAL EQUIPMENT
- 6. ELECTRICAL EQUIPMENT
- 7. PLUMBING EQUIPMENT
- 8. FIRE PROTECTION EQUIPMENT
- 9. LANDSCAPE AND EXTERIOR FEATURES
- 10. OTHER FEATURES

RECORDED FLOOR PLAN NOTES

1. ALL ROOMS AND AREAS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
2. ALL WALLS AND PARTITIONS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
3. ALL DOORS AND WINDOWS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
4. ALL STAIRS AND ELEVATORS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
5. ALL MECHANICAL EQUIPMENT SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
6. ALL ELECTRICAL EQUIPMENT SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
7. ALL PLUMBING EQUIPMENT SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
8. ALL FIRE PROTECTION EQUIPMENT SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
9. ALL LANDSCAPE AND EXTERIOR FEATURES SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
10. ALL OTHER FEATURES SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.

RECEIVED
MAY 24 2012
City of Las Vegas
Department of Planning

RECORDED FLOOR PLAN NOTES
1. ALL ROOMS AND AREAS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
2. ALL WALLS AND PARTITIONS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
3. ALL DOORS AND WINDOWS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
4. ALL STAIRS AND ELEVATORS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
5. ALL MECHANICAL EQUIPMENT SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
6. ALL ELECTRICAL EQUIPMENT SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
7. ALL PLUMBING EQUIPMENT SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
8. ALL FIRE PROTECTION EQUIPMENT SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
9. ALL LANDSCAPE AND EXTERIOR FEATURES SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
10. ALL OTHER FEATURES SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.

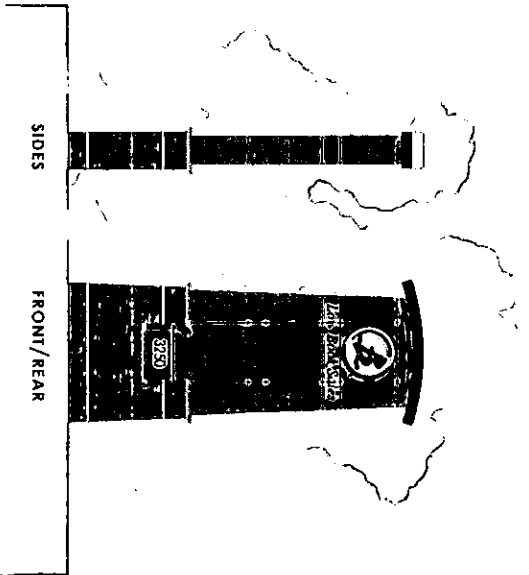
SDR-45541
SUP-45539

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

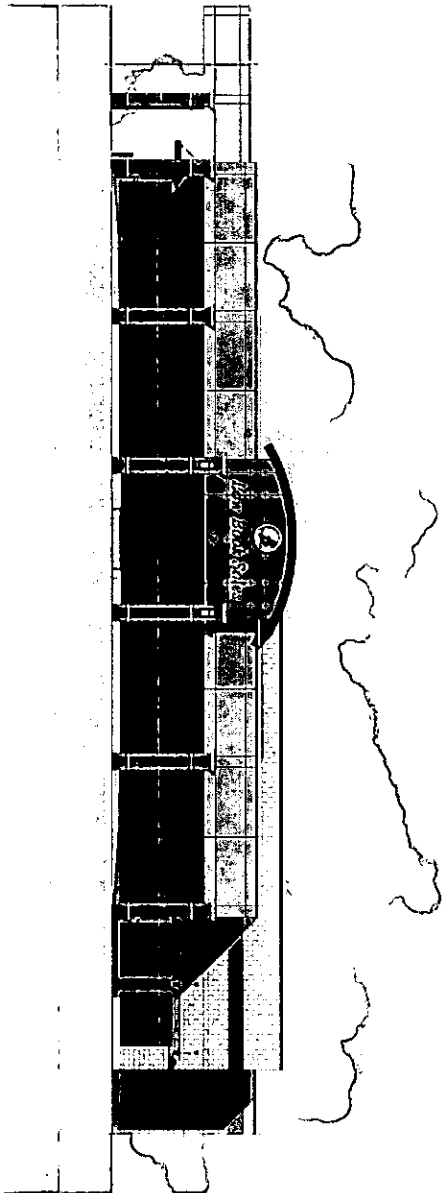
LOW BOOK SALES
LAS VEGAS DEALERSHIP
3250 E. SAHARA AVE.
LAS VEGAS, NEVADA

DATE: MAY 23, 2012
REVISION: 1
SHEET: A 104
MAIN LEVEL
FLOOR PLAN
TITLE: SDR-45541
DATE: MAY 23, 2012
REVISION: 1
SHEET: A 104
MAIN LEVEL
FLOOR PLAN
TITLE: SDR-45541

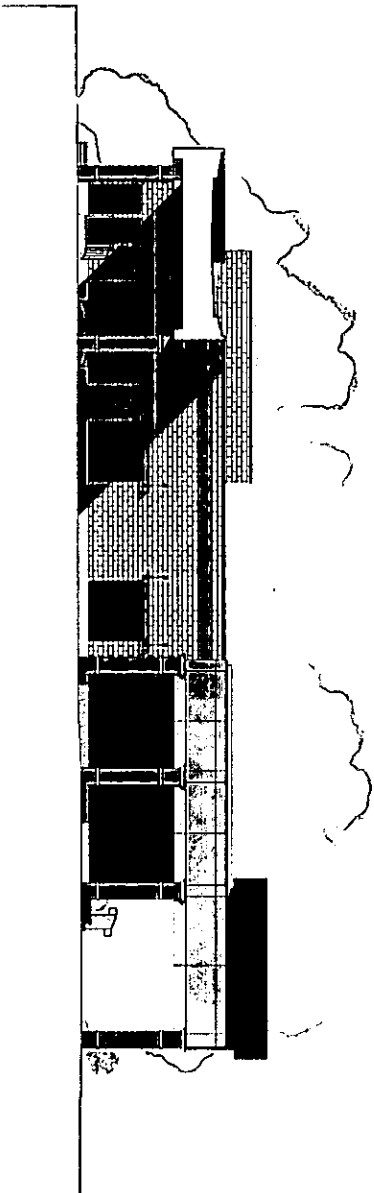
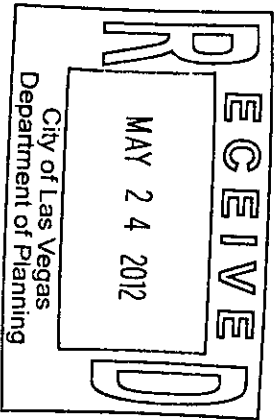
Kenny P. Nicholas
Architect
License No. 53661
Kenny P. Nicholas
Architect
License No. 53661



MONUMENT SIGN ELEVATIONS



FRONT/SOUTH ELEVATION



SIDE/EAST ELEVATION

LOW BOOK SALES - LAS VEGAS

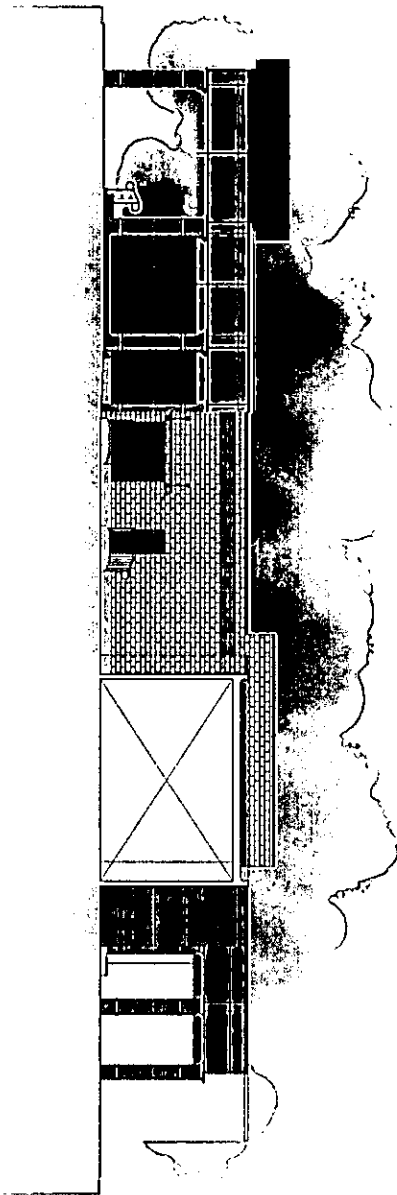
Rhino Realty

COLORED REPRINT FROM THE ORIGINAL DRAWING. ALL RIGHTS RESERVED. MAY 23, 2012

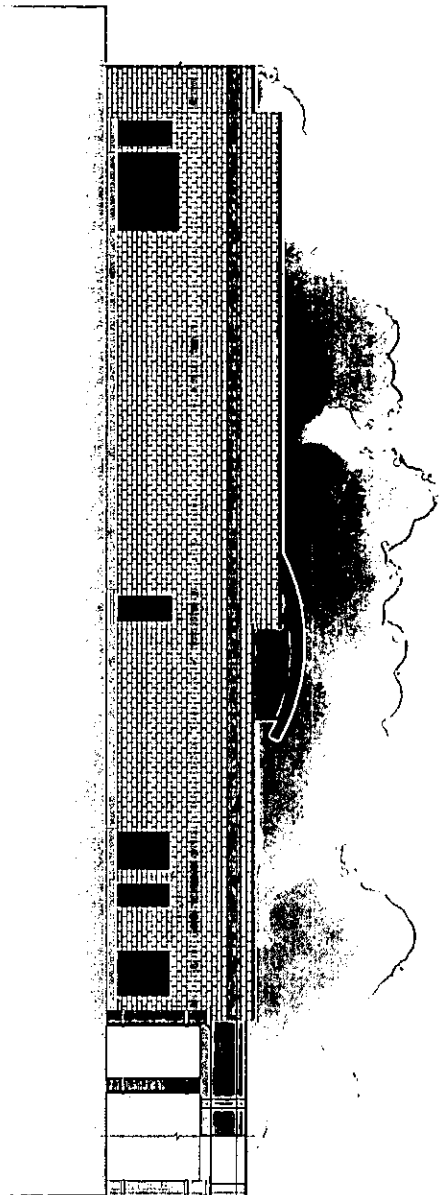
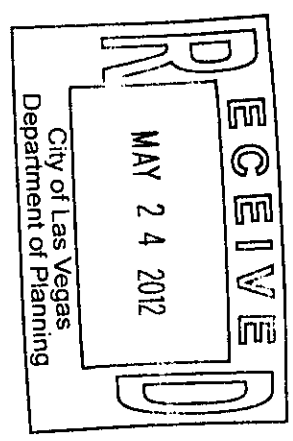


SUP-45539
SDR-45541

MAY 23, 2012



SIDE/WEST ELEVATION



REAR/NORTH ELEVATION

LOW BOOK SALES - LAS VEGAS

Rhino Realty

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

MAY 23, 2012

SUP-45539

SDR-45541





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 27, 2012

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

**RE: SDR-45541 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - JUNE 2012**

Dear Applicant:

Your request for a Minor Site Development Plan Review FOR BUILDING FACADE AND SITE IMPROVEMENTS FOR A PROPOSED MOTOR VEHICLE SALES (USED) FACILITY on 4.2 acres at 3250 East Sahara Avenue (APN 162-01-801-017), C-2 (General Commercial) Zone, Ward 3 (Coffin), has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (Z-0023-85), except as amended herein.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/24/12 and 06/13/12, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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



Mr. David Nelson
Rhino Realty of Nevada, LLC
SDR-45541 - Page Two
June 27, 2012

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

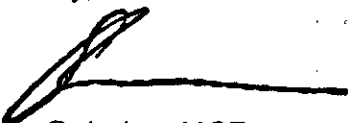
Public Works

10. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
11. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements, if any, in the Sahara Avenue public right-of-way adjacent to this site.
12. No displaying of vehicles for sale, parking or deliveries to this site shall be permitted in the Sahara Avenue public right-of-way.
- 13. -----Test drives shall be prohibited on residential streets and shall be limited to Master-----
Planned Streets only.

