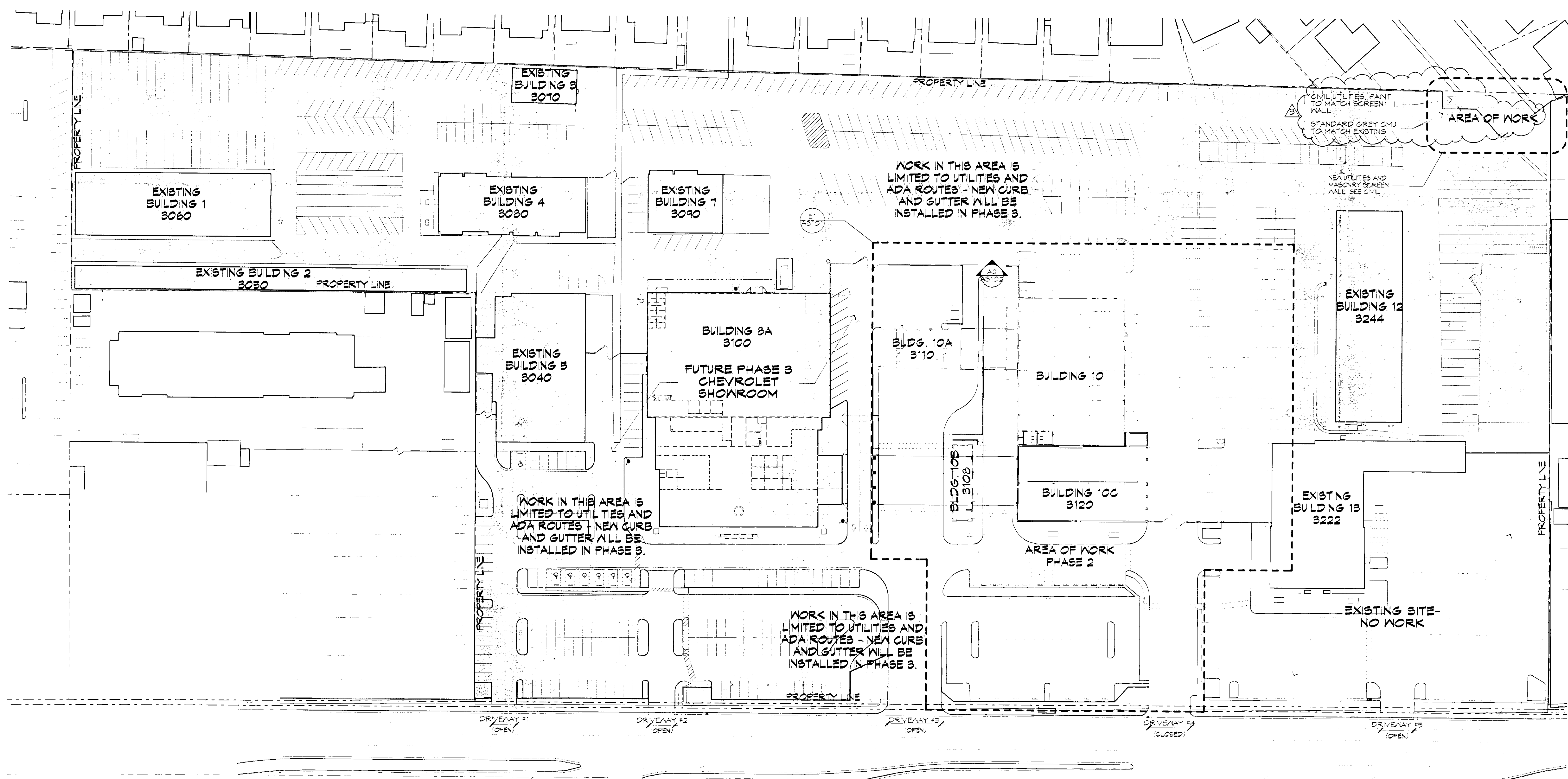
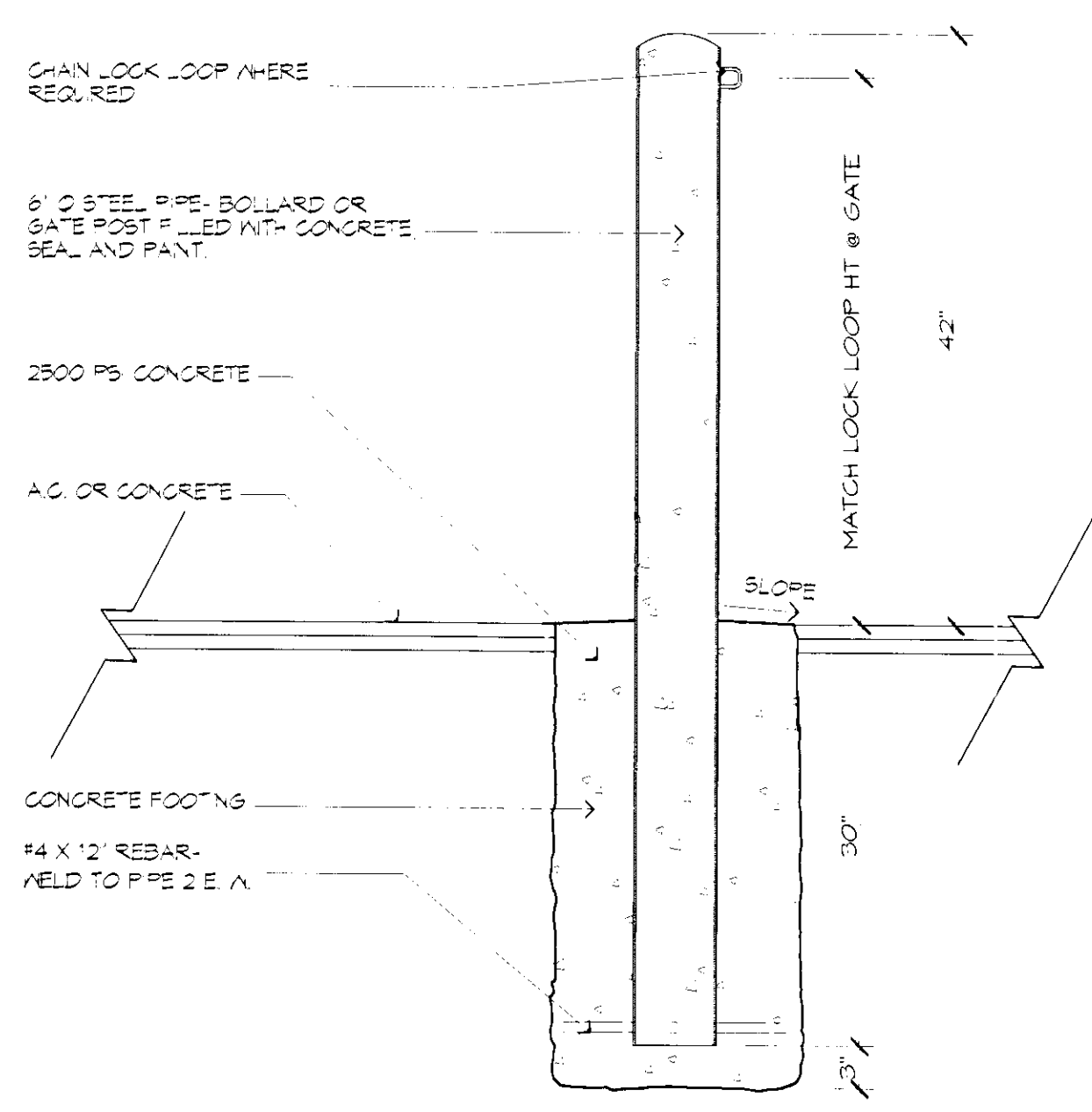
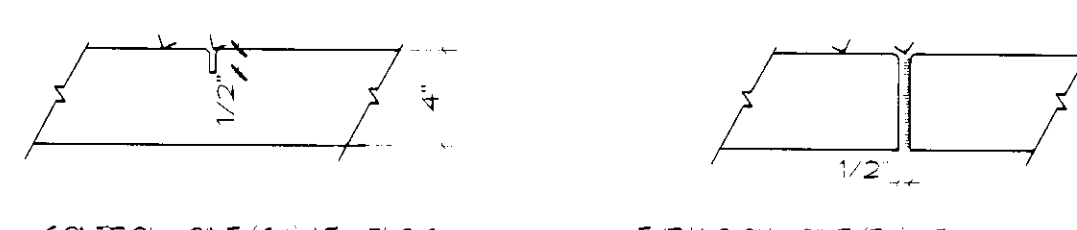




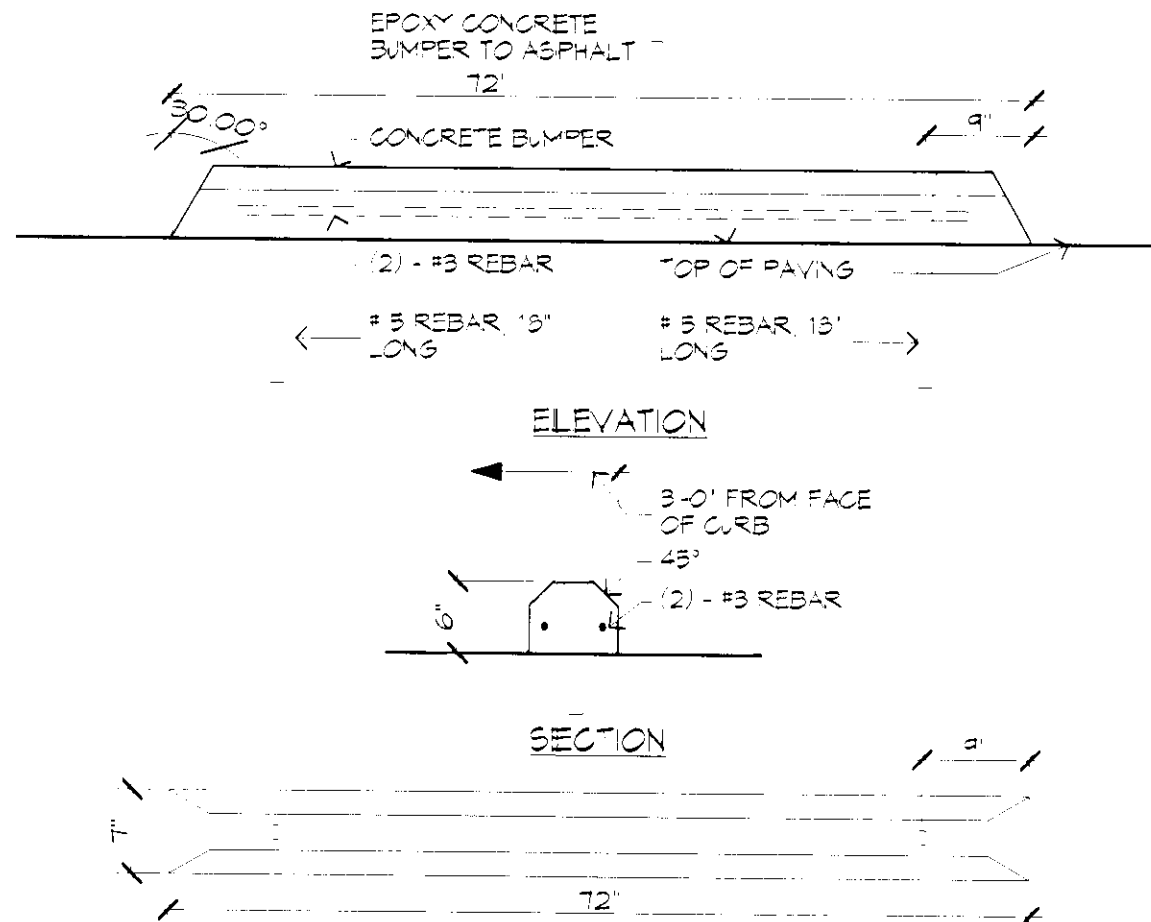
OVERALL SITE PLAN



BOLLARD DETAIL



SIDEWALK JOINTS



WHEEL STOP

ALL SITE PLAN REQUIREMENTS TO BE DONE OUTSIDE OF REGULAR BUSINESS HOURS OF 8AM-5PM DUE TO THE FACT THAT THIS AREA WILL BE COMPLETELY OCCUPIED BY OWNER THROUGHOUT CONSTRUCTION. ALL SYSTEMS AND WORK AREAS MUST REMAIN FULLY FUNCTIONAL. THEREFORE ANY AND ALL WORK PERFORMED IN THIS AREA MUST BE CLEANED UP AFTER EACH SHIFT AND ALL SYSTEMS RETURNED TO A FUNCTIONAL STATE BY THE NEXT BUSINESS DAY.

Zoning and Parking Information	
SITE DATA	
ADDRESS	3105 and 3120 East Sahara Ave.
PARCEL NUMBER	82-01-901-022
JURISDICTION	City of Las Vegas
EXISTING GENERAL PLAN	General Commercial
EXISTING ZONING	C-2 (General Commercial)
PROPOSED USE	Auto Dealership & Service
SITE AREA	740,763 sq. ft. (Net) 171,017 Acres (Net)
SETBACKS (PRINCIPAL STRUCTURE)	
FRONT	20 feet
SIDE	10 feet
REAR	20 feet
BUILDING INFORMATION	
BUILDING #10 Service Building	13114 SF
BUILDING #10A Outer Wall	4,233 SF
BUILDING #10B New Service (101st Bldg)	4,233 SF
BUILDING #10C New Service (101st Bldg)	4,233 SF
BUILDING #10D New Service (101st Bldg)	4,233 SF
PARKING INFORMATION	
PARKING REQUIRED	1500 + 30 431 / 500 + 81 80869
PARKING PROVIDED	85

B. DO NOT CUT HORIZONTAL OR VERTICAL BOND BEAM AND CONSULTING THE STRUCTURAL ENGINEER PRIOR TO WORK

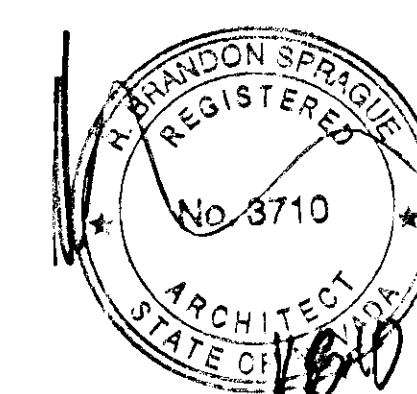
[illegible][illegible]

CF-1 CONCRETE WITH ASHFORD FORMULA FINISH
CF-2 BACK INTEGRAL COLOR CONCRETE

R-1	MECHANICALLY FASTENED SINGLE PLY TPO ROOFING MEMBRANE OVER 1/4" DENS DECK OVER R-30 RIGID INSULATION OVER ROOF DECKING
R-2	MECHANICALLY FASTENED SINGLE PLY TPO ROOFING MEMBRANE OVER 1/4" DENS DECK OVER R-30 RIGID INSULATION OVER EXISTING ROOF SHEATHING
R-3	MECHANICALLY FASTENED SINGLE PLY TPO ROOFING