Mr. David Nelson
Rhino Realty of Nevada, LLC
SDR-45541 - Page Three
June 27, 2012

This action by the Department of Planning staff on June 27, 2012 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal stroke extending to the right.

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

Conditions Page Two
June 2012 - Administrative Review Meeting

7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
11. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements, if any, in the Sahara Avenue public right-of-way adjacent to this site.
12. No displaying of vehicles for sale, parking or deliveries to this site shall be permitted in the Sahara Avenue public right-of-way.
13. Test drives shall be prohibited on residential streets and shall be limited to Master Planned Streets only.

Staff Report Page One
June 2012 - Administrative Review Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Administrative Site Development Plan Review for site and façade improvements of an existing 25,650 square-foot Motor Vehicle Sales facility (New) at 3250 East Sahara Avenue. The applicant is proposing to make improvements to the site and request a change of use to a Motor Vehicle Sales (Used) facility, which is permitted in the C-2 (General Commercial) Zoning District with the approval of a related Special Use Permit (SUP-45539) scheduled to be heard by Planning Commission on July, 10 2012. The redevelopment is appropriate for the site and can be conducted in a manner that is harmonious and compatible with the surrounding uses; therefore, staff administratively approves this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
06/05/85	The City Council approved a request for a Site Development Plan Review (Z-0023-85) for a 25,650 square foot development of a New Car Dealership on 4.2 acres at 3250 East Sahara Avenue. The Planning Commission and staff recommended approval.
07/10/12	The Planning Commission will consider a request for a Special Use Permit (SUP-45539) for a Motor Vehicle Sales (Used) use at the subject site.

<i>Most Recent Change of Ownership</i>	
06/03/11	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
09/27/85	A building permit (#1020-2) was issued for a New Building for a Car Dealership at 3250 East Sahara Avenue. The permit was finalized 04/29/86.
11/27/07	A business license (A65-00070) was issued for Automotive Dealership at 3250 East Sahara Avenue. This license was no longer active as of 12/30/09.

<i>Pre-Application Meeting</i>	
05/16/12	A pre-application meeting was held with the applicant and submittal requirements for a Special Use Permit and Site Development Plan Review for a Motor Vehicle Sales (Used) use were discussed with the applicant.

Staff Report Page Two
June 2012 - Administrative Review Meeting

Neighborhood Meeting

A Neighborhood Meeting is not required for this application, nor was one held.

Field Check

05/31/12

Staff conducted a field check of the subject property and noted the site was a well maintained commercial development with numerous cars and trucks on the site.

Details of Application Request**Site Area**

Net Acres 4.2

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Motor Vehicle Sales (Used)	GC (General Commercial)	C-2 (General Commercial)
North	Single-Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Motor Vehicle Sales	CG (Commercial General- Clark County)	C-2 (General Commercial- Clark County)
East	Motor Vehicle Sales (Used)	GC (General Commercial)	C-2 (General Commercial)
West	Motor Vehicle Sales	CG (Commercial General- Clark County)	C-2 (General Commercial- Clark County)

Master Plan Areas	Yes	No	Compliance
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	Yes	No	Compliance
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	Y
Project of Regional Significance	X		Y

Staff Report Page Three
June 2012 - Administrative Review Meeting

DEVELOPMENT STANDARDS

Pursuant to Title Z-0023-85, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	100 Feet	453 Feet	Y
Min. Setbacks			
• Front	20 Feet	80 Feet	Y
• Side	0 Feet	0 Feet	Y
• Corner	15 Feet	23 Feet	Y
• Rear	20 Feet	N/A	N/A
Max. Lot Coverage	50 %	14 %	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Trellis	Y

Pursuant to 19.08 the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• South	1 Tree / 20 Linear Feet	20 Trees	14 Trees	Y
TOTAL PERIMETER TREES		20 Trees	14 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• South	15 Feet		10 Feet	Y
Wall Height	6 Feet Adjacent to Residential		6 feet to 8 Feet	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	140	Y

Staff Report Page Four
June 2012 - Administrative Review Meeting

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Motor Vehicle Sales (Used)	25,650 SF	1:500 SF	52				
TOTAL SPACES REQUIRED			52		316		Y
Regular and Handicap Spaces Required			52	3	3	8	Y

ANALYSIS

This is a request for a Site Development Plan Review for a proposed 25,650 square-foot Motor Vehicle Sales (Used) facility within an existing building. The proposed improvements include an interior renovation, façade improvements, reestablishing the frontage landscaping and the addition of a trash enclosure. The improvements to the structures will not increase the size or shape of the building footprint.

The exterior renovation will reface the elevations and facades with a bronze metal roof, Eldorado Cultured Stone veneer, sand and brown painted stucco. The proposed design features of the building elevations adheres to the guidelines provided by Title 19.08.040. The improved landscaping along the frontage of the property is located within the previously approved a 10-foot landscape buffer with 40 five-gallon Rosemary shrubs, 62 five-gallon Dwarf Green Myrtle shrubs, and a designed pattern of Sierra Gold decomposed granite ground covering with Boulders. The existing 14 Mexican Fan Palm trees will remain. There are no significant changes to the site requiring a major Site Development Plan Review and the previously approved landscaping of Site Development Plan Review (Z-0023-85) prevails. The proposed site plan provides a trash enclosure along the west property line meeting Title 19 standards.

The applicant is proposing to recoat and restripe the parking surface by providing 316 parking spaces and eight handicap spaces. The Motor Vehicle Sales (Used) use of the site requires 52 spaces, of which three must be handicap spaces and one be a van accessible space. The proposed plans meet the Title 19.08 requirements.

The Motor Vehicle Sales (Used) use is permitted in the C-2 (General Commercial) Zoning District with the approval of a related Special Use Permit (SUP-45539). The redevelopment is appropriate for the site and can be conducted in a manner that is harmonious and compatible with the surrounding commercial developments in the general area and along Sahara Avenue; therefore, staff administratively approves this request.

Staff Report Page Five
June 2012 - Administrative Review Meeting

FINDINGS (SDR-45541)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

A renovated 25,650 square-foot Motor Vehicle Sales (Used) Facility and site is compatible with the surrounding commercial developments in the general area and along Sahara Avenue.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed development is consistent with the Title 19.08 development standards, with the previously approved perimeter landscaping buffers.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Access to the site is provided by Sahara Avenue, a 140-foot Primary Arterial. The streets provide adequate traffic flow for the proposed 25,650 square-foot Motor Vehicle Sales facility on 4.2 acres.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The building and landscape materials for the proposed development approved by Site Development Plan Review (Z-0023-85) are appropriate for the location and the surrounding area.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed building elevations depict aesthetically pleasing facades and are harmonious and compatible with development in the area.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

Staff Report Page Six
June 2012 - Administrative Review Meeting

The project will be subject to a building permit review and inspections; therefore, appropriate measures will be taken to protect public health, safety and general welfare.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

City of Las Vegas

AGENDA MEMO - PLANNING

ADMINISTRATIVE REVIEW DATE: JUNE 2012

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: RHINO REALTY OF NEVADA, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SDR-45541	Staff APPROVES, subject to conditions:	N/A

**** CONDITIONS ****

SDR-45541 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (Z-0023-85), except as amended herein.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/24/12 and 06/13/12, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

DED

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

ROUTED ELECTRONICALLY / US MAIL

<CCSD>	LINDA PERRI	4190 MCLEOD DRIVE, 2 ND FLOOR
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 ND FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 ND FLOOR CITY HALL
*STREETS & SANITATION (DPW)	JERRY WALKER	DSC
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	DSC
*SID (DPW)	PATRICK MURPHY	DSC - 9 th 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 McKEOWN (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 th FLOOR
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 GRISSOM AVENUE, BUILDING 11, SUITE 103D

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

**SDR-45541 - SITE DEVELOPMENT PLAN REVIEW - ADMINISTRATIVE - APPLICANT/OWNER:
RHINO REALTY OF NEVADA, LLC** - For possible action on a request for a Minor Site Development Plan Review FOR BUILDING FACADE AND SITE IMPROVEMENTS FOR A PROPOSED MOTOR VEHICLE SALES (USED) DEALERSHIP on 4.2 acres at 3250 East Sahara Avenue (APN 162-01-801-017), Ward 3 (Coffin).

MINOR REVIEW ADMINISTRATIVE: **JUNE 15, 2012**

PLANNING SUPERVISOR: **STEVE GEBEKE**



ADMINISTRATIVE

Comments Due: **ASAP**

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:

**THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA**

Report Date 05/29/2012 12:46 PM

Submitted By

Page 1

A/P # 45541 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	05/24/2012 13:58	982998	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

SDR-45541 - MINDR SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: RHINO REALTY OF NEVADA, LLC - For possible action on a request for a Minor Site Development Plan Review FOR BUILDING FACADE AND SITE IMPROVEMENTS FOR A PROPOSED MOTOR VEHICLE SALES (USED) DEALERSHIP on 4.2 acres at 3250 East Sahara Avenue (APN 162-01-801-017), Ward 3 (Coffin).

Parent A/P #

Project # 45541 Project/Phase Name LOW BOOK SALES Phase #
Size/Area 4.20 ACRE 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

Report Date 05/29/2012 12:46 PM

Submitted By

Page 2

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
Expiration Date

CONTACT REQUIREMENTS

Licenses/
Orientation Attended Percent Owned Waiver Health Card Director Letter Original Transcripts

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
LONDON, UT 84042-1321
Seasonal Addr

Valid From To
Comments Davi Nielson

Report Date 05/29/2012 12:46 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration 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

SITE PLAN REVIEW

Y DINA Required? N Project of Regional Significance?

Entitlement Exercised?

N Parent Project link required?

Sustainable Component?

N Will this go to the City Council?

Hearing Type

Public, Non-Public, Admin ADMIN

Is there a condition of approval for a Required Review?

Staff Recommendation

If yes, when does it need to be reviewed?

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
07/10/2012	ADMIN	SCHEDULED		0	0	0
JMARSHALL	05/24/2012	JMARSHALL	05/24/2012			

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

Report Date 05/29/2012 12:46 PM

Submitted By

Page 4

Log Action Comments	Description	Entered By	Start	Stop	Hour
---------------------------	-------------	------------	-------	------	------

No Log Entries



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Administrative Minor Site Development Plan Review
 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 David F. Nielson

Subscribed and sworn before me

This 21st day of May, 2012

[Signature]

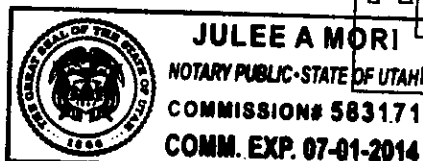
Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>SDR 45541</u>
Meeting Date:	<u>6-15-12 AM</u>
Total Fee:	<u>500.00</u>
Date Received:	<u>3-24-12</u>
Received By:	<u>[Signature]</u>

MAY 24 2012

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





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-45541** 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

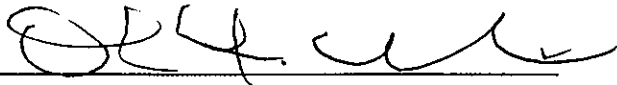
☒ No

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): _____

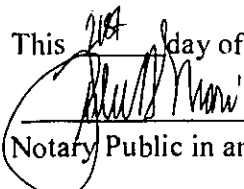
APN: _____

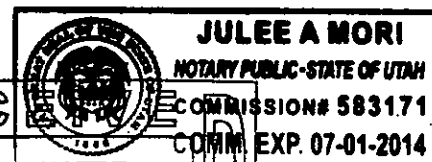
Signature of Property Owner: 

Print Name: David F Nielson

Subscribed and sworn before me

This 24th day of May, 20 12


Notary Public in and for said County and State



MAY 24 2012

f:\depot\Application Packet\Statement of Financial Interest.pdf

City of Las Vegas
Department of Planning



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:

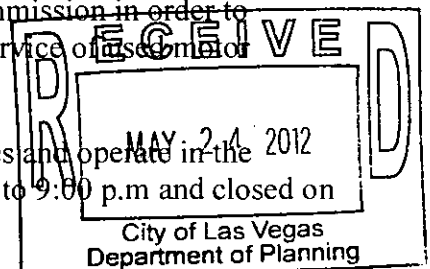
I am the owner, founder and Chairman of Low Book Sales & Leasing, Inc. ("Low Book Sales"). Low Book Sales' sister company Rhino Realty of Nevada LLC has purchased the above-referenced parcel numbers which are located at 3250 East Sahara Avenue (collectively the "Sahara Property").

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



Low Book Sales Automotive Group www.lowbooksales.com Toll Free 1-800-455-3399
3371 South State Street Salt Lake City, Utah 84115 P: (801) 474-3333 F: (801) 428-0464

SUP-45539
SDR-45541

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.

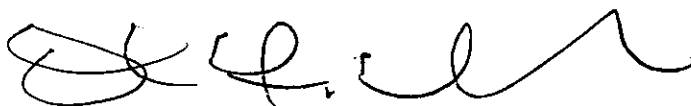
Title 19.18 of the Las Vegas Municipal Code sets forth various issues for the Planning Commission to consider when determining whether or not to approve a Special Use Permit. In order to approve a Special Use Permit, the Planning Commission must determine that: (1) the proposed use can be conducted in 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:

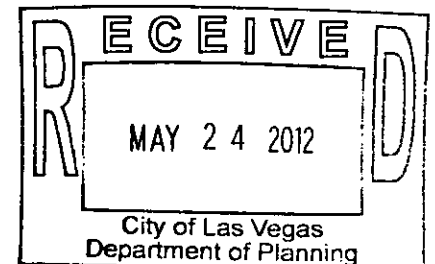
1. Most of the surrounding property areas are also used for the same purpose (i.e., the sale of motor vehicles), which indicates that Low Book Sales' intended use would be harmonious and compatible with the surrounding land uses and consistent with the General Plan.
2. The property is currently being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



RHINO REALTY OF NEVADA, LLC**Business Entity Information**

Status:	Active	File Date:	6/1/2011
Type:	Domestic Limited-Liability Company	Entity Number:	E0311242011-1
Qualifying State:	NV	List of Officers Due:	6/30/2012
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20111366693	Business License Exp:	6/30/2012

Additional Information

Central Index Key:	
--------------------	--

Registered Agent Information

Name:	PACIFIC REGISTERED AGENTS, INC.	Address 1:	1805 N CARSON STREET SUITE S
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89701
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	OREGON	Status:	Active

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
---------------------	---	-----------------	------

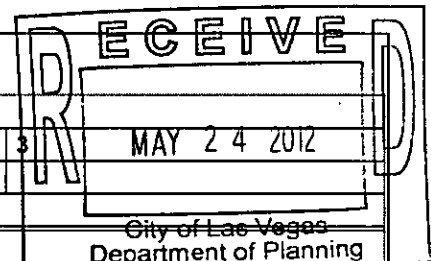
No stock records found for this company

Officers☐ Include Inactive Officers

Manager - DAVID F NIELSON			
Address 1:	590 NORTH STATE STREET	Address 2:	
City:	LINDON	State:	UT
Zip Code:	84042	Country:	USA
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20110410636-24	# of Pages:	3
File Date:	6/1/2011	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20110662661-61	# of Pages:	1
File Date:	9/12/2011	Effective Date:	
(No notes for this action)			



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

Its: Vice President

Jay Hunter

[Acknowledgment on following page]



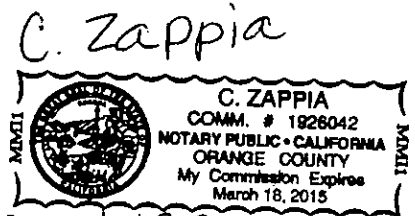
STATE OF CALIFORNIA)
) ss:
COUNTY OF Orange

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)



Comm# 1926042
EXP 3/18/2015

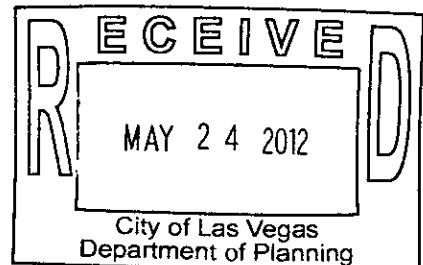
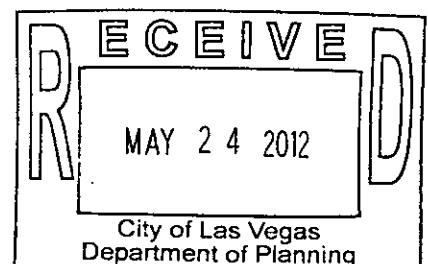


Exhibit "A"
To Grant, Bargain, and Sale Deed

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.



**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. ☒ 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: [Signature] Capacity: GRANTEE/BUYER
SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION**
(REQUIRED) (REQUIRED)

Print Name: Las Vegas (NV) 3250 East Sahara Avenue Syndicated Holdings, LLC, a California limited liability company

Address: c/o Bank of America 600 Anton Blvd., Suite 100

City: Costa Mesa

State: CA Zip: 92656

Print Name: Rhino Realty of Nevada, LLC, a Nevada limited liability company

Address: 590 North State
Linden

City: _____
State: UTAH Zip: 84042

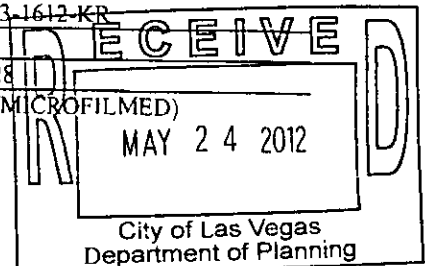
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company Esc. #: 11-03-1642-KR

Address: 2500 N Buffalo, Suite 150

City: Las Vegas State: NV Zip: 89128

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



**State of Nevada
Declaration of Value 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. ☒ 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: _____ 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

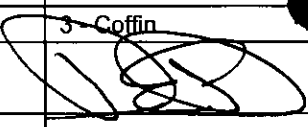
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