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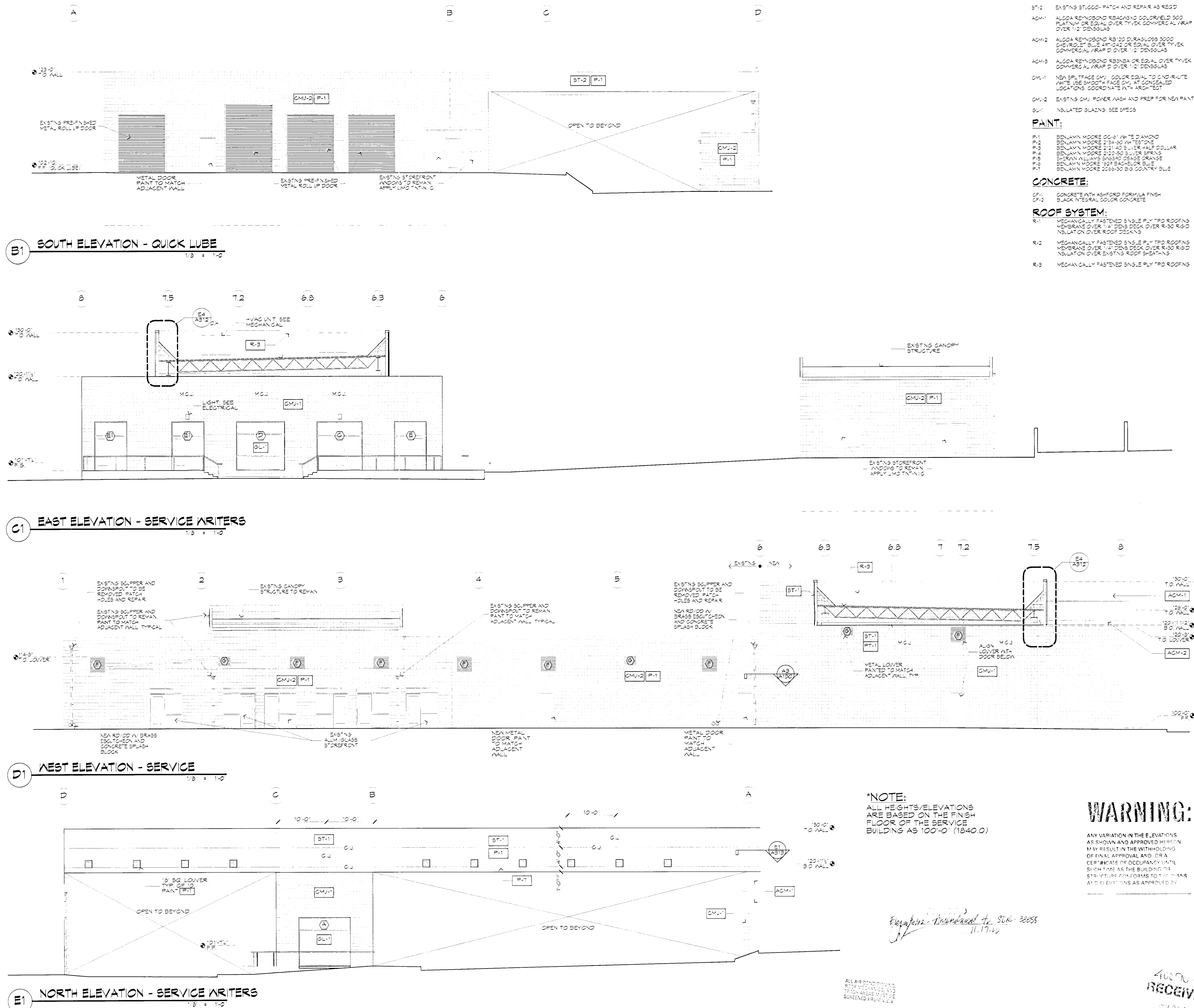
City of Las Vegas Plan Check	
NO.	DESCRIPTION

ISSUED

TITLE
EXTERIOR
ELEVATIONS

DRAWING NO.

A201
Service Building Addition



ALL AIR CONDITIONING
ROOF MECHANICALS, AIR
TRUNK AREAS MUST BE
SCREENED FROM VIEW

ADMIN. AMENDMENT TO GDR-38855

40090-010
RECEIVED

APR 06 2010
LAS VEGAS
NEVADA

F-A10-069 Fairway Chevrolet - BMC/DW/GSUP/HASE II: Fairway Chevrolet- Service Building\10-069 Fairway Chevrolet - Service Bldg.ph: 11/4/2010, 4:27 PM; KNeumar

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	IRRIGATION CONTROLLER
	BACKFLOW PREVENTER
	DRIP VALVE ASSEMBLY
	REMOTE CONTROL VALVE
	END FLUSH VALVE
	BUBBLES (EACH BUBBLE REPRESENTS TWO BUBBLES)
	1" MANIFOLD
	LATERAL LINE
	3/4" DRIFT LINE HEADER
	SLEEVES
	SLEEVE
	WIRE CHASE
	VALVE IDENTIFICATION

NOTES:

- 1) SEE SHEET L2.01 FOR IRRIGATION DETAILS.
- 2) INSTALL MANHOLE ADJACENT TO CURB OR SIDEWALK WHERE POSSIBLE. INSTALL CONTROL WIRE ADJACENT TO MANHOLE WHERE POSSIBLE.
- 3) THE DRIP IRRIGATION SYSTEM IS DESIGNED TO ACCOMMODATE A MAXIMUM OF 8 GPM PER DRIP VALVE ASSEMBLY.
- 4) AVOID ALL UTILITIES AND OBSTRUCTIONS.

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City of Las Vegas Plan Check

NO.	DESCRIPTION
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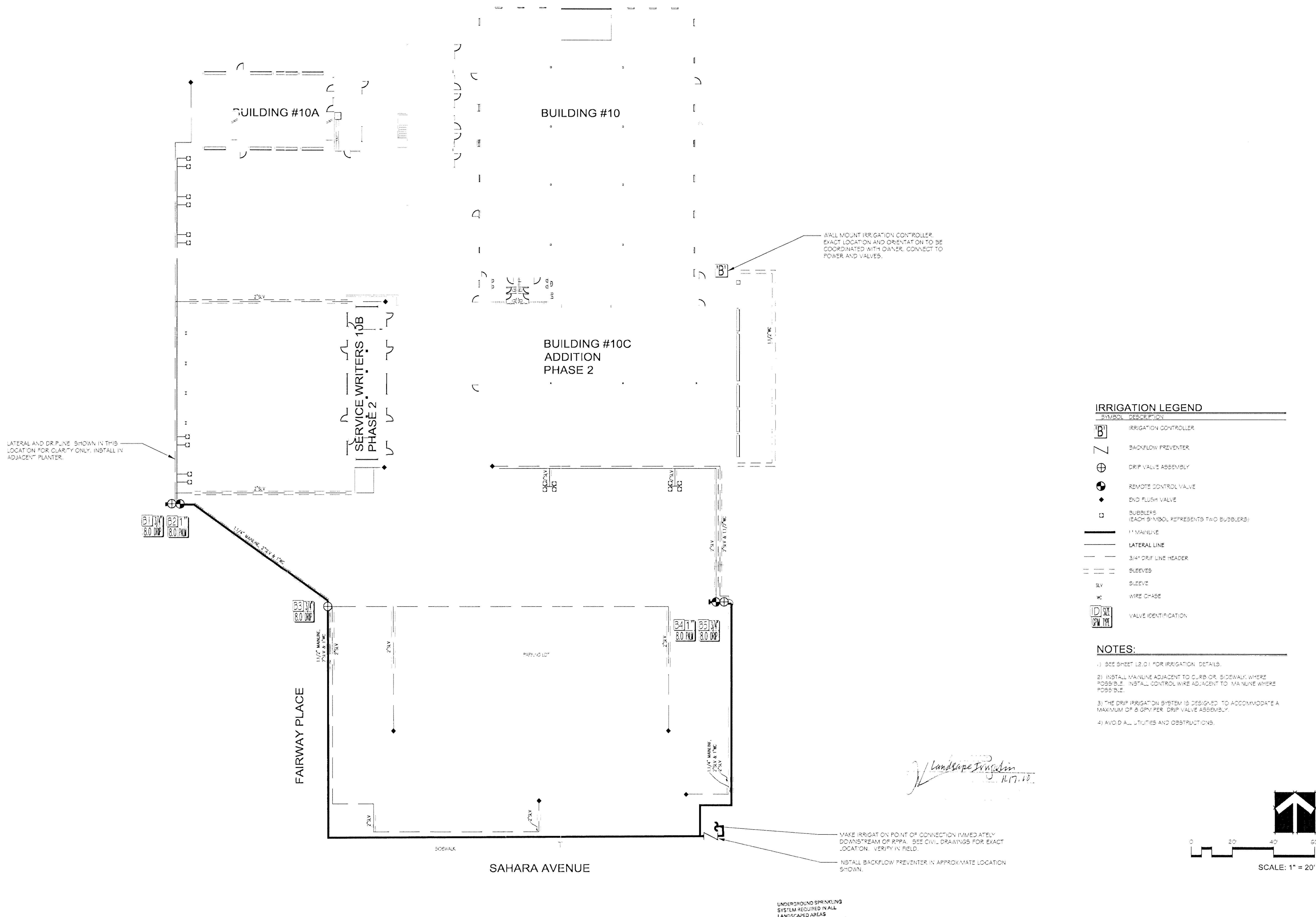
ISSUED

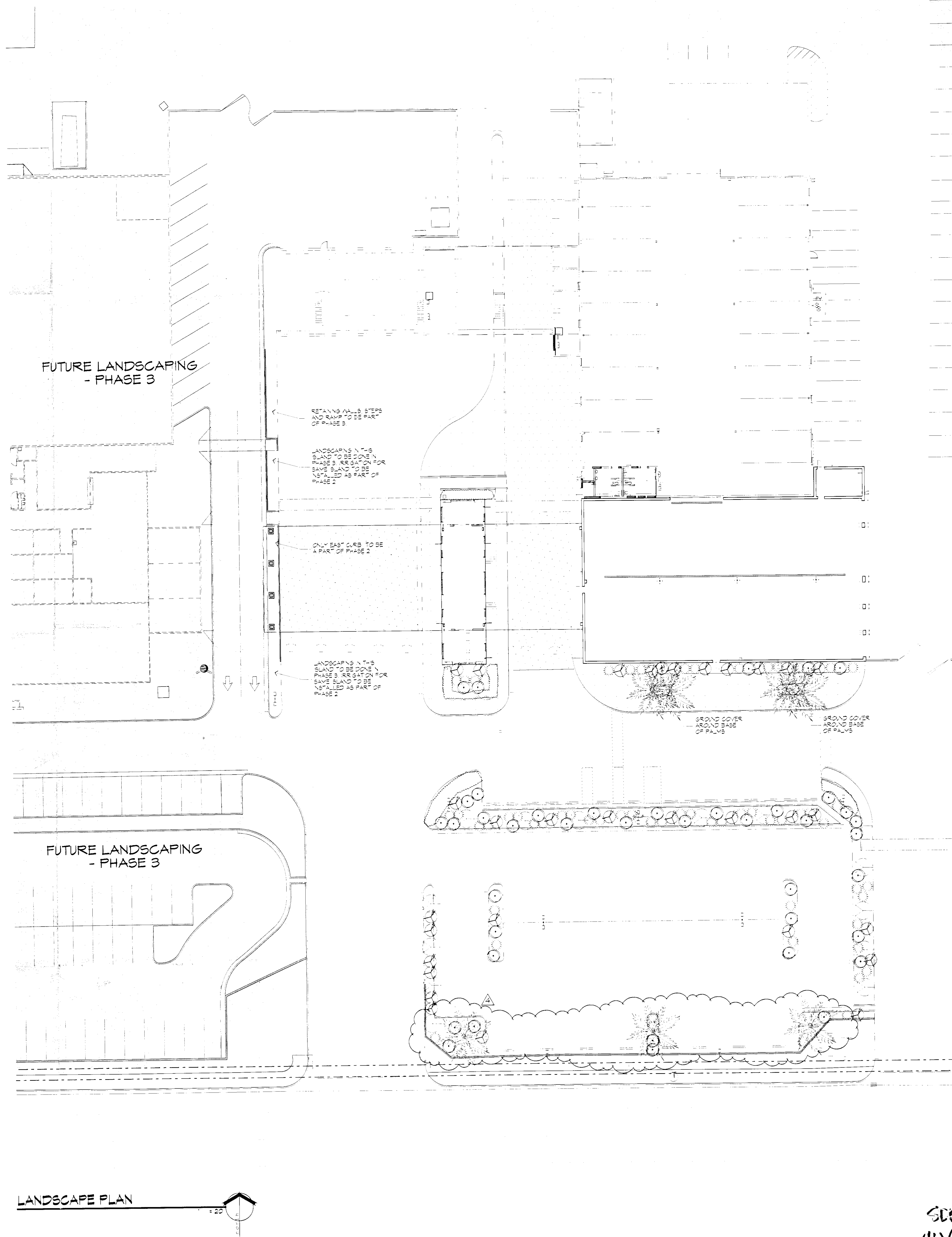
TITLE
IRRIGATION
PLAN

DRAWING NC

L200

Service Building Addition



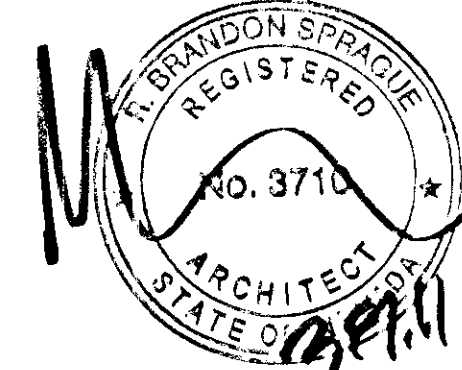


LANDSCAPE SCHEDULE				
TREES	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	(circle with cross)	EXIST'G TREE SHRUB		24" BOX
	(starburst)	MEXICAN FAN PALM	Washingtonia robusta	10' - 12' HIGH
SHRUBS	(circle with cross)	YELLOW BIRD OF PARADISE	Geophila citrifolia	10 gal
	(circle with cross)	RED BIRD OF PARADISE	Geophila citrifolia	15 gal
	(circle with cross)	PORTULACA	Portulaca grandiflora	10 gal
	(circle with cross)	PEACHES GLAZIA	Acacia gelsomina	5 gal
GROUND COVER	(circle with cross)	DALLAS RED AND GOLD LANTANA	Lantana camara	3 gal each
ROCK MULCH		SIZE	COLOR	DEPTH
		3/4" CRUSHED GRANITE	W/NO VISTA GOLD IN ALL PLANTERS	MIN. 2" DEEP

Service Building Addition
Construction Documents
3105 and 3120 East Sahara Avenue
Las Vegas, Nevada 89104

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APTUS PROJECT NO. 10.069
ARCHITECT



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Nevada

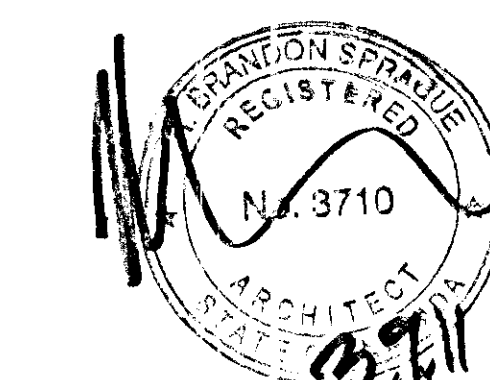
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Owner Charges 03
City of Las Vegas Corrections 11
City of Las Vegas Plan Check 10
NO. DESCRIPTION D