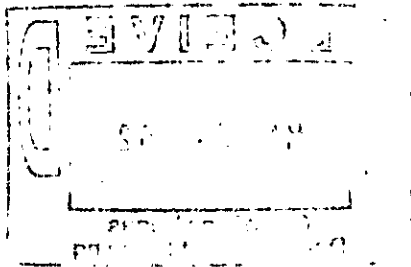
RECEIVE

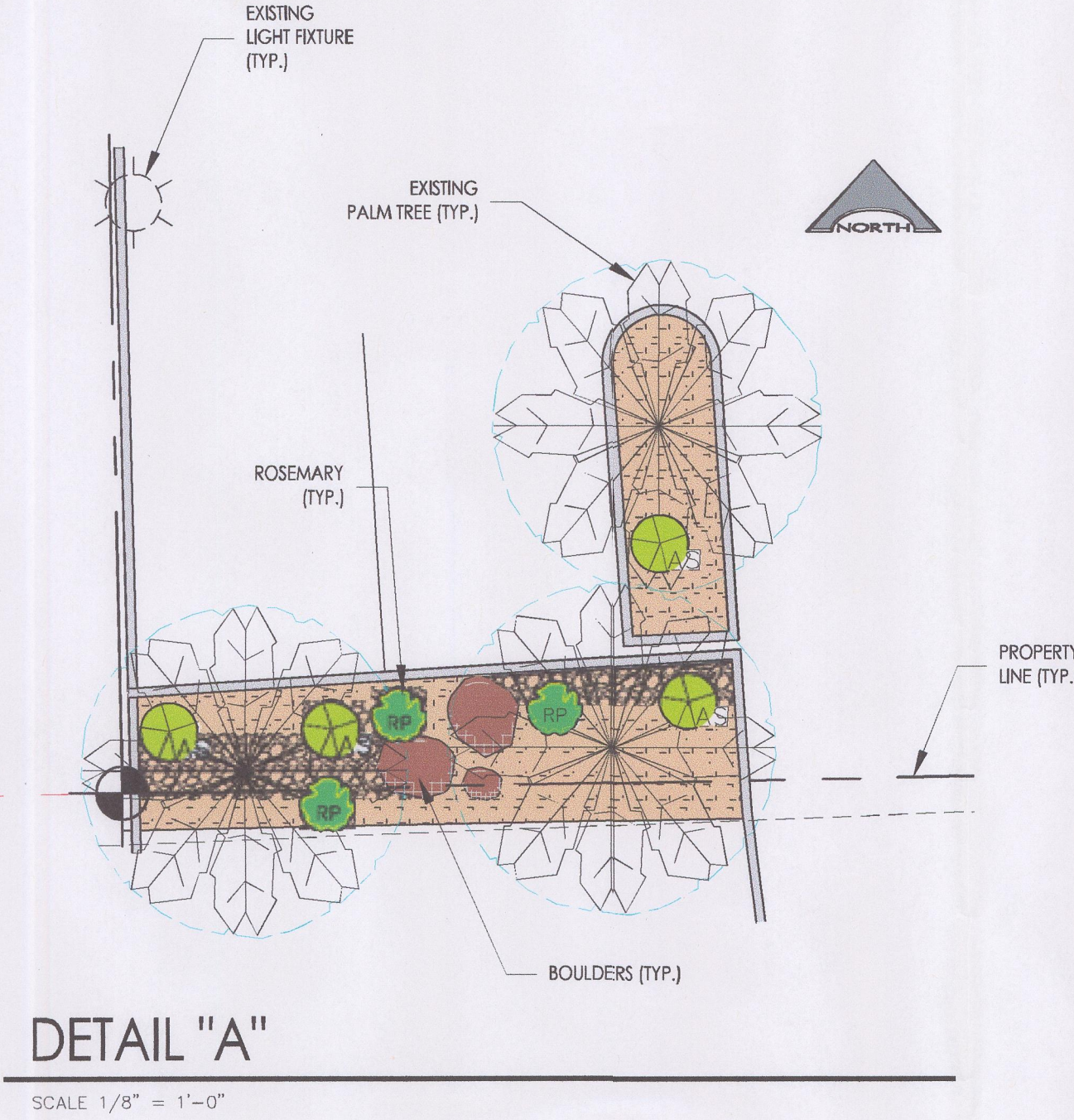
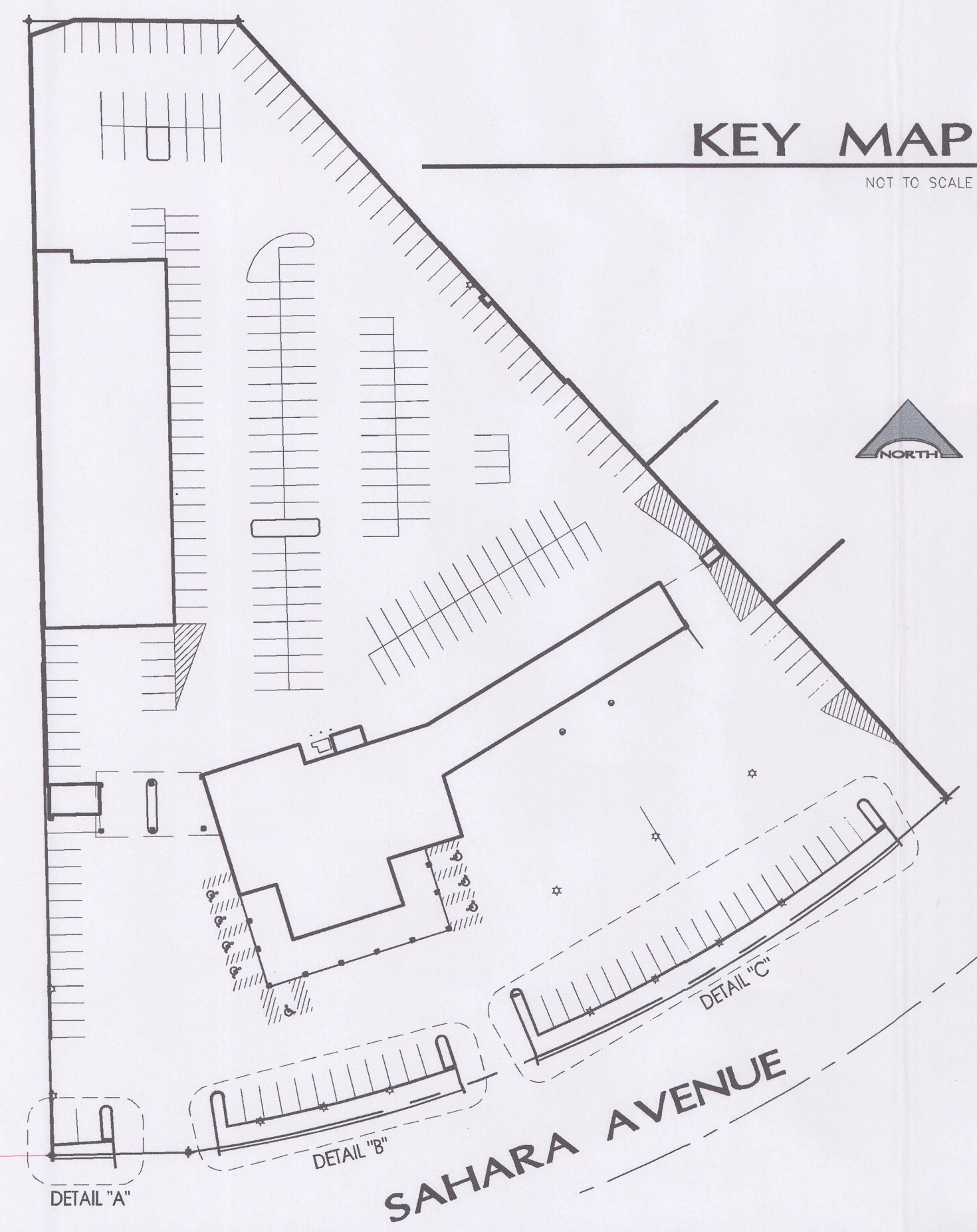
MAY 24 2012

City of Las Vegas
Department of Planning

Pre-Application Conference		City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)						
Item Required								
YES	NO	APPLICATION PACKET (ALL ITEMS IN THIS SECTION ARE REQUIRED FOR <u>EACH</u> APPLICATION TYPE, unless indicated otherwise)		Fees				
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")	Appl. Type SUP SDR	Application \$ 500.00 \$ 500.00 \$ \$	Notification \$ 500.00 \$ \$	Recordation \$ 30.00 \$ \$	Sub-Total \$ 1030.00 \$ 500.00 \$ \$
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots						
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)						
☒	☐	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS) PRS						
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)						
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)						
☐	☒	Cop(ies) of approval letter(s) for					Subtotal:	\$ 1530.00
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) - Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500					Grand Total All Fees:	\$ 1530.00
REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES): MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)								
☒	☐	SITE PLAN			TOTAL REQUIRED FOR ALL APPLICATIONS			
		North arrow, scale, and vicinity map			Folded Plans (5, plus 1 per application):		7	
		All property lines and present dimensions labeled			Colored, Rolled Plans:		1	
		All building setbacks labeled			Reduced Copy (8-1/2"x11" B/W; 1 per application):		1	
		All adjacent existing land uses and street names labeled			RECEIVED MAY 24 2012 City of Las Vegas Department of Planning			
		All points of ingress and egress shown						
		ADA accessibility requirements shown/labeled						
		Parking standard(s) utilized: 19.12						
		Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total						
		For residential subdivisions , provide a connectivity calculation						
		All free-standing sign locations shown and heights and sizes noted						
☒	☐	BUILDING ELEVATIONS			TOTAL REQUIRED FOR ALL APPLICATIONS			
		Scale and building dimensions labeled			Folded Plans (1 per application):		1	
		North, south, east, and west elevations of all buildings			Colored, Rolled Plans:		1	
		All building materials and colors noted			Reduced Copy (8-1/2"x11" B/W; 1 per application):		1	
		All wall sign locations shown and sizes noted			NOTES: SDR			
		Photo Reproduction of the Color & Materials Board (SDR applications only - May be included in elevations or as a separate color document at 8-1/2" by 11" in size)						
☒	☐	FLOOR PLANS			TOTAL REQUIRED FOR ALL APPLICATIONS			
		Scale and building dimensions labeled			Folded Plans (1 per application):		2	
		North arrow and scale			Rolled Plans:		2	
		All building entrances/exits shown			Reduced Copy (8-1/2"x11" B/W; 1 per application):		2	
		Use of all rooms noted/labeled			NOTES: SUP & SDR			
		Maximum Occupancy (per I.B.C.)						
		Seating Capacity (where applicable)						
☒	☐	LANDSCAPE PLAN			TOTAL REQUIRED FOR ALL APPLICATIONS			
		North arrow, scale, and vicinity map			Folded Plans (1 per application):		1	
		All property lines and present dimensions labeled			Colored, Rolled Plans:		1	
		All required perimeter landscape planters shown			Reduced Copy (8-1/2"x11" B/W; 1 per application):		1	
		All required parking lot fingers/islands shown			NOTES: SDR			
		Quantity, size, species/variety of all trees, shrubs, and ground cover						
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.								
APN(s):		162-01-801-017		Application Type:		Special Use Permit & Site Development Plan Review Minor		

Location:	3250 E SAHARA AVENUE	Application Purpose:	Auto Dealership
Ward:	3 - Coffin	Pre-App. Meeting Date:	05/16/12
Planner's Signature:		Submittal Deadline:	05/24/12 - no later than 2:00 pm
Planner:	Dan Donley, Planner II - 229-2087	Earliest PC / CC Meeting Dates:	07/10/12 PC - 08/15/12 CC (Cycle 7)