ISSUED
TITLE
PLANTING PLAN

DRAWING NO.
L100
Service Building Addition

SEP-32855/ADMIN. AMEND.
CD/ No. 40090/183141



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MAR 10 2011
CITY OF LAS VEGAS
DEVELOPMENT

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Owner Changes	03.01.11	
Addendum #1	01.12.11	
City of Las Vegas Plan Check	10.27.10	
NO.	DESCRIPTION	DATE

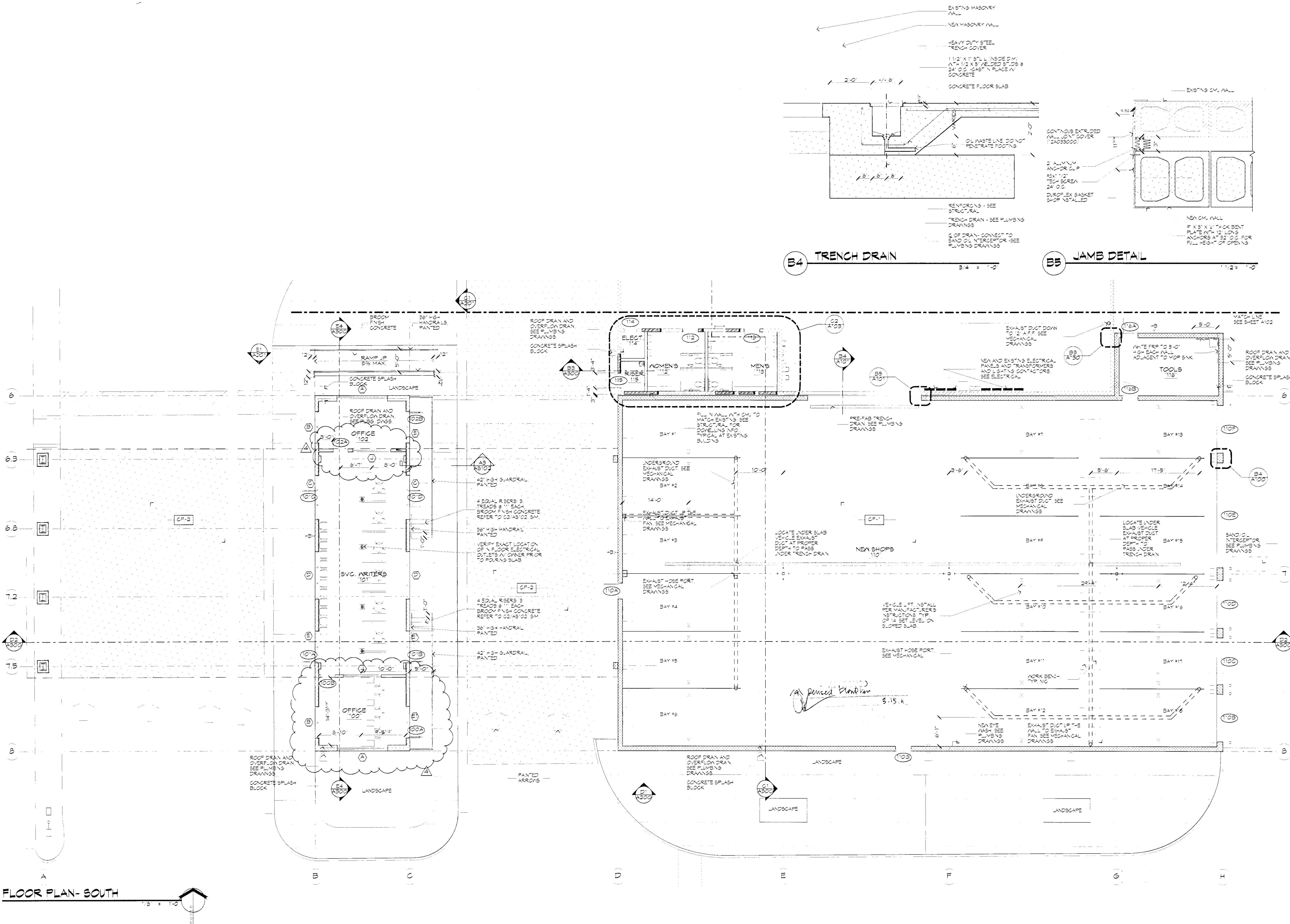
ISSUED

TITLE
ENLARGED
FLOOR PLAN-
SOUTH

DRAWING NO.

A101

Service Building Addition



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CITY OF LAS VEGAS
PERMITS

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4	Owner Changes	0
3	Request for Proposal #2	0
	City of Las Vegas Plan Check	1

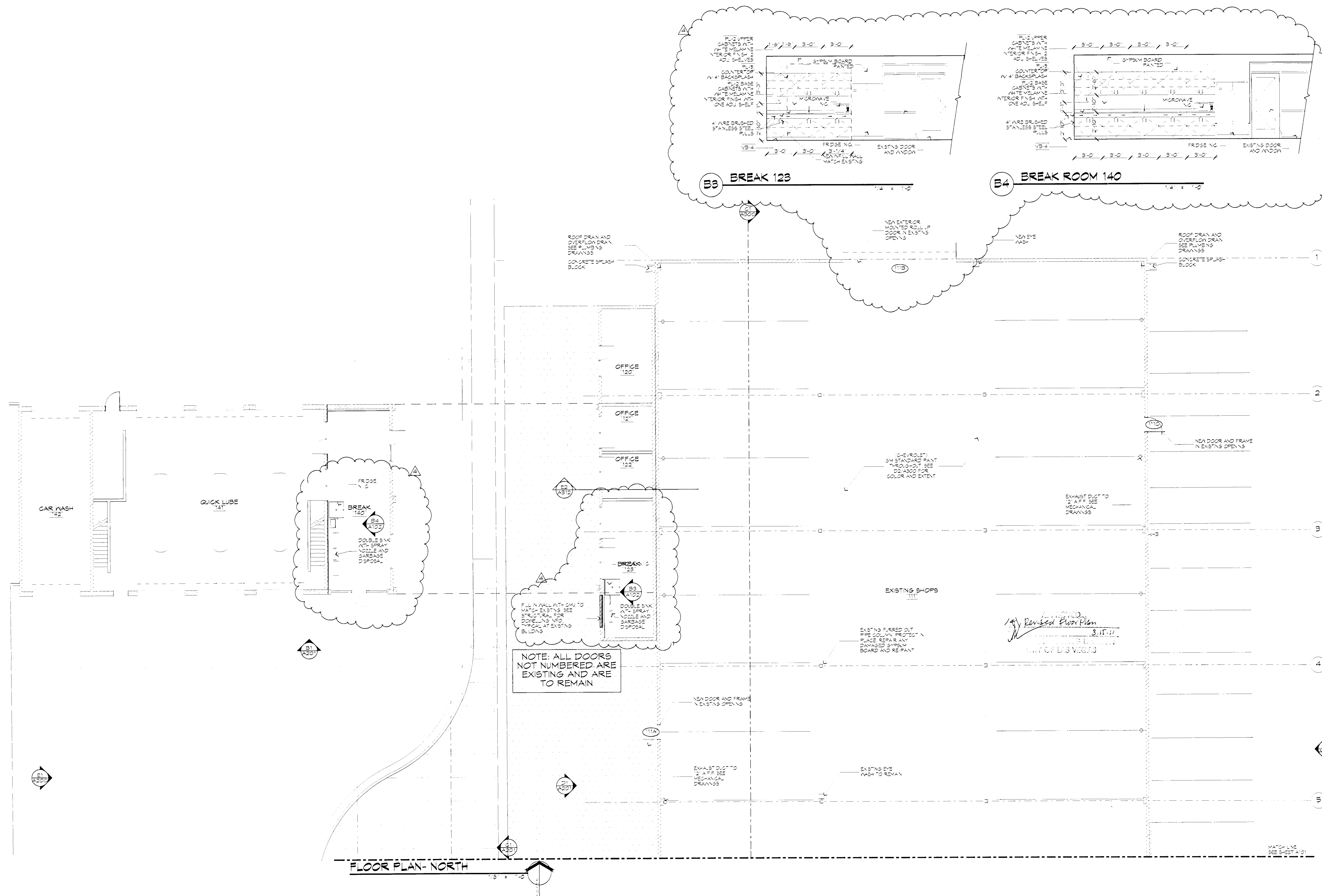
ISSUED

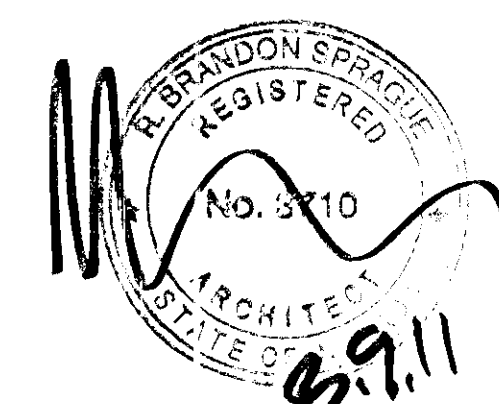
TITLE
ENLARGED
FLOOR PLAN-
NORTH

DRAWING NO.

A102

Service Building Addition





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NOTES

APPROVED BY:
DATE: 10.12.11
CITY OF LAS VEGAS
REQUIREMENT

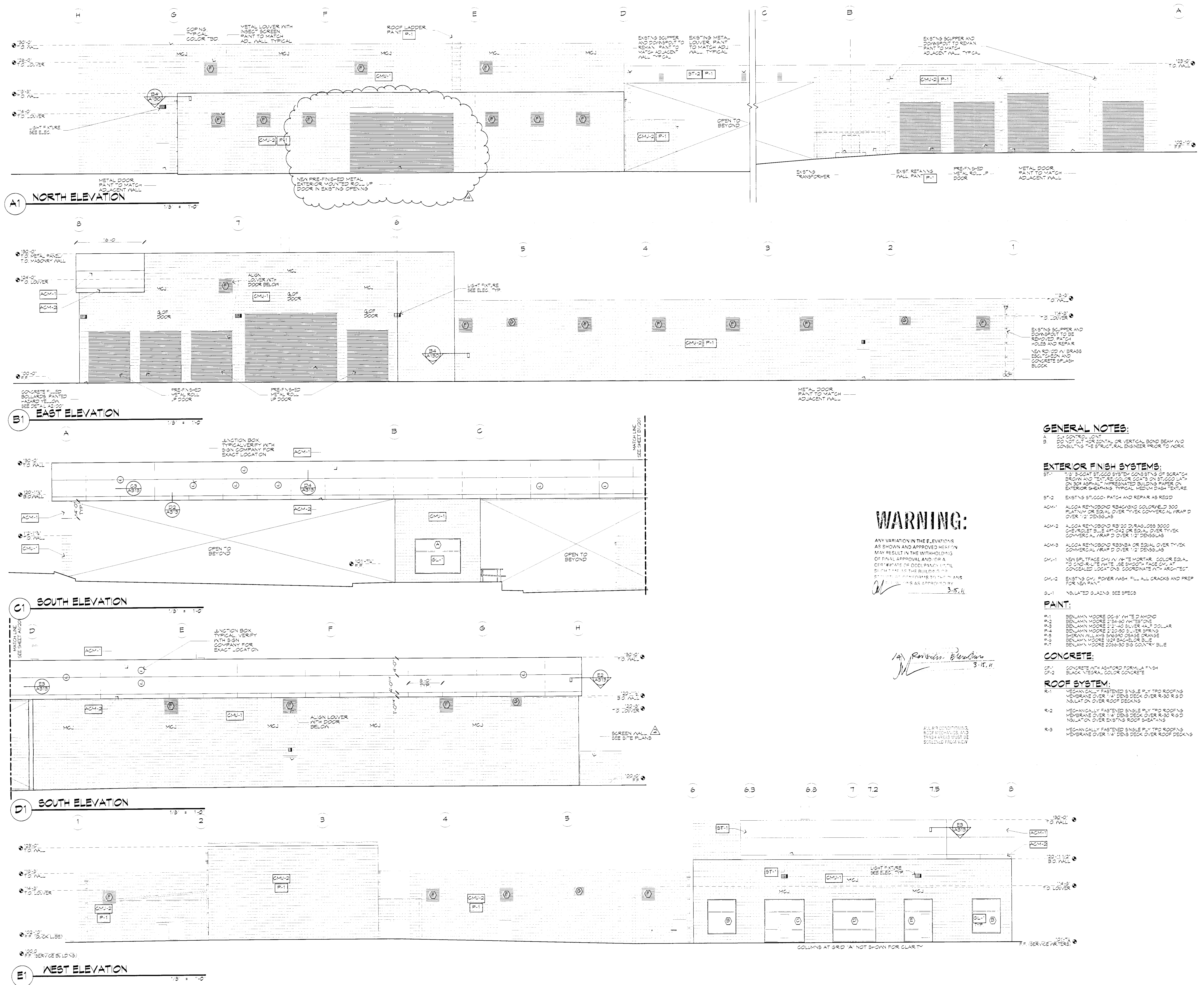
COPYRIGHT 2010 © BY APTUS

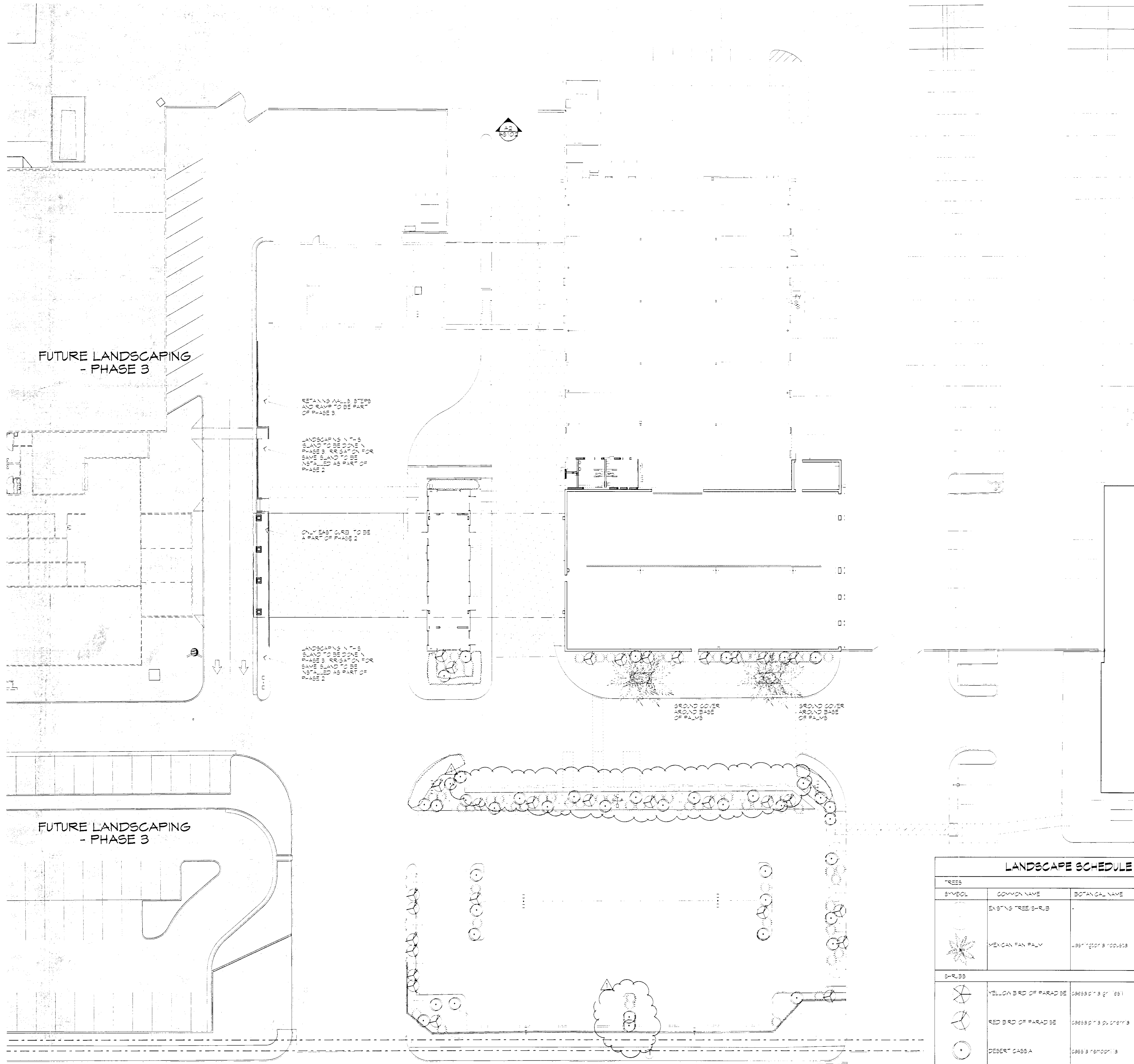
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1	Owner Changes	03.01.11
2	Addendum #1	01.12.11
3	City of Las Vegas Plan Check	10.27.10