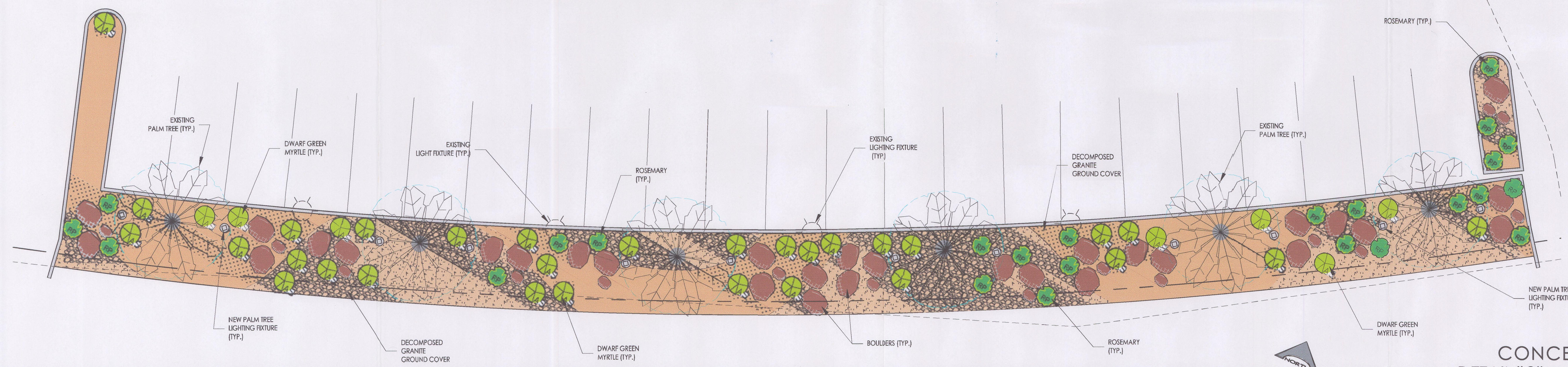
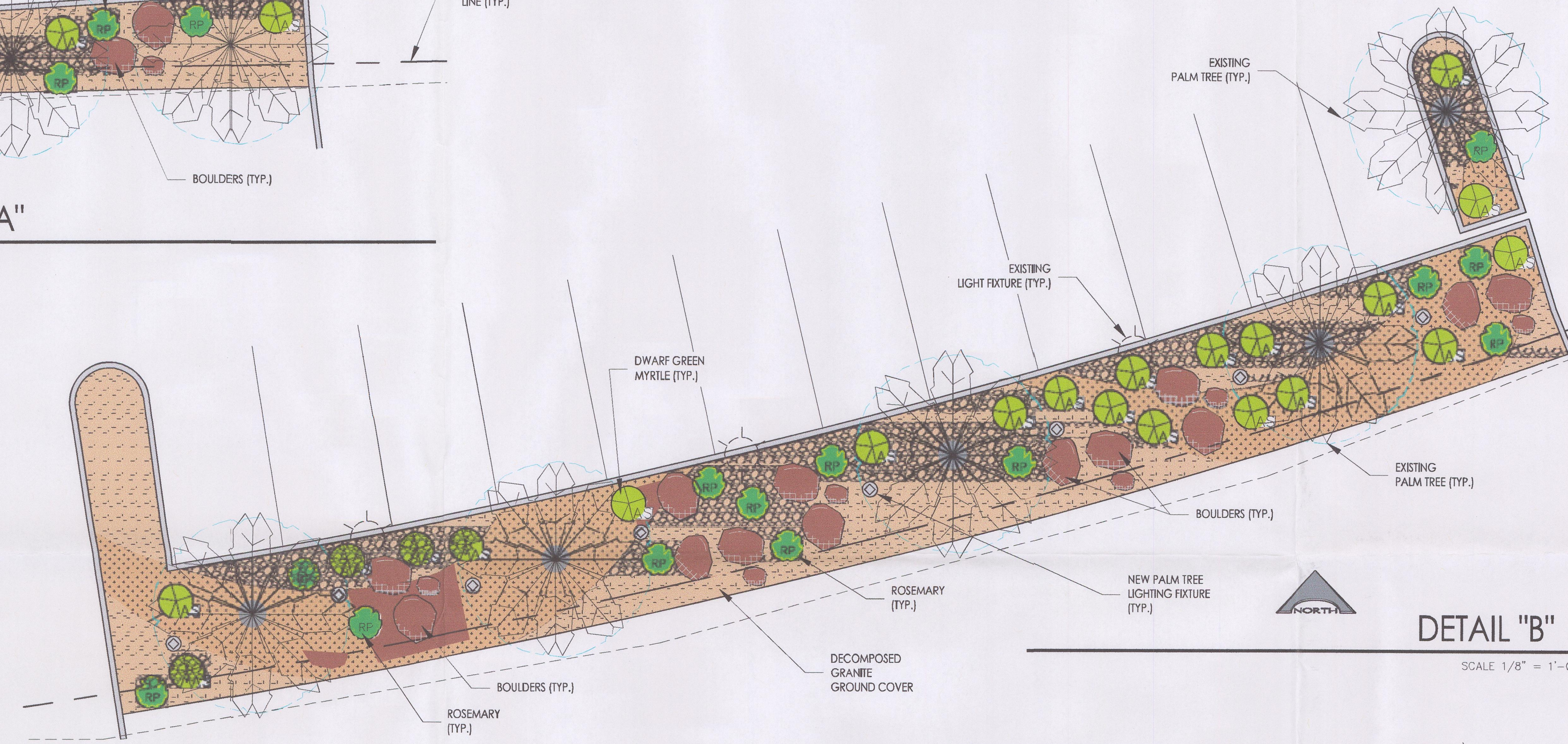




LANDSCAPE LEGEND

BOTANICAL/COMMON NAME	SIZE	QTY
ROMARINUS OFFICINALE/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

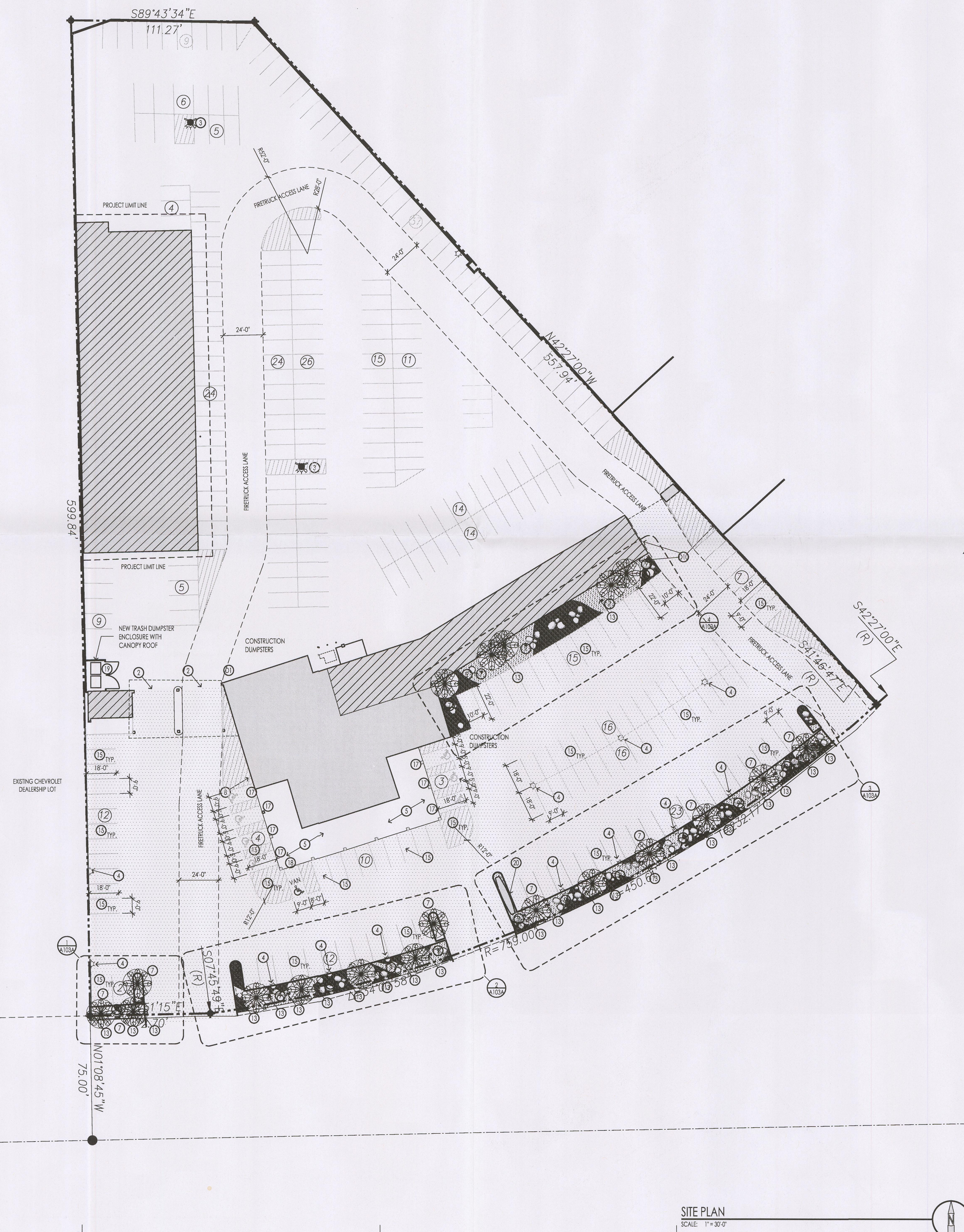


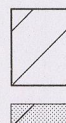
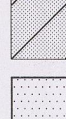
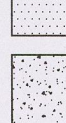
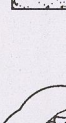
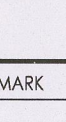
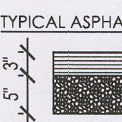
LOW BOOK SALES - LAS VEGAS
Rhino Realty



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

SDR-45541
REVISED



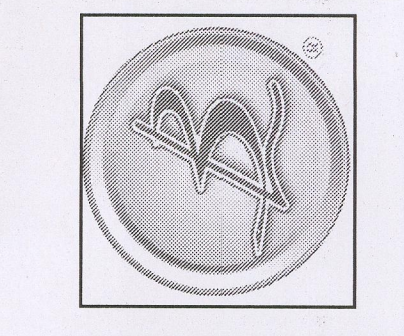
SITE PLAN LEGEND		
HATCH PATTERN	SECTION	DESCRIPTION
	0000	EXISTING BUILDING TO BE RENOVATED
	0000	EXISTING FREE STANDING SERVICE DRIVE THRU BUILDING TO BE DEMOLISHED.
	0000	EXISTING BUILDING WITH NO INTERIOR WORK.
	0000	EXISTING ASPHALT PAVING TO BE RE-COATED AND RESTRIPPED PER NEW SITE PLAN AND SPECIFICATIONS
	0000	EXISTING CONCRETE SLAB TO BE SHOT-BLAST, RE-FINISHED, AND RESEALED PER SPECIFICATIONS.
	0000	EXISTING SITE LIGHTING POLE AND FIXTURE TO REMAIN, PROTECT DURING CONSTRUCTION.
	0000	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, WHETHER KEYNOTED OR NOT.	
8	PROTECT AND REPAIR EXISTING BOLLARDS AS SELECTED BY ARCHITECT.	
9	NEW EXTERIOR LANDSCAPING, SEE DETAILED LANDSCAPE PLANS FOR DESIGN.	
10	NEW ACCESSIBLE PARKING STRIPING AS PER DETAIL D11/G008 FOR THE CAR STALL AND DETAIL C11/G008 FOR THE VAN STALL.	
11	NEW ADA RAMP AND NEW RAILING ATTACHED TO EXISTING STAIR - SEE DETAIL E4/A302.	
12	EXISTING ASPHALT, CONCRETE CURBS, GUTTERS, WALKS, STEPS, SLABS, ETC. 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 1/4".	
15	NEW PARKING STRIPING (NO DIMENSIONS SHOWN) AND AS PER DETAILS.	
16	NEW ACCESSIBLE ACCESS RAMP - SEE DETAIL B1/G008.	
17	NEW ACCESSIBLE VAN PARKING SIGN - SEE DETAIL A11/G006.	
18	NEW ACCESSIBLE CAR PARKING SIGN - SEE DETAIL C11/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 FREED 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 RENOVATED. IF ANY SERVICES TO EXISTING BUILDING TO BE RENOVATED 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		
OVERALL PARKING SPACES	30 SPACES + ADA SPACE	
SOVEREIGNAL OVERCROW PARKING	1 SPACE	
NORTH SERVICE & OVERCROW PARKING	30 SPACES + ADA VAN SPACE + ADA SPACE	
TOTALS	71 SPACES + ADA VAN SPACE + 2 ADA SPACE	
PAVEMENT NOTES		
PAVEMENT NOTES: 1. ASPHALT PAVEMENT: USE ASPHALT CONCRETE SPECIFIED IN ASPHA SECTION 02742. A. METAL: USE NO GREATER THAN 1/2" AND NOT LESS THAN 1/2" AS MEASURED AFTER COMPACTION. B. COMPACT: WITHIN THE RANGE OF 94 TO 96 PERCENT RELATIVE TO THE ASTM D 1557 (MARSHALL METHOD) OR 95 TO 97 PERCENT RELATIVE TO ASTM D 2922 (NICKER METHOD). 2. UNGRAVELLED BASE COURSE: PROVIDE MATERIAL SPECIFIC IN ASPHA SECTION 02742. TOTAL: PROVIDE MATERIAL SPECIFIC IN ASPHA SECTION 02742. 3. SUB: COMPACT THE ASPHALT SECTION TO A MINIMUM PRODUCTION DENSITY OF 98 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
5311 South West Loop #300
Las Vegas, NV 89121
Phone: (702) 584-0555
Fax: (702) 584-1425

The design shown and described herein including all technical drawings, graphic representation & models, prepared and submitted for review and approval, shall be the property of the architect and shall not be reproduced, copied, or transmitted in any form without the written consent of the architect. These drawings are available for limited review and reproduction by the client, contractor, engineer, government agencies, utilities, and other personnel only in accordance with the terms.