ISSUED

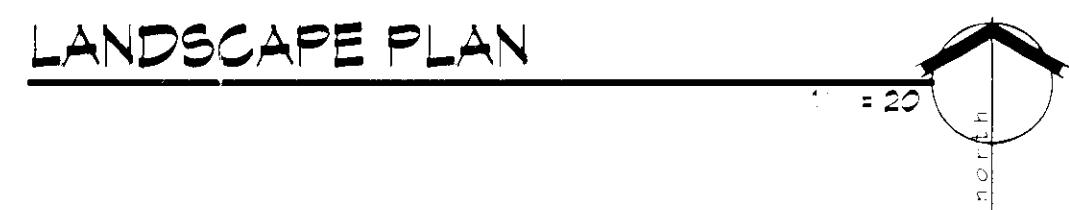
TITLE
EXTERIOR ELEVATIONS

DRAWING NO.
A200
Service Building Addition





LANDSCAPE SCHEDULE				
TREES				
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
	EXISTING TREE SHRUB		24" BOX	3
	MEXICAN FAN PALM	WAX PALM	12" x 12" x 6"	4
SHRUBS				
	YELLOW BIRD OF PARADISE	YELLOW BIRD OF PARADISE	10 GA	14
	RED BIRD OF PARADISE	RED BIRD OF PARADISE	15 GA	30
	DESERT CASSIA	DESERT CASSIA	10 GA	40
	MEXICAN SAGE	MEXICAN SAGE	5 GA	50
GROUND COVER				
	DWARF NATIVE MYRTLE AND TEXAS LANTANA	DWARF NATIVE MYRTLE AND TEXAS LANTANA	3 GA EACH	30 EACH
ROCK MULCH				
	SIZE	COLOR	DEPTH	
	3/4" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN 2" DEEP	



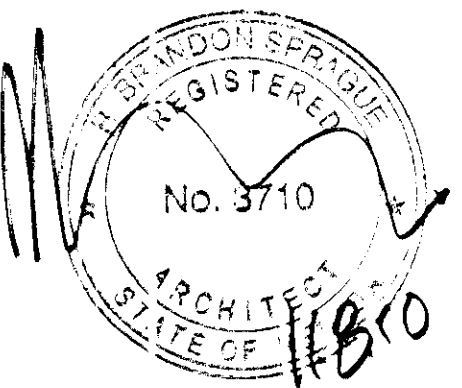
UNDERGROUND SPRINKLING SYSTEM REQUIRED IN ALL LANDSCAPED AREAS

APPROVED
Landscape Plan - Bob Decker
10/10/10
Landscape Architect

Service Building Addition
Construction Documents
3105 and 3120 East Sahara Avenue
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City of Las Vegas Plan Check 10/27
NO DESCRIPTION DATE

ISSUED
TITLE
PLANTING PLAN

DRAWING NO.
L100
Service Building Addition



GENERAL NOTES:

- A. CUT CONTROL JOINT
B. DO NOT CUT HORIZONTAL OR VERTICAL BOND BEAM AND CONSULT THE STRUCTURAL ENGINEER PRIOR TO WORK

EXTERIOR FINISH SYSTEMS:

- ST-1 1/2" SLOTTED STUCCO SYSTEM CONSISTS OF SCRATCH BROWN AND TACK COAT COATS ON STUCCO LATH ON 30# ASPHALT IMPREGATED BUILDING PAPER ON EXTERIOR SHEATHING, TYPICAL MEDIUM DASH TEXTURE
ST-12 EXISTING STUCCO PATCH AND REPAIR AS REQ'D
ACM-1 ALCOA REYNOLDS REBOND COLORED 300 PLAIN OR EQUAL OVER TYVEK COMMERICAL WRAP D OVER 1/2" DENSGLASS
ACM-2 ALCOA REYNOLDS REBOND 471042 OR EQUAL OVER TYVEK COMMERICAL WRAP D OVER 1/2" DENSGLASS
ACM-3 ALCOA REYNOLDS REBOND 471042 OR EQUAL OVER TYVEK COMMERICAL WRAP D OVER 1/2" DENSGLASS
CMU-1 NEAR BRITFACE CMU, COLOR SOLA TO COORDINATE WITH SEE SCHEDULE CMU AT COVERED LOCATIONS COORDINATE WITH ARCHITECT
CMU-2 EXISTING CMU POWER WASH AND PREP FOR NEAR PAINT
SL-1 INSULATED SLABING SEE SPEC'S

PAINT:

- P-1 BENJAMIN MOORE 00-51 WHITE PAVMENT
P-2 BENJAMIN MOORE 00-51 WHITE PAVMENT
P-3 BENJAMIN MOORE 2121-40 SILVER HALF DOLLAR
P-4 BENJAMIN MOORE 2121-40 SILVER HALF DOLLAR
P-5 SHERWIN WILLIAMS 5800-00 DASH ORANGE
P-6 BENJAMIN MOORE 1024 BACHELOR BLUE
P-7 BENJAMIN MOORE 00-51 WHITE PAVMENT

CONCRETE:

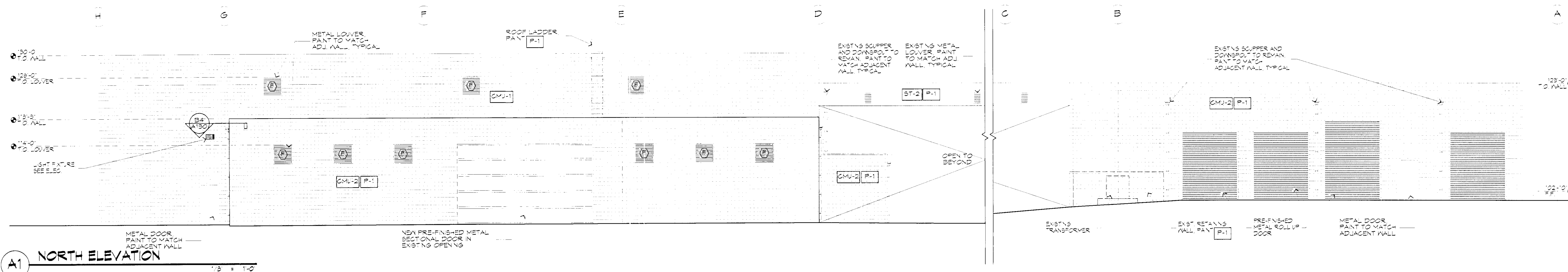
- CP-1 CONCRETE WITH ASHTO FOR FORMULA FINISH
CP-2 BLACK INTEGRAL COLOR CONCRETE

ROOF SYSTEM:

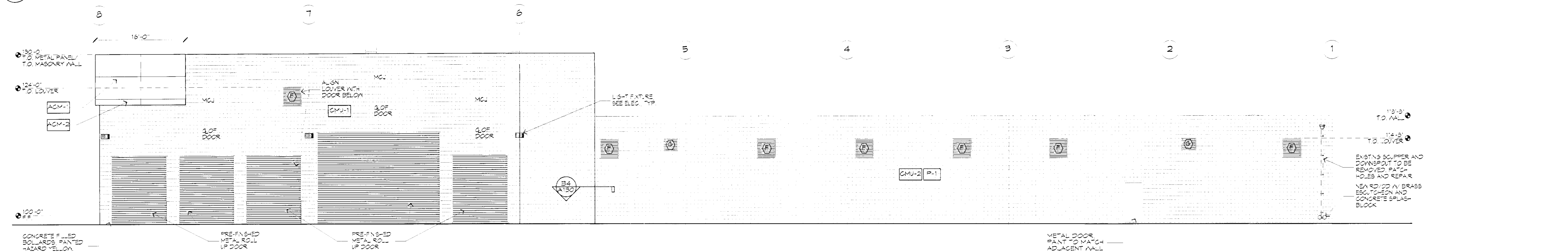
- R-1 MECHANICALLY FASTENED SINGLE PLY TPO ROOFING MEMBRANE OVER 1/4" DENS DECK OVER R-30 RIGID INSULATION OVER ROOF DECKING
R-2 MECHANICALLY FASTENED SINGLE PLY TPO ROOFING MEMBRANE OVER 1/4" DENS DECK OVER R-30 RIGID INSULATION OVER EXISTING ROOF SHEATHING
R-3 MECHANICALLY FASTENED SINGLE PLY TPO ROOFING

WARNING:

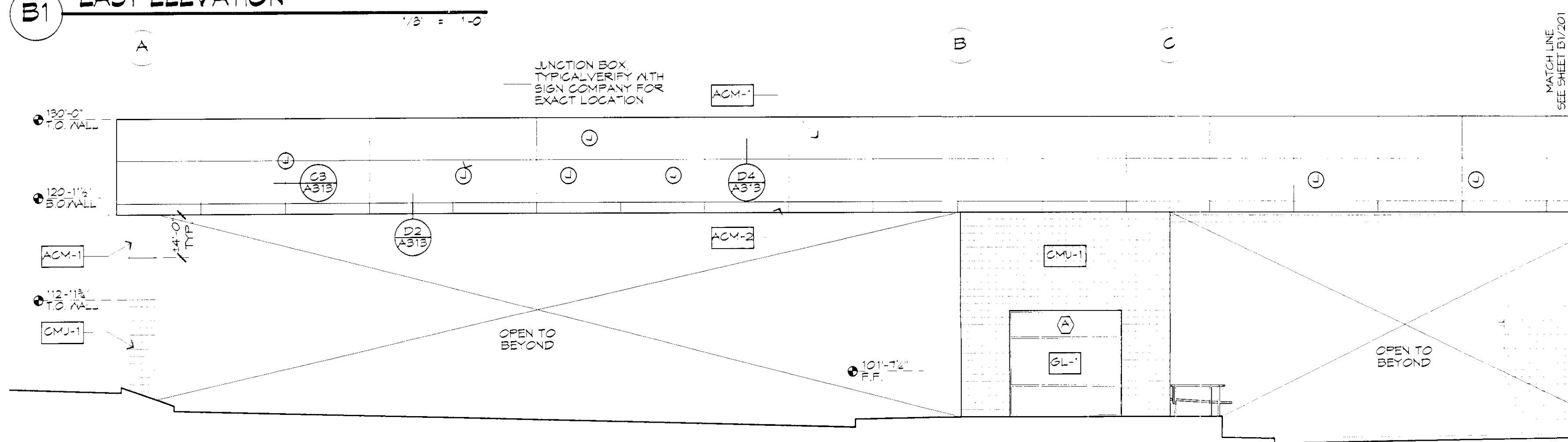
ANY VARIATION IN THE ELEVATIONS AS SHOWN AND APPROVED HEREIN MAY RESULT IN THE WITHDRAWING OF FINAL APPROVAL AND FOR A RETURN TO THE SUBMITTER. THE SUBMITTER SHALL BE RESPONSIBLE FOR ANY CHANGES TO THE ELEVATIONS AND FOR ANY CHANGES TO THE ELEVATIONS AND FOR ANY CHANGES TO THE ELEVATIONS.



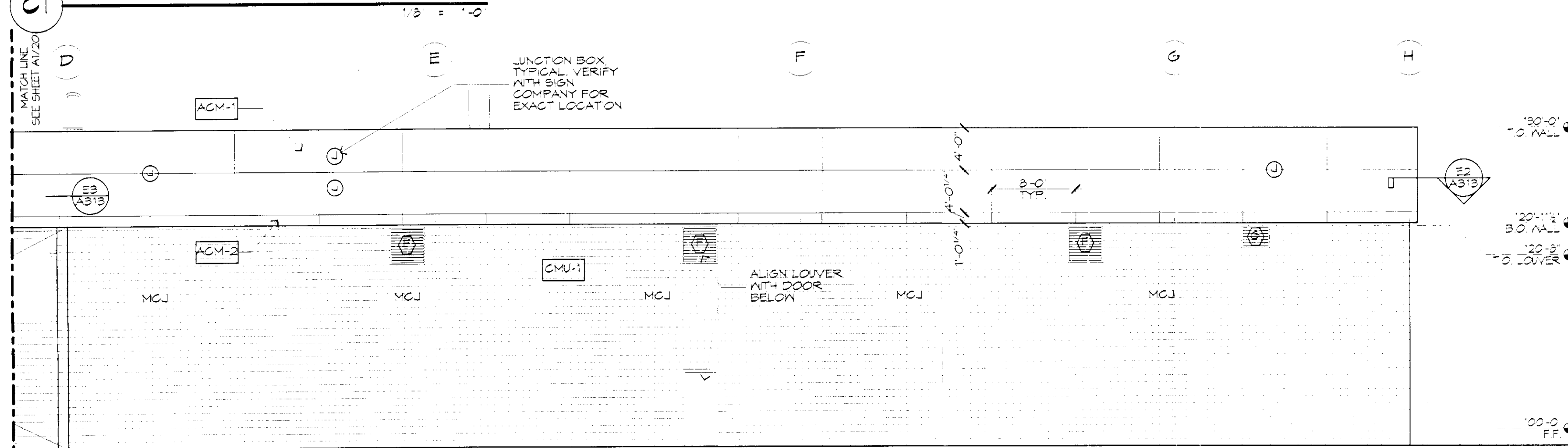
A1 NORTH ELEVATION



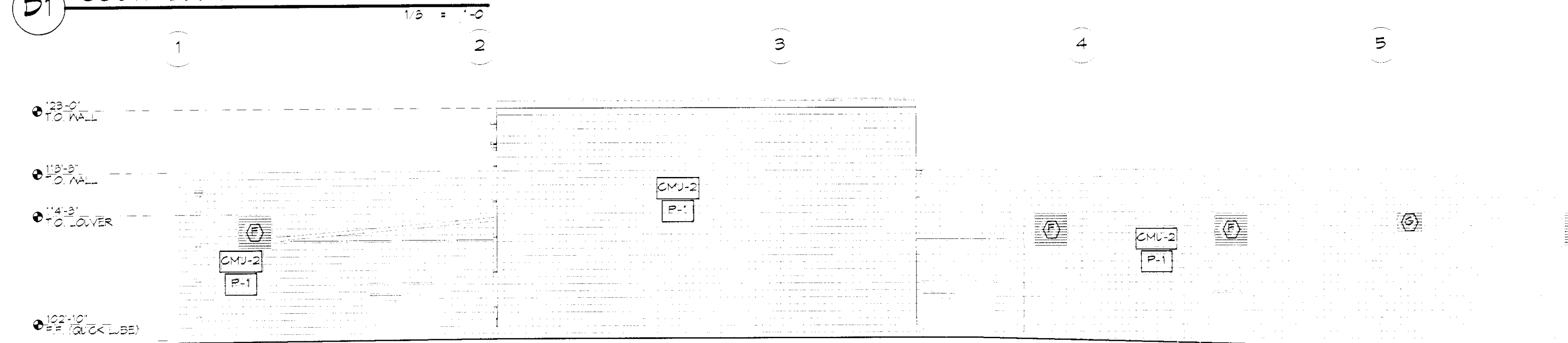
B1 EAST ELEVATION



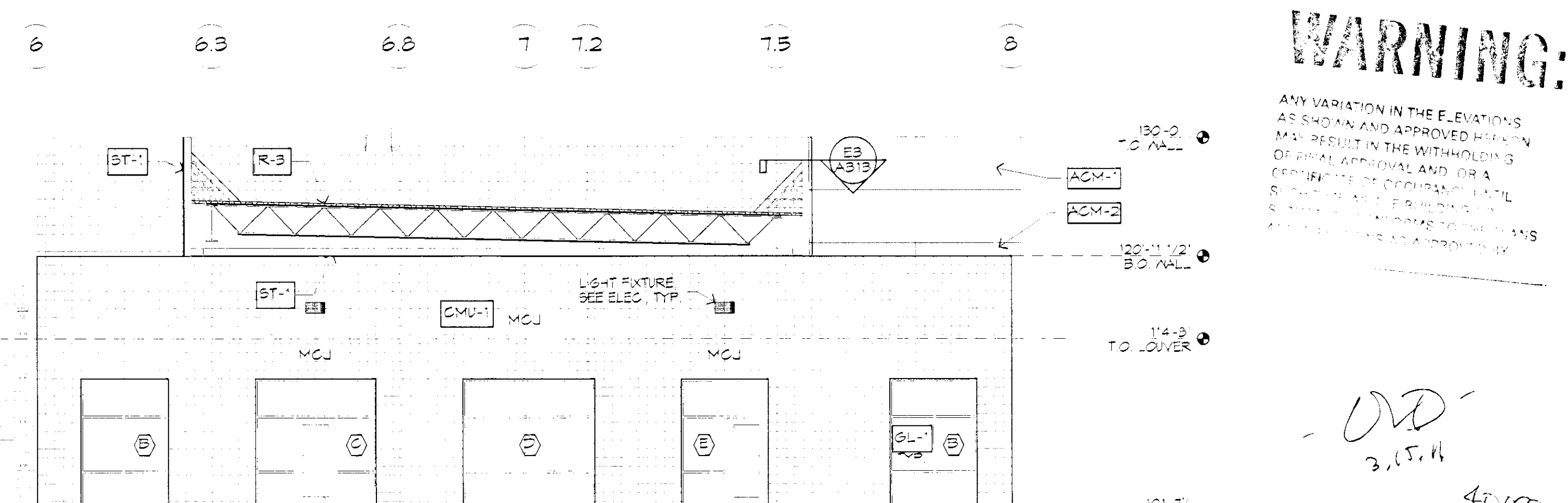
C1 SOUTH ELEVATION

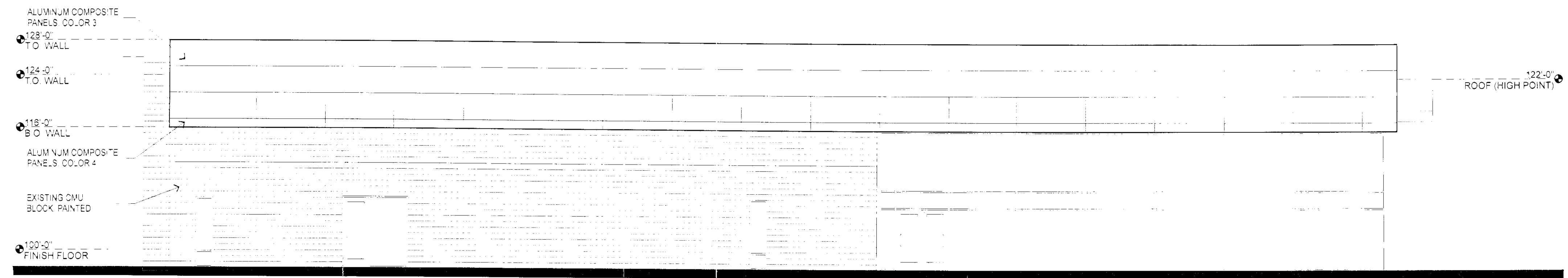


D1 SOUTH ELEVATION

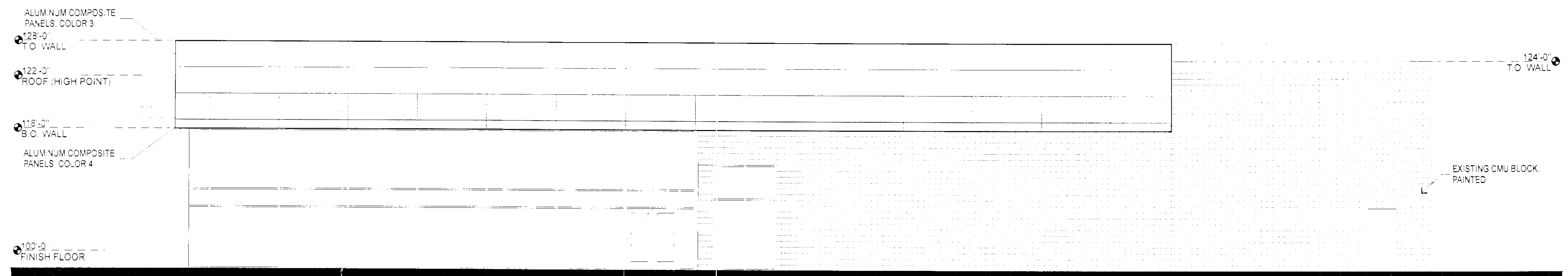


E1 WEST ELEVATION

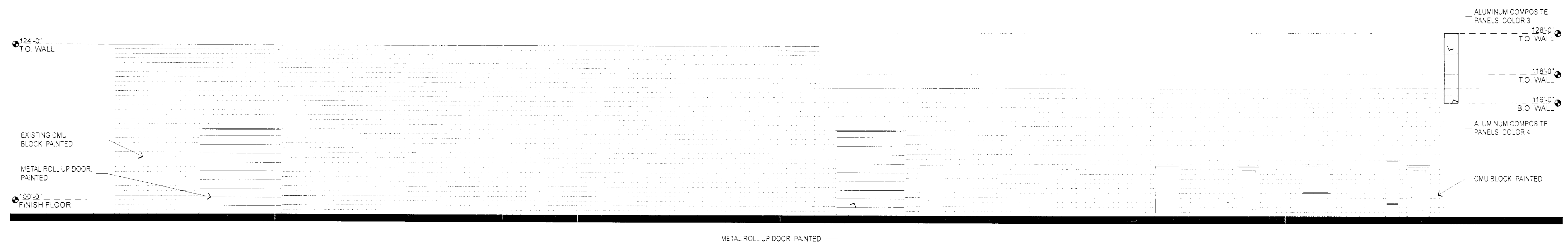




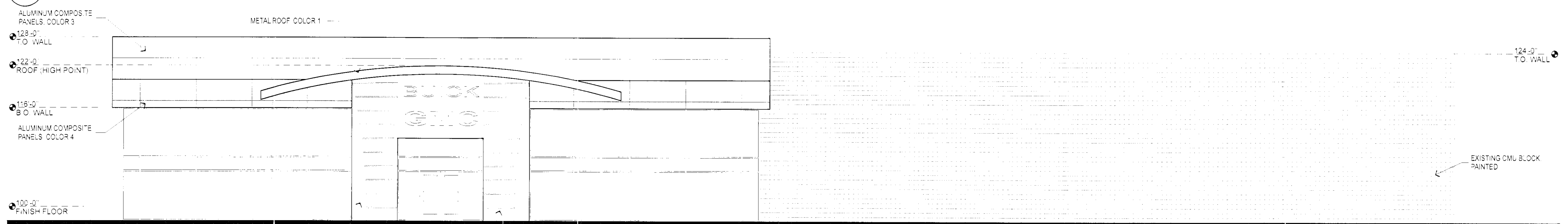
A1 WEST ELEVATION



B1 EAST ELEVATION



C1 NORTH ELEVATION



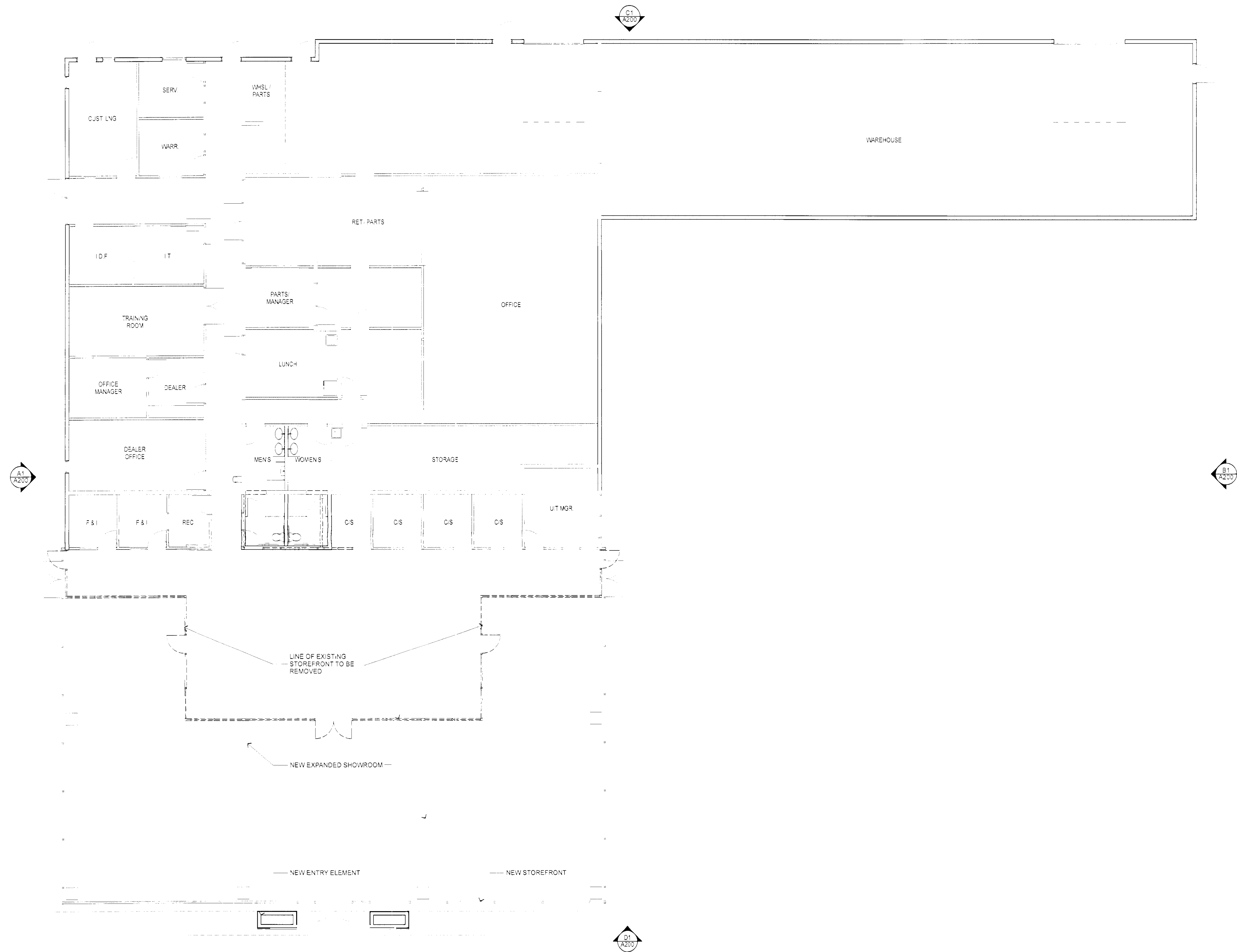
D1 SOUTH ELEVATION

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Site Development Review
3100 E. Sahara
Las Vegas, Nevada 89104

GMC/BUICK
SHOWROOM
BUILDING
ELEVATIONS (PH.1)

A200

SDR-38855



FLOOR PLAN

1/8" = 1'-0"

Fairway Chevrolet and Fairway GMC/Buick Site Development Review 3100 E. Sahara Las Vegas, Nevada 89104

GMC/BUICK
FLOOR PLAN
(PHASE I)