LOW BOOK SALES
LAS VEGAS DEALERSHIP
3350 E. SAVANNAH AVE.
LAS VEGAS, NEVADA



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

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

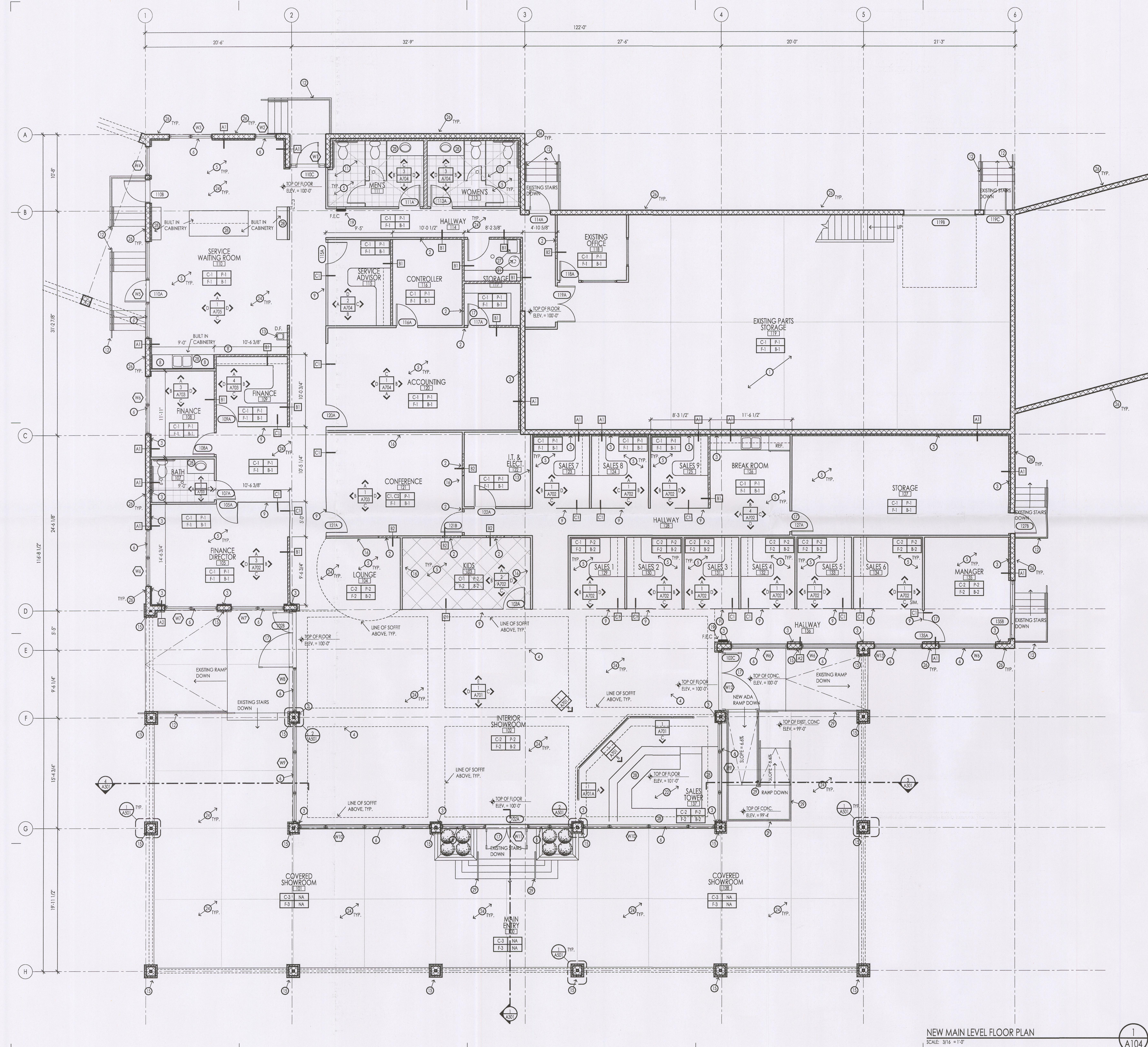
TITLE:
OVERALL
SITE PLAN
SHEET

A 103

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



SDR-45541
REVISED



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

REMODELED FLOOR PLAN LEGEND

	EXISTING STUD WALLS TO REMAIN		INTERIOR ELEVATION MARKERS
	EXISTING FIRE WALLS TO REMAIN - SEE FIRE BARriers AS PER IBC 703.2(5.3.1.4) - SEE DET. 01.01 FOR FIRE RATED PENETRATIONS		BUILDING GRID TAG
	NEW METAL STUD WALLS ON ONE OR TWO SIDES OF EXISTING MASONRY AND BRICK VENEER WALL		WALL SECTION MARKERS
	NEW METAL STUD WALL, SEE WALL TYPES PLAN FOR DETAILS		DOOR MARKER
	LINE OF BEAM OR SOFFIT ABOVE		WINDOW MARKER
	NON-RATED, SEMI-RECESSED FIRE EXIT DOOR		WALL TYPE MARKER
	EXISTING WINDOW		DETAIL MARKER
	NEW WINDOW		KEYNOTE MARKER
	REMOVE & REUSE, SEE SCHEDULE & KEYNOTES		REVISION MARKER

REMODELED FLOOR PLAN KEY NOTES

MARK DESCRIPTION

01 NO WORK OCCURS IN THIS ROOM.

02 ALIGN NEW STUD & CIP. RD. WALL WITH EXISTING WALL.

03 FLUR CUT WALL WITH METAL STUDS AND DRYWALL. SEE WALL TYPES DETAILS.

04 LINE OF ROOF AND BEAMS ABOVE. PAINT AS SELECTED. SEE REC. CEILING PLAN.

05 SEAM 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 SHELVEING. SEE ELEVATION AND DETAILS.

08 VENDING MACHINES, POPCORN MACHINE, SODA MACHINE, TYP. (N.C.) COORDINATE WITH OWNER FOR ELECTRICAL AND PLUMBING REQUIREMENTS.

09 NEW FULL HEIGHT SHARPED GLASS WALLS AND DOORS. SEE INTERIOR ELEVATIONS, DETAILS & SPECIFICATIONS. TYPICAL.

10 NEW STAINLESS STEEL BATH PARTITIONS. SEE DETAILS & SPECIFICATIONS.

11 NEW RESTROOM TALL PAINT. PLUMBING FIXTURES. SEE REC. SCHEDULES AND BELLS.

12 REPAIR ALL EXISTING HANDRAILS AND GUARDRAILS. SHOWN OR NOT COLOR AS SELECTED BY ARCHITECT.

13 DATA AND VOICE HOME RUN LOCATION. COORDINATE WITH OWNERS IF TECH. SERVICES AND ELECTRICAL DESIGNS/REBUILD CONTRACTOR.

14 NEW DRINKING FOUNTAINS AND TEE BACKPLASHES. SEE INTERIOR ELEVATIONS & SPECIFICATIONS.

15 EXT. MASONRY WALL OR COLUMNS W/ NEW CULTURED STONE VENEER. SEE ELEV. & DLS.

16 NEW LCD TV TELEVISION LOCATION. COORDINATE WITH OWNERS IF 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 1/2" 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 SCHER AREA BASED PLATFORM FLOOR, STAIRS, AND CABINERY. SEE ENLARGED PLAN, ELEVATIONS, AND DETAILS.

23 EXISTING STORAGE SHELVES TO BE REMOVED AND REPLACED WITH NEW SHELVING.

24 SHOT BLAST CONCRETE SLAB 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 SELECTED BY OWNER/ARCHITECT. SEE PAINT SPECIFICATIONS.

27 NEW FLOOR MOUNTED SINK LINE. CIP IN DRAIN LINE TO WOMEN'S FLOOR DRAIN. AND PROVIDE NEW HOT AND COLD WATER SUPPLY LINES.

28 NEW BUILT IN CABINERY OR VANITY WITH NEW COUNTERTOPS, BACKSPLASHES, ECT. SEE INTERIOR ELEVATIONS AND DETAILS.

29 NEW GALLY FINISHED HANDRAILS AND GUARDRAILS FOR STAIRS AND RAMPS. SEE DETAILS. PAINT AS SELECTED BY OWNER.

REMODELED PLAN GENERAL NOTES

1. SEE PROJECT SPECIFICATIONS AND SHEET G-003 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/REBUILD DRAWINGS AND OWNER FOR DATA AND TELEVISION REQUIREMENTS AND SPECIFICATIONS.

5. COORDINATE WITH MECHANICAL DESIGN/REBUILD 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
Architect

License No. #5601

5101 South 190 East #200
Salt Lake City, Utah 84117
Phone: (801) 588-5555
Fax: (801) 588-4425

This design is not to be used for construction without the written consent of the architect. Any reproduction or use of this design without the written consent of the architect is prohibited. The architect assumes no responsibility for the construction of the project unless the architect is specifically engaged to do so. The architect's responsibility is limited to the design and construction of the project as shown on the drawings and specifications. The architect does not warrant the accuracy or completeness of the information provided by the owner or third parties. The architect's liability is limited to the design and construction of the project as shown on the drawings and specifications. The architect does not warrant the accuracy or completeness of the information provided by the owner or third parties. The architect's liability is limited to the design and construction of the project as shown on the drawings and specifications.