A100

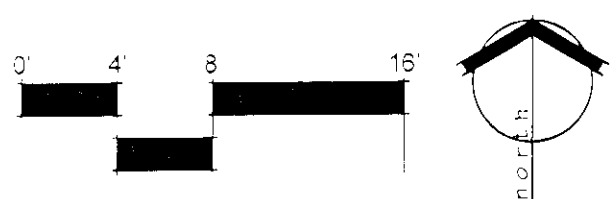
JUL 13 2010

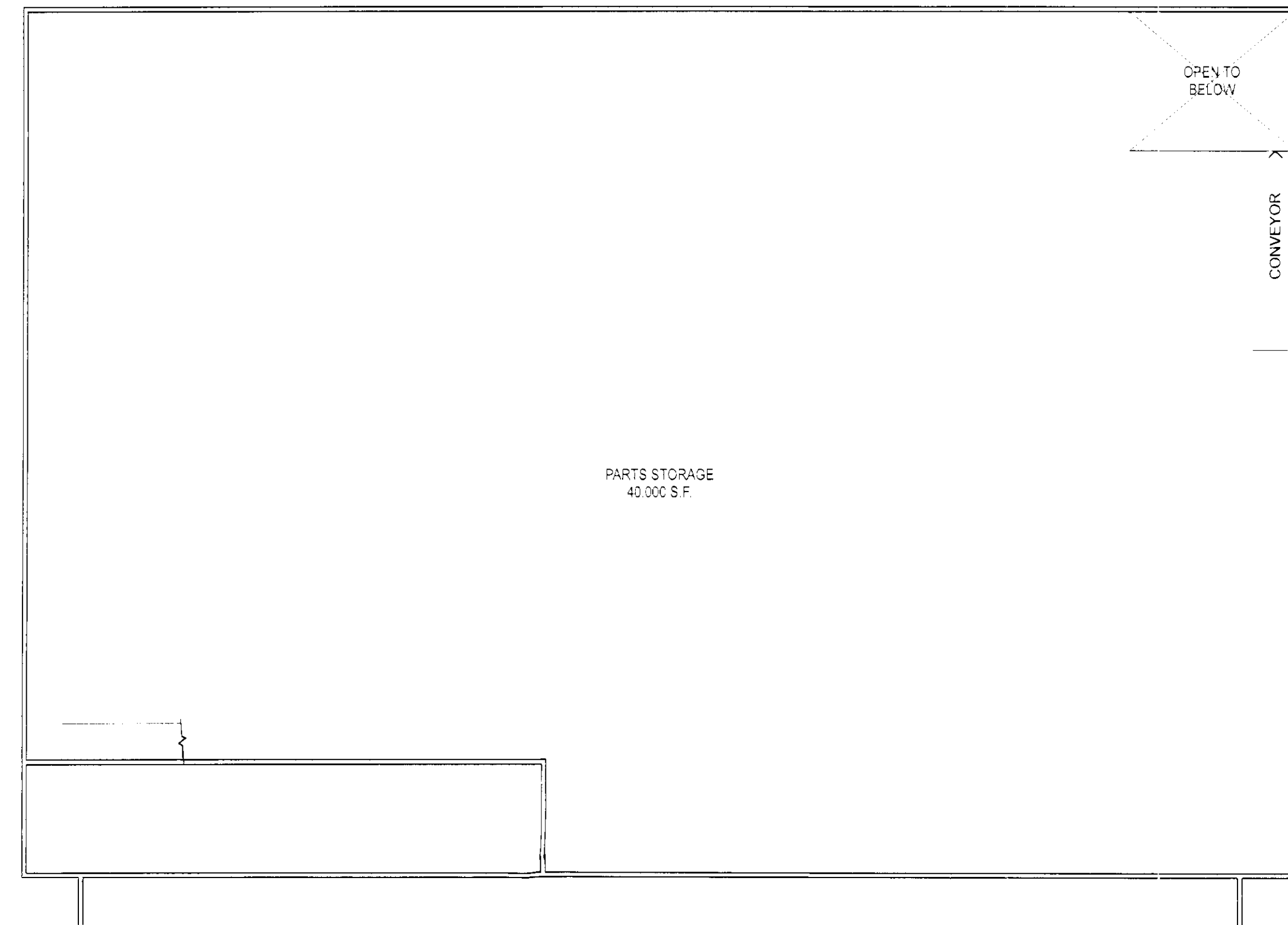
SDR-38855

10.069 Fairway Chevrolet and Fairway GMC/Buick

City of Las Vegas SDR Submittal

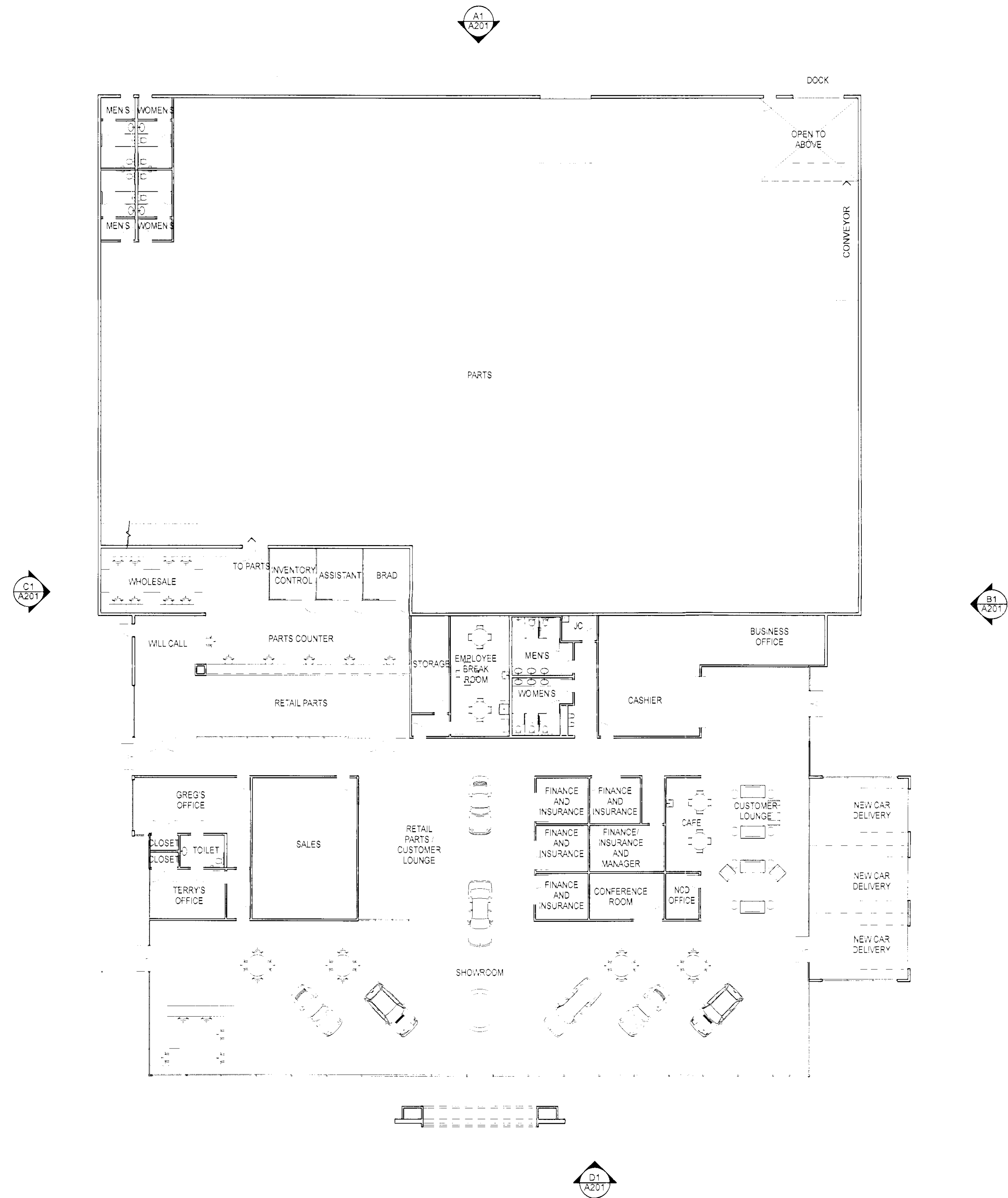
07.13.10





SECOND FLOOR PLAN

1/16" = 1'-0"



OVERALL FLOOR PLAN

1/16" = 1'-0"

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CHEVROLET
 SHOWROOM
 FLOOR PLAN
 (PHASE 2)

A101 JUN 13 2010

SDR-38855

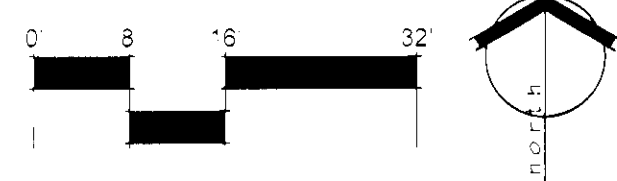
10.0069 Fairway Chevrolet and Fairway GMC/Buick

City of Las Vegas SDR Submittal

07.13.10

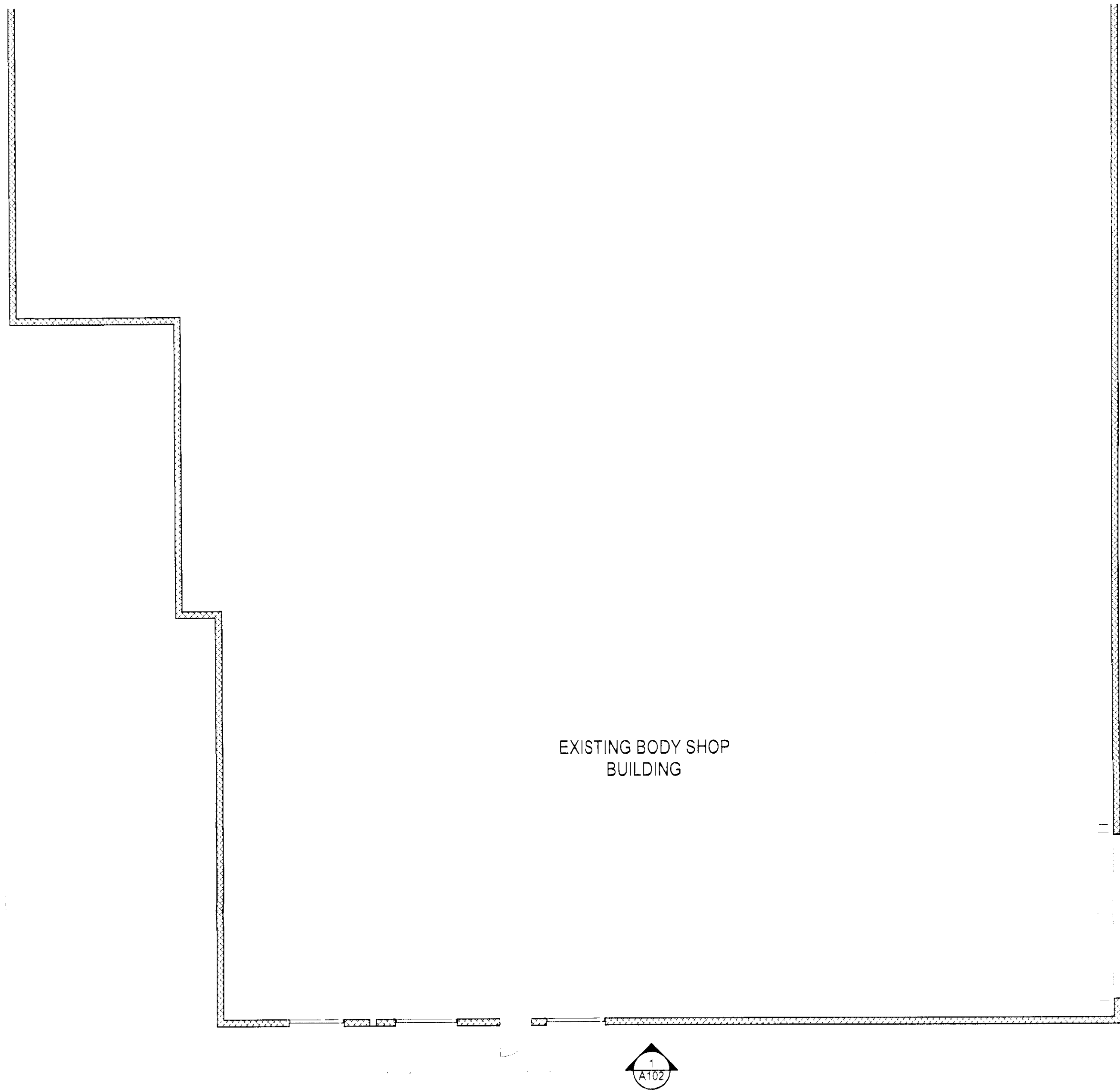
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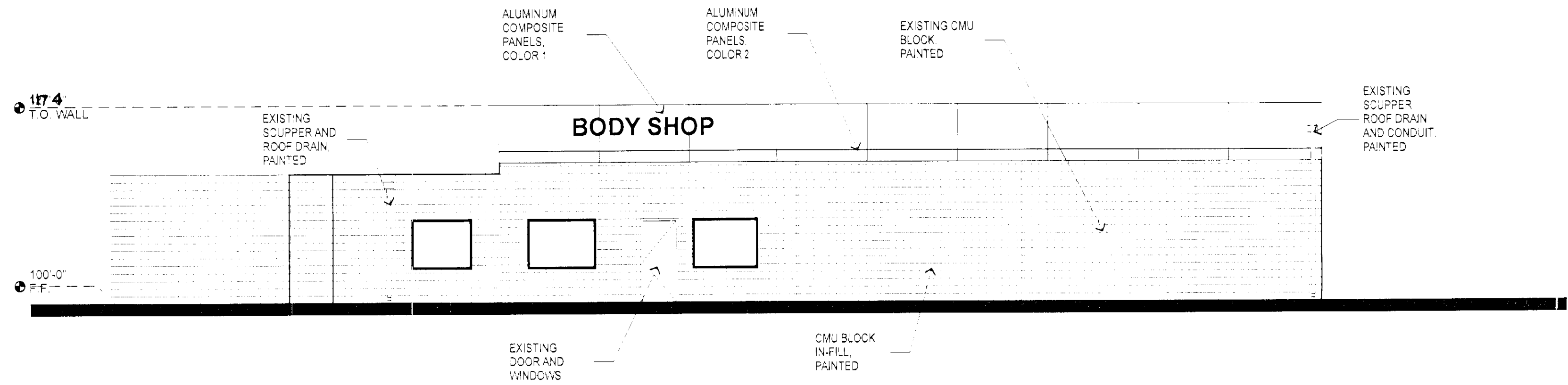
F:\100691 Fairway Chevrolet - 100691 Fairway Chevrolet Showroom plan_7/12/2010 9:10 PM.sxd

10.069 Fairway Chevrolet - 187CLOWESS10 069 Fairway Chevrolet - Body Shop Jln. 8/10/2010 12:01 PM Khuram



BODY SHOP FLOOR PLAN

1/8" = 1'-0"



BODY SHOP SOUTH ELEVATION

1/8" = 1'-0"

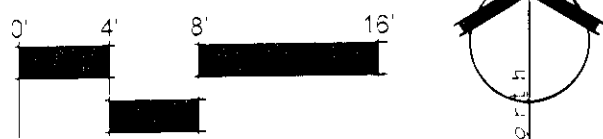
NOTE: WEST, EAST AND NORTH WALLS WILL BE PAINTED TO MATCH THE SOUTH WALL. NO OTHER CHANGES ON THE WEST, EAST OR NORTH WALLS WILL OCCUR.

Fairway Chevrolet and Fairway GMC/Buick
Site Development Review
3100 E. Sahara
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BODY SHOP
FLOOR PLAN

A102

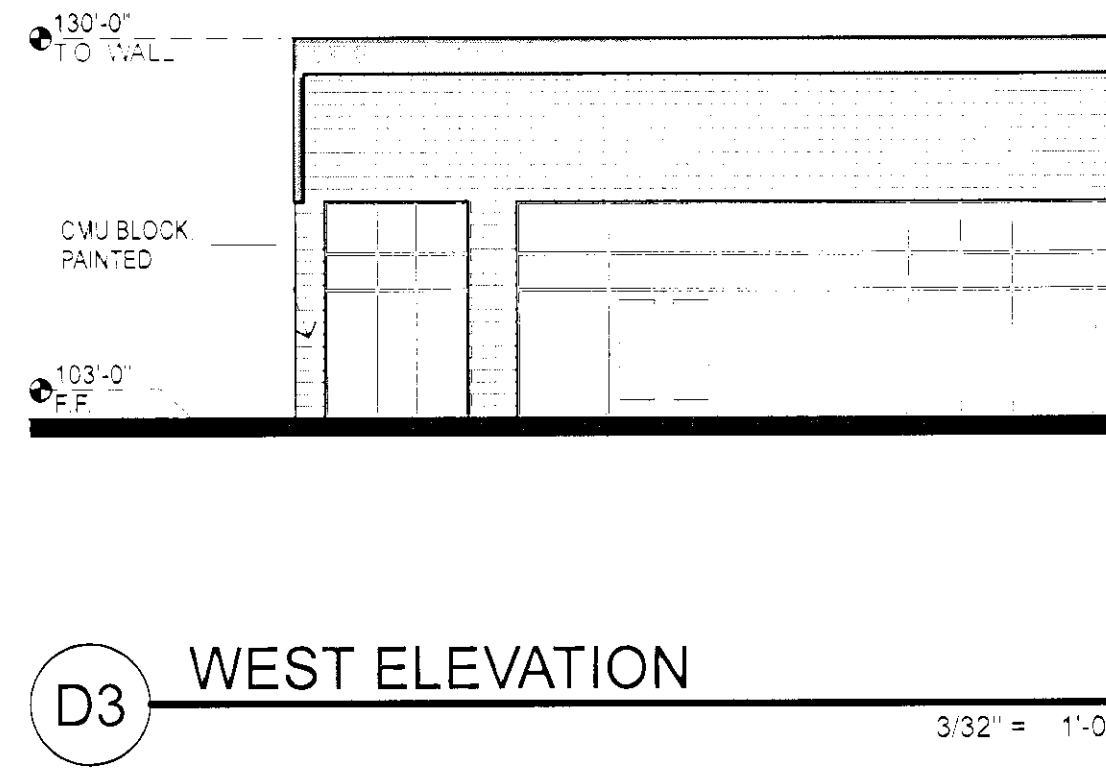
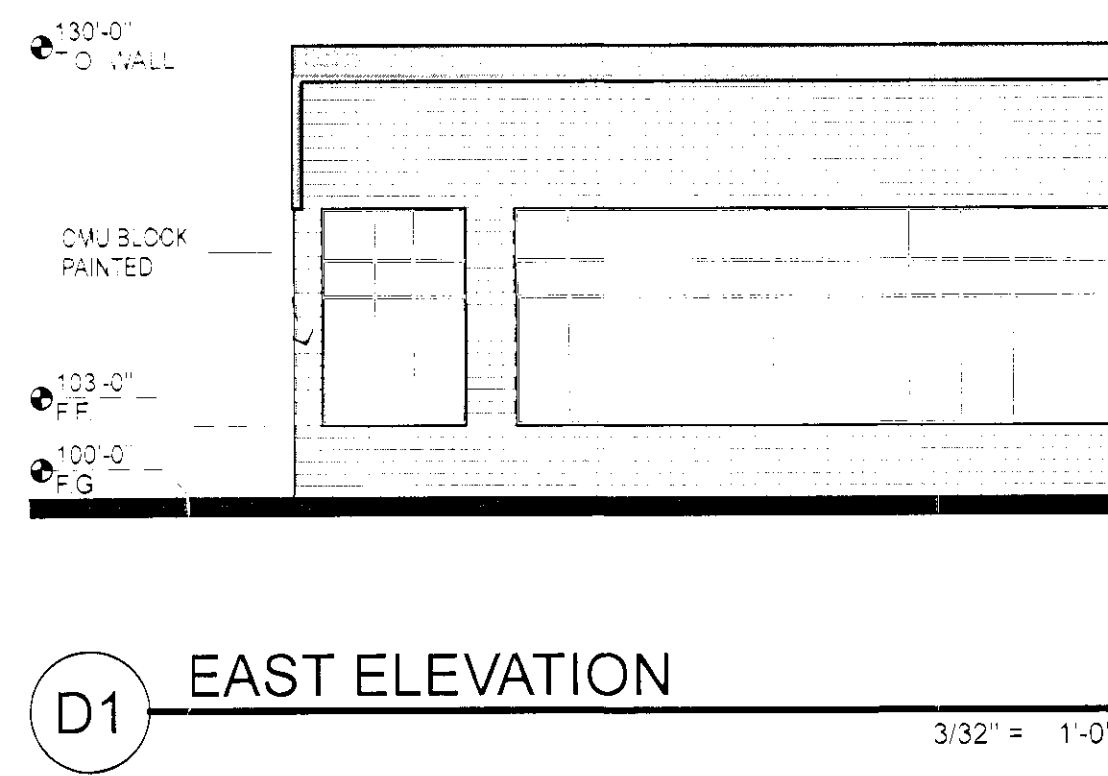
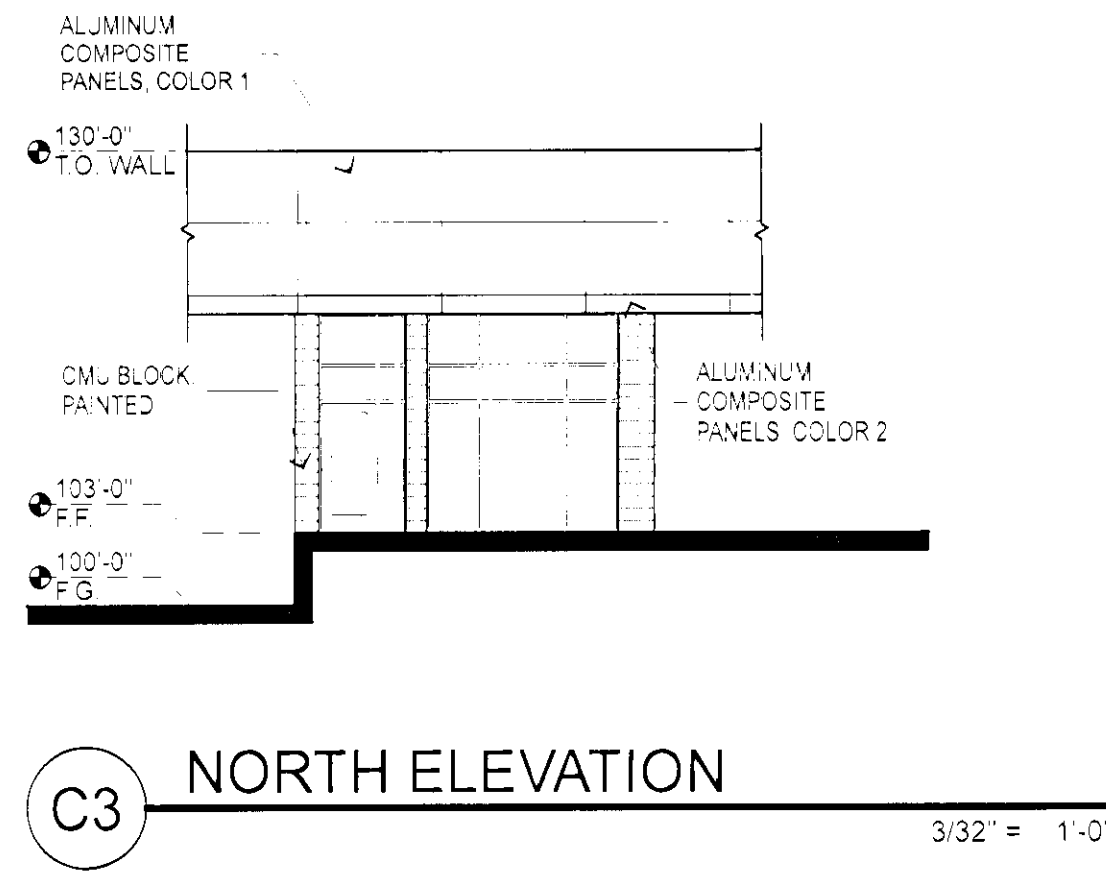
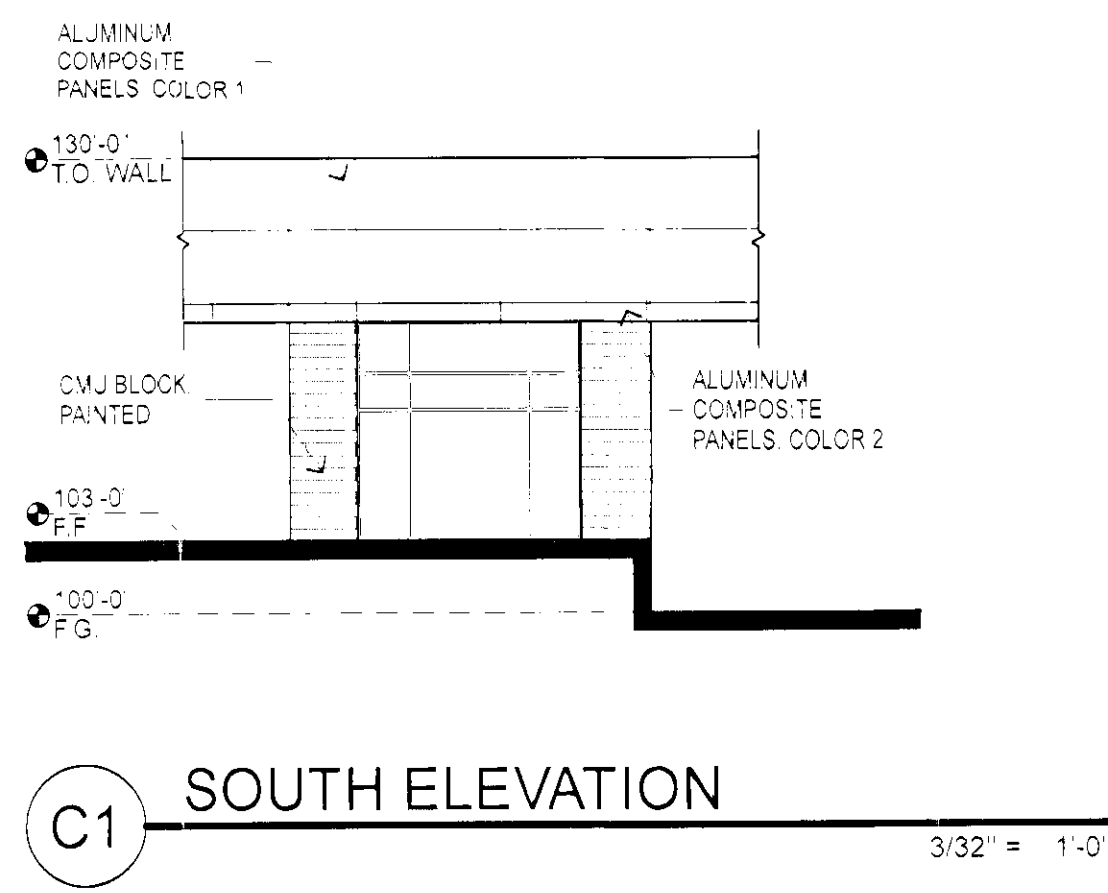
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City of Las Vegas SDR Submittal (Revised) 08.04.10

SDR-38855
REVISED

10.069 Fairway Chevrolet and Fairway GMC/Buick



Fairway Chevrolet and Fairway GMC/Buick Site Development Review 3100 E. Sahara Las Vegas, NV 89104