**LOW BOOK SALES
LAS VEGAS DEALERSHIP**

3350 E. SAHARA AVE.
LAS VEGAS, NEVADA

DATE: MAY 23, 2012

REVISION:

DATA:

project no:

drawn by:

checked by:

RECEIVED

MAY 24 2012

City of Las Vegas
Department of Planning

11:04
CRS
KPN

TITLE

**MAIN LEVEL
FLOOR PLAN**

SHEET

A 104

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

**SUP-45539
SDR-45541**



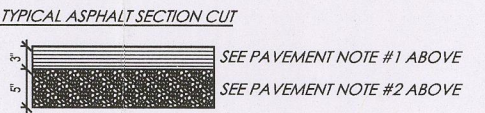
DEMOLITION SITE PLAN LEGEND		
HAIR/PATTERN	SECTION	DESCRIPTION
[Pattern]	00000	EXISTING BUILDING TO BE REMODELED
[Pattern]	00000	EXISTING FREE STANDING SERVICE DRIVE THRU BUILDING TO BE DEMOLISHED
[Pattern]	00000	EXISTING BUILDING WITH NO INTERIOR WORK
[Pattern]	00000	EXISTING ASPHALT PAVING TO BE RE-COATED AND RE-STRIPPED PER NEW SITE PLAN AND SPECIFICATIONS
[Pattern]	00000	EXISTING CONCRETE SLABS TO BE SHOT BLAST, RE-STAINED, AND RESEALED PER SPECIFICATIONS
[Pattern]	00000	EXISTING SITE LIGHTING POLE AND FIXTURE TO REMAIN, PROTECT DURING CONSTRUCTION
[Pattern]	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 FPE 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, WHETHER KEYNOTED OR NOT
D7	EXISTING GRAVEL GROUND COVER 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 MASONRY WALL AND FENCE TO PREPARE FOR NEW PAINT
D11	EXISTING SERVICE DROP OFF KIOSK TO BE 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 SUBSERVICES 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 020405. 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 2922 (MARSHALL METHOD) OR 93 TO 97 PERCENT RELATIVE TO ASTM D 1556 (RICE METHOD). 2. UNTREATED BASE COURSE: PROVIDE MATERIAL SPECIFIC IN APWA SECTION 020600. DO NOT USE GRAVEL OR SEWER ROCK. 3.2022: COMPACT PER APWA SECTION 020600 TO A MINIMUM PROCTOR DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8" BEFORE COMPACTION. TYPICAL ASPHALT SECTION CUT 	

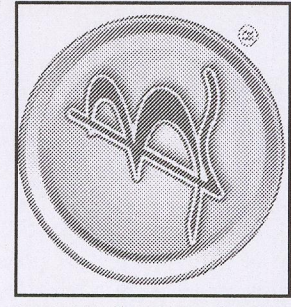
Kenny P. Nicholes
Architect

License No. #5601
5151 South 900 East #200
Salt Lake City, Utah 84117
Phone: (801) 269-0055
Fax: (801) 269-1425

The design shown and described herein including all technical drawings, graphic representation & model, printed, any proprietary & can not be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from KPM-AIA Architects, PC.

These drawings are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors, and office personnel only in accordance with this notice.

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



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

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

TITLE
SITE DEMOLITION
PLAN

SHEET

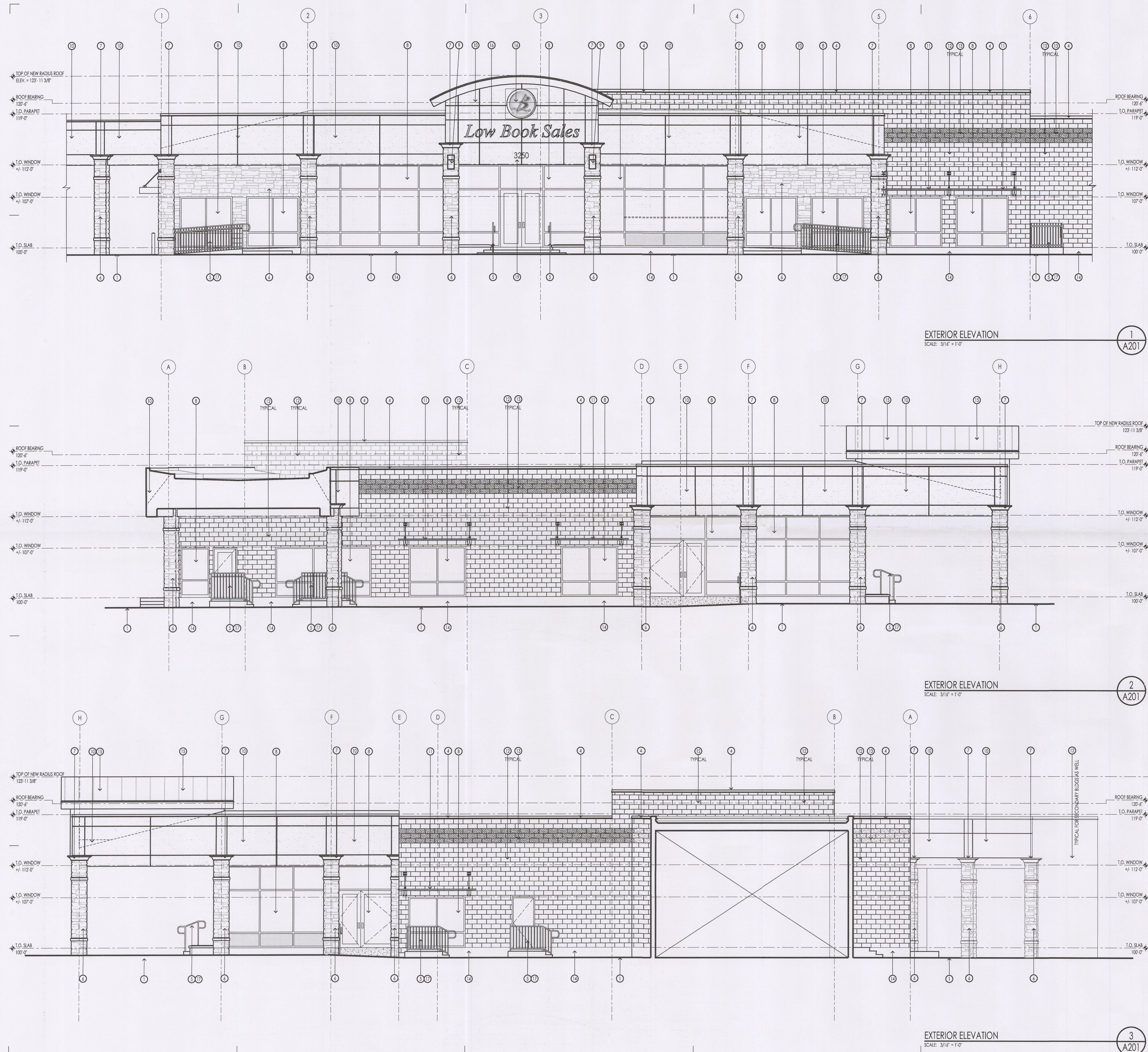
A 100



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

SDR-45541

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



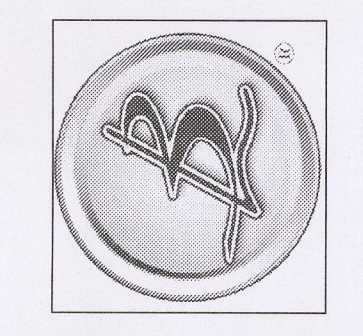
EXTERIOR ELEVATION LEGEND	
HATCH/PATTERN	DESCRIPTION
	EXISTING BUILDING MASONRY WALLS. CLEAN, FILL AND REPAIR ALL AS SELECTED BY OWNER/ARCHITECT. SEE SPECIFICATIONS.
	EXISTING BUILDING MASONRY WALLS WITH NEW PAINTED ACCENT. CLEAN, FILL AND REPAIR ALL AS SELECTED BY OWNER/ARCHITECT. SEE SPECIFICATIONS.
	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.
	BUILDING SECTION TAG.
	WALL SECTION TAG.
	WINDOW TAG - SEE A-601.
	DETAIL TAG.
	INSTRUCTIONAL KEYNOTE TAG.
	REVISION TAG.
	SPECIFICATION KEYNOTE.
	SEE SHEET A002 FOR GENERAL LIST OF SPECIFICATION KEYNOTES.
EXTERIOR ELEVATION KEY NOTES	
MARK	DESCRIPTION
01	EXISTING FRESH 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. REPAIR AS SELECTED BY OWNER/ARCHITECT.
05	EXISTING METAL RAILING. REPAIR AS SELECTED BY OWNER/ARCHITECT.
06	NEW CULTURED 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 SYSTEMS WITH NEW GLAZING. SEE DETAILS AND SPECIFICATIONS.
09	NEW EXTERIOR SCISSOR 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 IRILLS. SEE DETAILS.
12	REPAIR ALL EXISTING BLOCK WALLS OF EXISTING 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 INFO AS REQUIRED.
17	REPAIR, PRIME & REPAINT ALL EXISTING EXTERIOR METAL RAILING. ECT AS SELECTED.
18	REPAIR, PRIME & REPAINT ALL EXISTING METAL MAN AND ROLL UP DOORS AND REPLACE DOOR HANDWARE.
19	NEW BUILDING NUMBERS FOR BUILDING ADDRESS. COORDINATE WITH SIGNAGE PROVIDER AND OWNER FOR STYLE, COLOR, AND FINAL MOUNTING LOCATION.

Kenny P. Nicholes
Architect

License No. #5601
3511 South 400 East #200
Salt Lake City, Utah 84117
Phone: (801) 241-0033
Fax: (801) 241-4525

The design is shown and described herein for the building of the project shown, and the design is not to be copied, reproduced, or otherwise used without the written permission of the architect. The design is not to be used for any other project without the written permission of the architect.

LOW BOOK SALES
LAS VEGAS DEALERSHIP
3550 E. SAHARA AVE.
LAS VEGAS, NEVADA



DATE: MAY 23, 2012
REVISION:



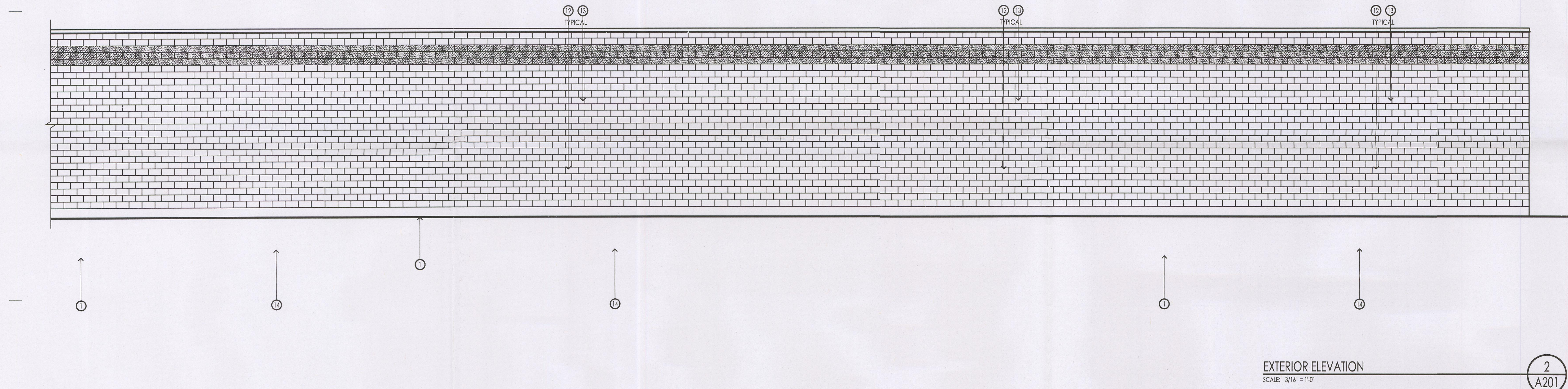
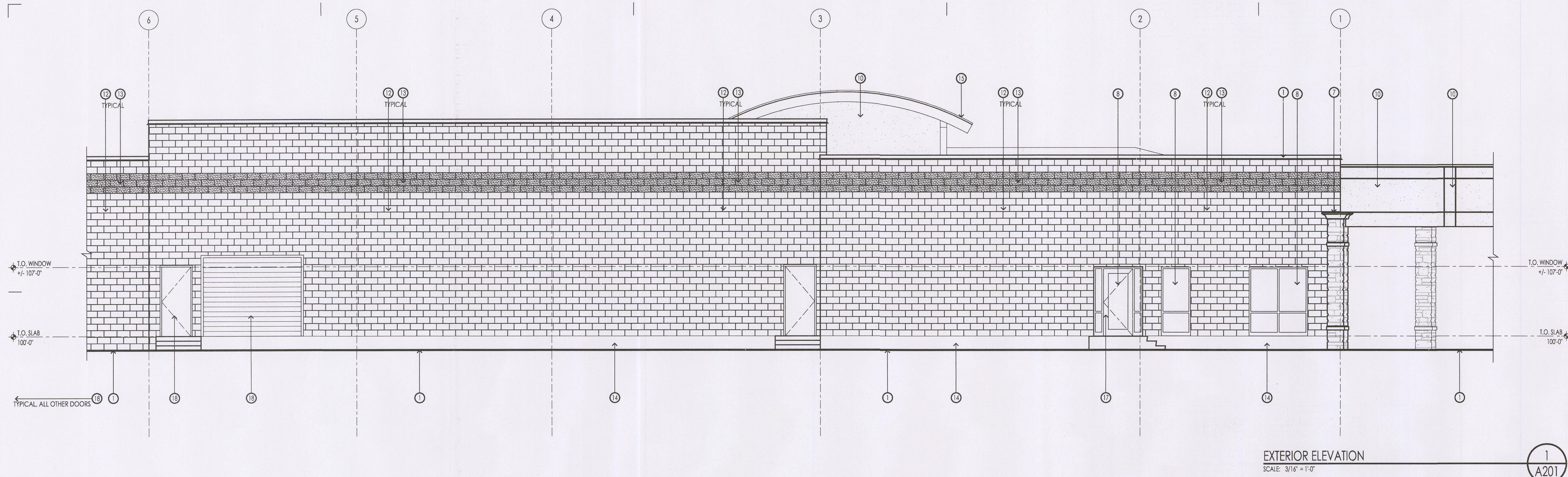
DATA:
project no: 11-044
drawn by: CRS
checked by: KPN

TITLE
EXTERIOR ELEVATIONS

SHEET

A 201

SUP-45539
SDR-45541



△ 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.

EXTERIOR ELEVATION LEGEND	
HATCH PATTERN	DESCRIPTION
	EXISTING BUILDING MASONRY WALLS. CLEAN, FILL AND REPAINT ALL AS SELECTED BY OWNER/ARCHITECT. SEE SPECIFICATIONS.
	EXISTING BUILDING MASONRY 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.
⊗	WINDOW TAG - (SEE A-601).
⊙	INSTRUCTIONAL KEYNOTE TAG.
△	REVISION TAG.
XXXXXX-XX	SPECIFICATION KEYNOTE. SEE SHEET A-602 FOR GENERAL LIST OF SPECIFICATION KEYNOTES.
EXTERIOR ELEVATION KEY NOTES	
MARK	DESCRIPTION
01	EXISTING FINISH GRADE TO REMAIN. TYPICAL.
02	CUT BACK ALL EXISTING GULLY LAM BEAM TAILS TO FIT IN NEW PARAPET WALL. SEE DETAIL. NOT USED.
03	REPAIR ALL EXISTING METAL FASCIA. REPAIR AS SELECTED BY OWNER/ARCHITECT.
04	EXISTING METAL RAILING. REPAIR AS SELECTED BY OWNER/ARCHITECT.
05	NEW CULTURED STONE VENEER OVER EXISTING MASONRY COLUMNS. SEE DETAILS AND SPECIFICATIONS.
06	NEW STUCCO COLUMN CAP AS PER DETAILS.
07	NEW ALUMINUM STOREFRONT WINDOW AND DOOR SYSTEMS WITH NEW GLAZING. SEE DETAILS AND SPECIFICATIONS.
08	NEW EXTERIOR 3000CH LIGHT FIXTURE. PROVIDE POWER FROM PANEL AND COORDINATE WITH OWNER ON FIXTURE SELECTION.
09	NEW BUILDING PARAPET WALL WITH STUCCO EXTERIOR FINISH WITH DETAIL SCORE JOINTS. SEE DETAILS.
10	NEW GALV. STEEL AND POWDERCOATED WINDOW TRILLS. SEE DETAILS.
11	REPAIR ALL EXISTING BLOCK WALLS OF ENTIRE BUILDING AS SELECTED BY OWNER/ARCHITECT.
12	NEW PAINTED COLOR ACCENT STRIP ON EXISTING BLOCK WALL AS SELECTED BY OWNER/ARCHITECT.
13	RE-PLASTER ALL EXISTING EXPOSED FOUNDATION WALLS. TYPICAL.
14	NEW STANDING SEAM METAL ROOF AS SELECTED. SEE SPECIFICATIONS.
15	NEW BUSINESS SIGNAGE AS SELECTED BY OWNER. COORDINATE WITH SUPPLIER TO PROVIDE MOUNTING BRACKETS, POWER, AND OTHER ITEMS AS REQUIRED.
16	REPAIR PRIME & REPAIR ALL EXISTING EXTERIOR METAL RAILING, ECT AS SELECTED.
17	REPAIR PRIME & REPAIR EXISTING METAL MAN AND ROLL UP DOORS AND REPLACE DOOR HARDWARE.
18	NEW BUILDING NUMBERS FOR BUILDING ADDRESS. COORDINATE WITH SIGNAGE PROVIDER AND OWNER FOR STYLE, COLOR, AND FINAL MOUNTING LOCATION.

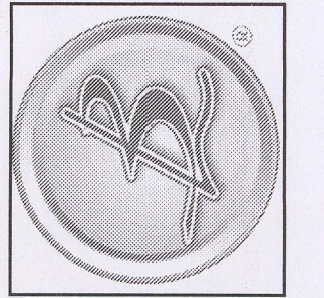
Kenny P. Nicholes
Architect

License No. #5601

5341 South 900 East #200
Las Vegas, NV 89117
Phone: (801) 288-0355
Fax: (801) 288-1452

The designs shown and described herein including all the project drawings, plans, specifications and notes, are prepared by the architect and are not to be copied, reproduced, or otherwise used without the written consent of the architect. These drawings are available for limited review and reproduction by clients, consultants, contractors, government agencies, and others, and are not to be used for any other purpose without the written consent of the architect.

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



DATE: MAY 23, 2012

REVISION:
△ JUNE 12, 2012

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

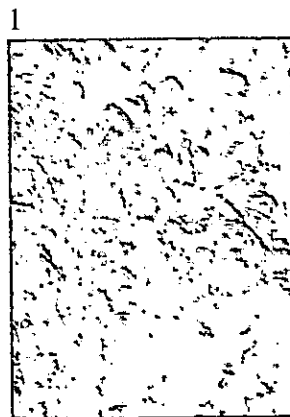
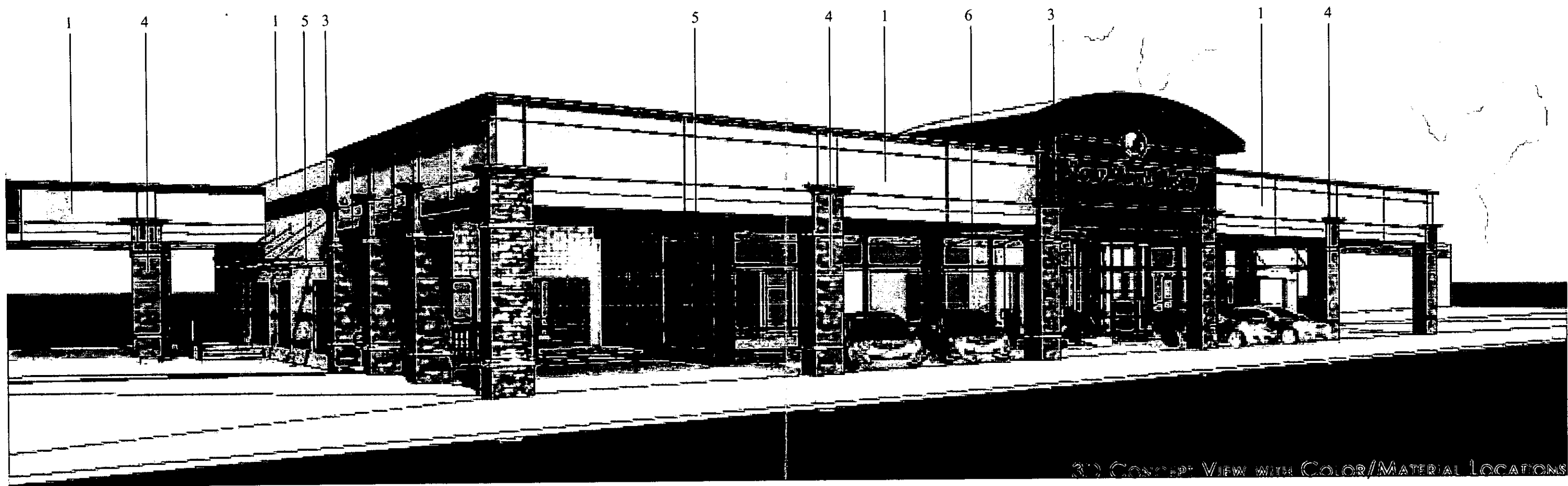
TITLE
EXTERIOR
ELEVATIONS

SHEET

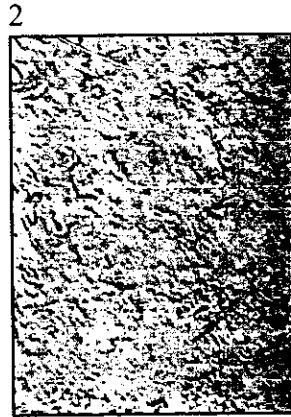
A 202



SDR-45541
REVISED



1
STUCCO FIELD COLOR &
PAINTED BLOCK



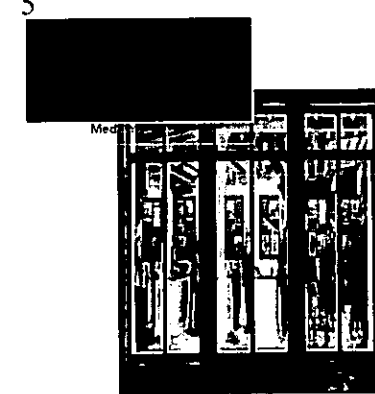
2
STUCCO ACCENT COLOR &
PAINTED BLOCK



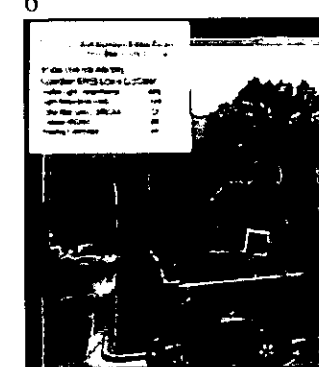
3
METAL ROOF & AWNINGS -
MBCI BRONZE



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

SDR-45541
REVISED

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