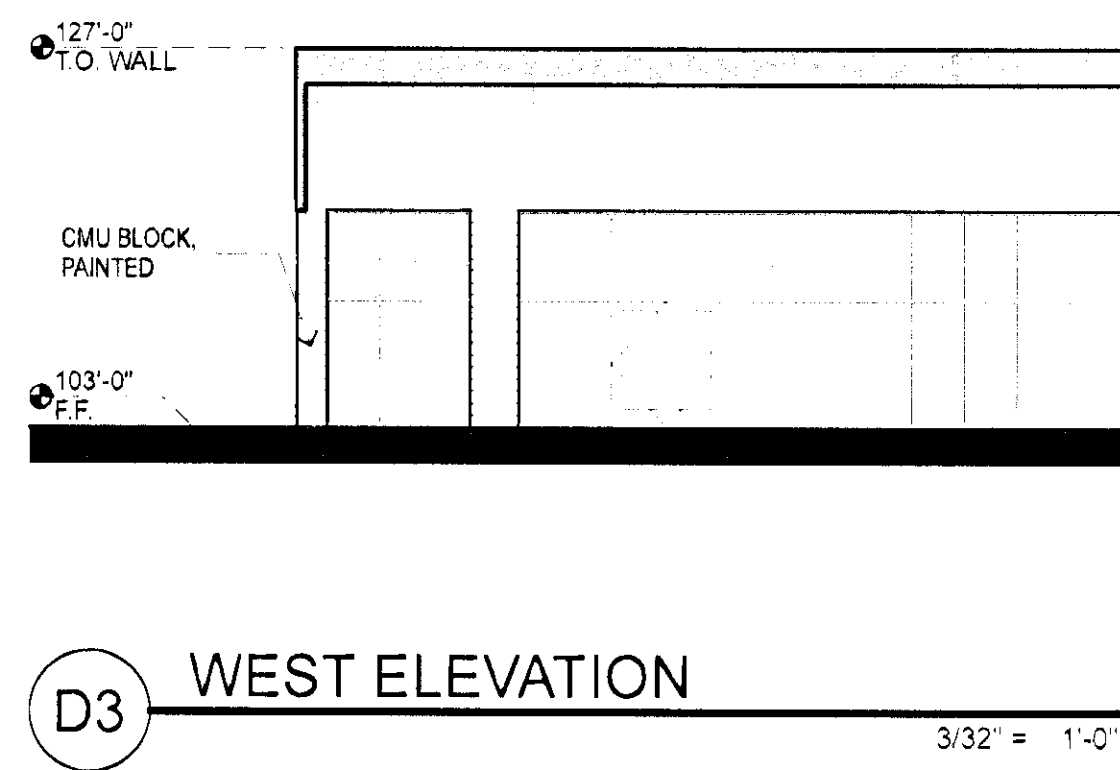
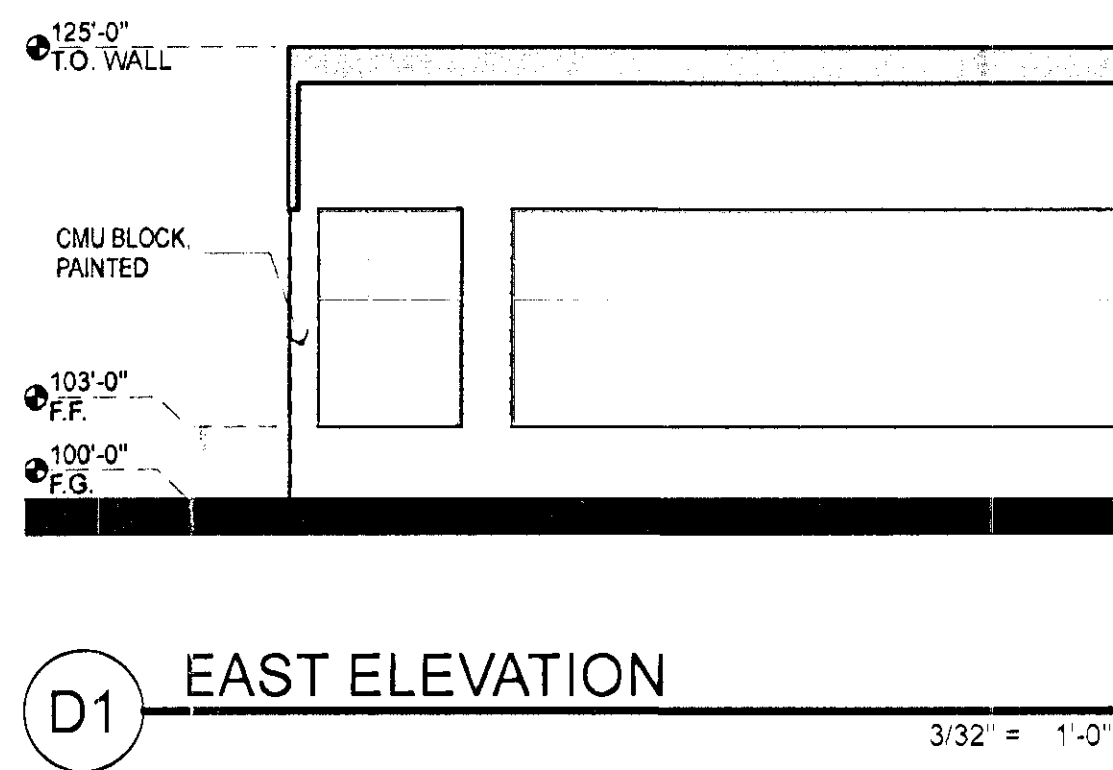
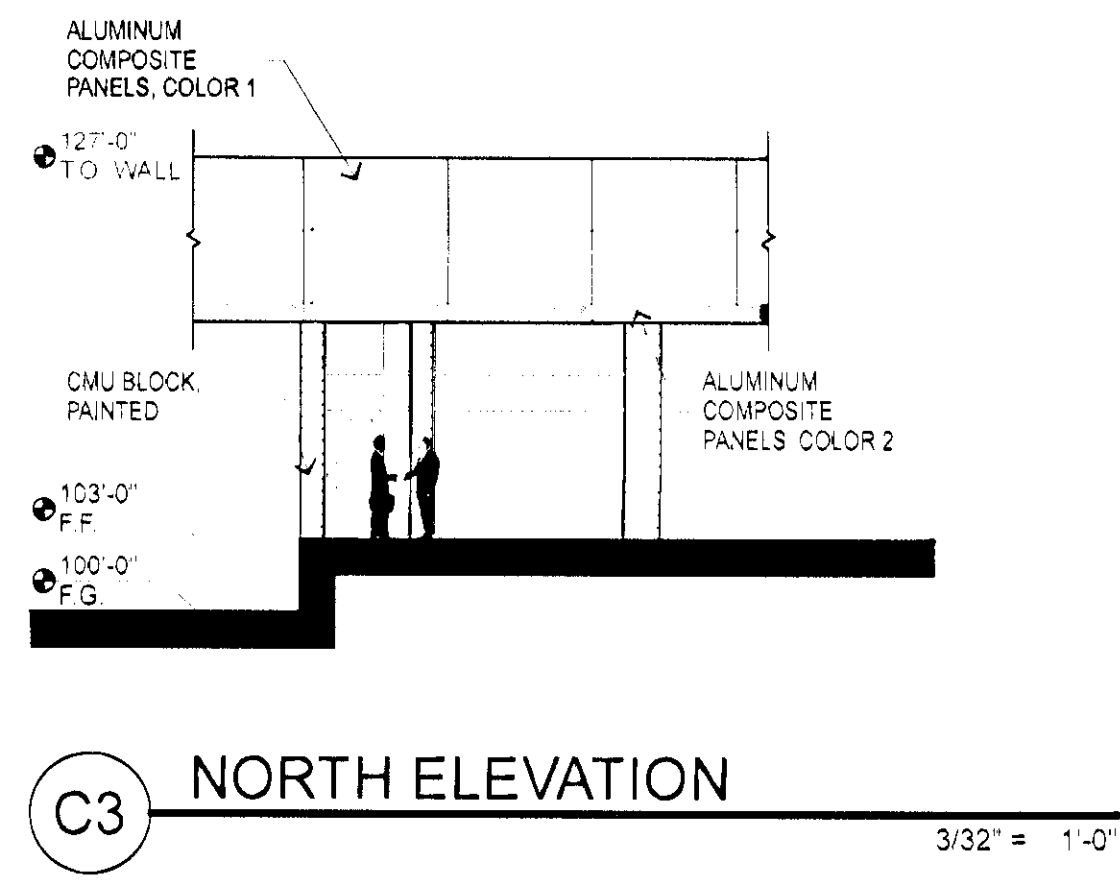
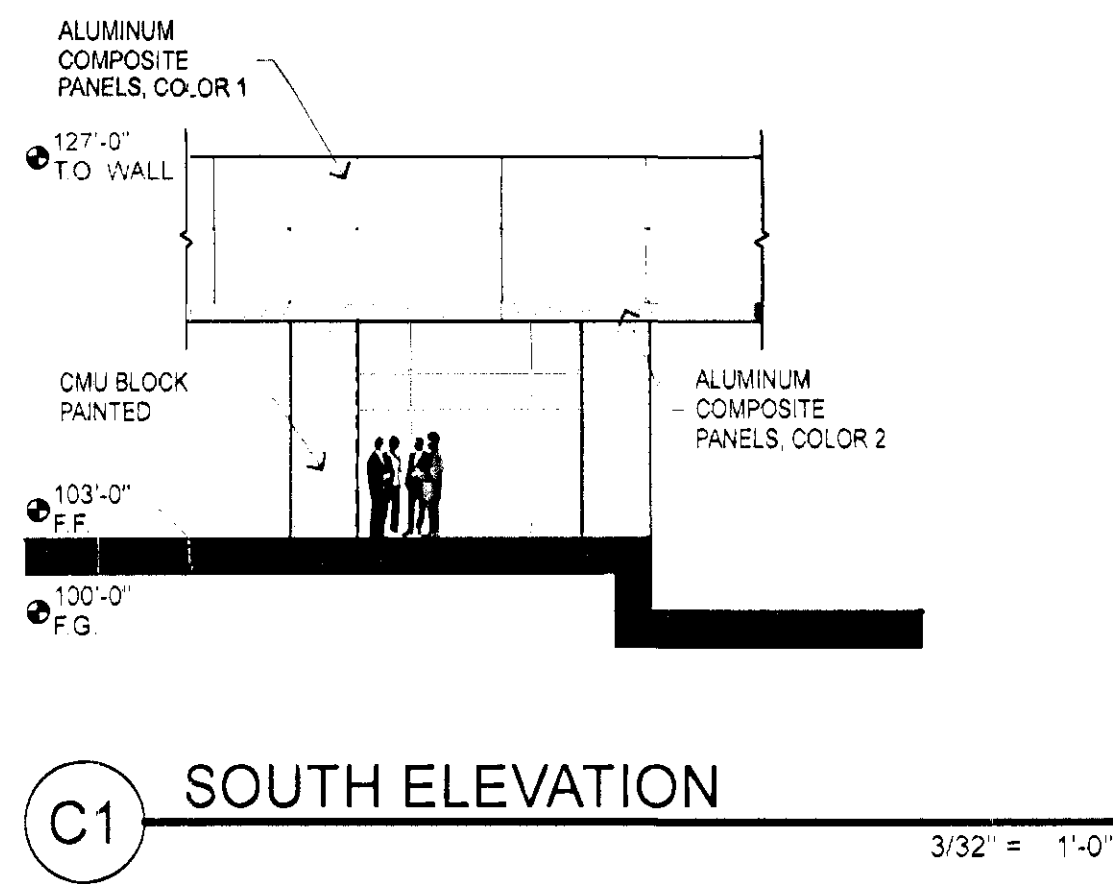
SERVICE WRITER'S
BUILDING
ELEVATIONS
(PHASE 3)

A202

JUL 13 2010

SDR-38855

.0.069 Fairway Chevrolet and Fairway GMC/Buick

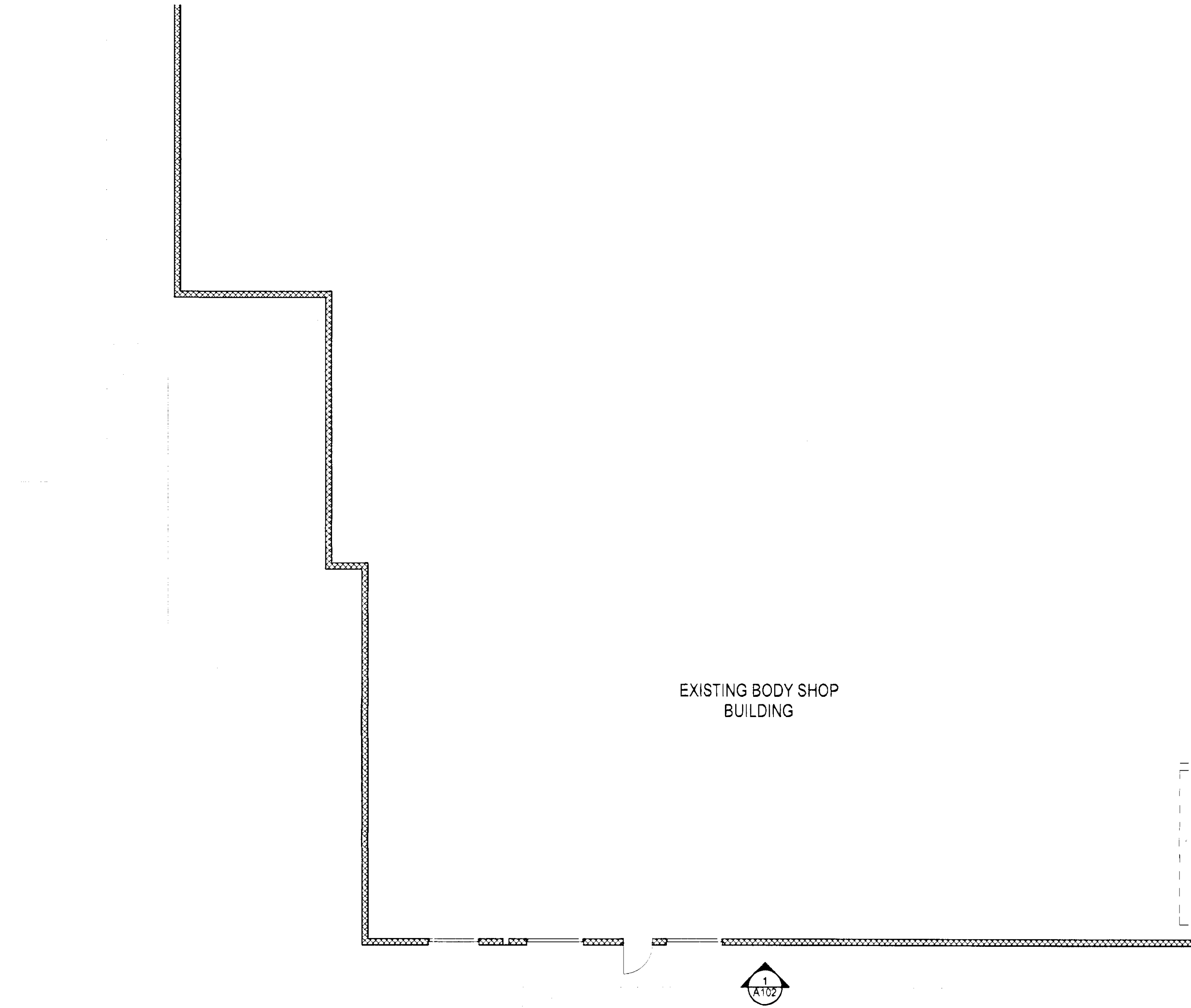


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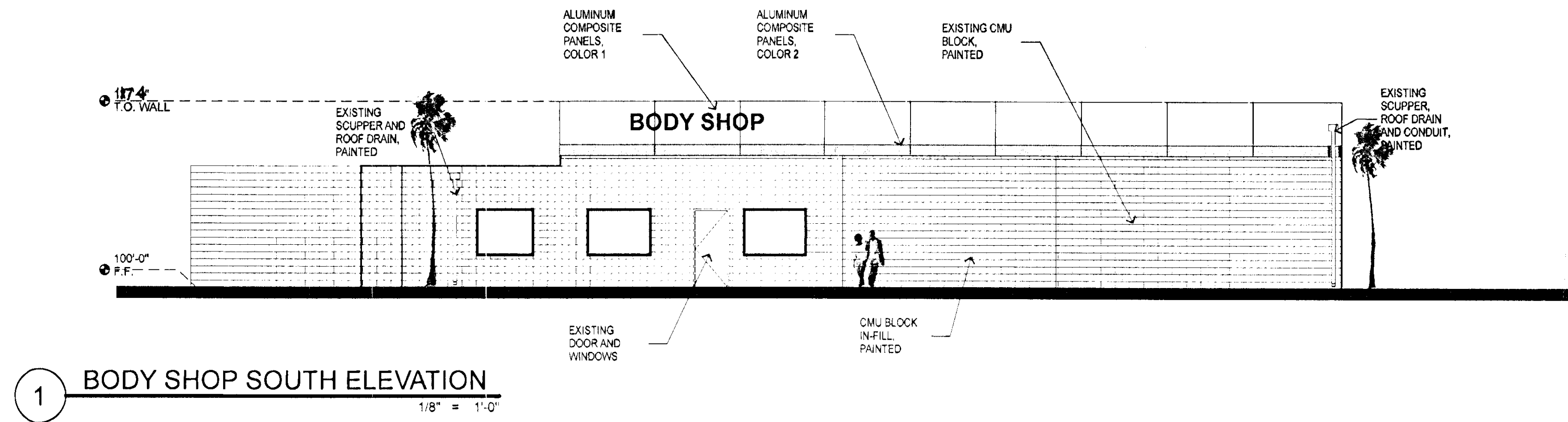
Fairway Chevrolet and Fairway GMC/Buick Site Development Review 3100 E. Sahara Las Vegas, NV 89104

SERVICE WRITER'S
 BUILDING
 ELEVATIONS

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BODY SHOP FLOOR PLAN
1/8" = 1'-0"



BODY SHOP SOUTH ELEVATION
1/8" = 1'-0"

NOTE: WEST, EAST AND NORTH WALLS WILL BE PAINTED TO MATCH THE SOUTH WALL. NO OTHER CHANGES ON THE WEST, EAST OR NORTH WALLS WILL OCCUR.

SCANNED

Fairway Chevrolet and Fairway GMC/Buick

Site Development Review

3100 E. Sahara
Las Vegas, NV 89104

BODY SHOP
FLOOR PLAN

A102
AUG 04 2010

City of Las Vegas SDR Submittal 07.13.10
City of Las Vegas SDR Submittal (Revised) 08.04.10

10.069 Fairway Chevrolet and Fairway GMC/Buick

WARD LINDA LEE REVOCABLE LIV TR
AND WARD LINDA LEE TRS
A.P.N. 162-01-801-013
OR:20040712:01921
NOT A PART

A.P.N. 162-01-801-020
OR:0855:0814817
NOT A PART

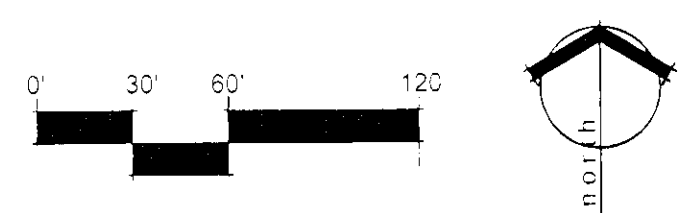
DAWSON PARK TRACT No 5
BOOK 6, PAGE 97
NOT A PART

HADEN BILL INC
A.P.N. 162-01-801-021
OR:0129:0102446
NOT A PART

UNITED NISSAN
A.P.N. 162-01-801-017
OR:20040629:04425
NOT A PART

SITE PLAN

1" = 60'-0"

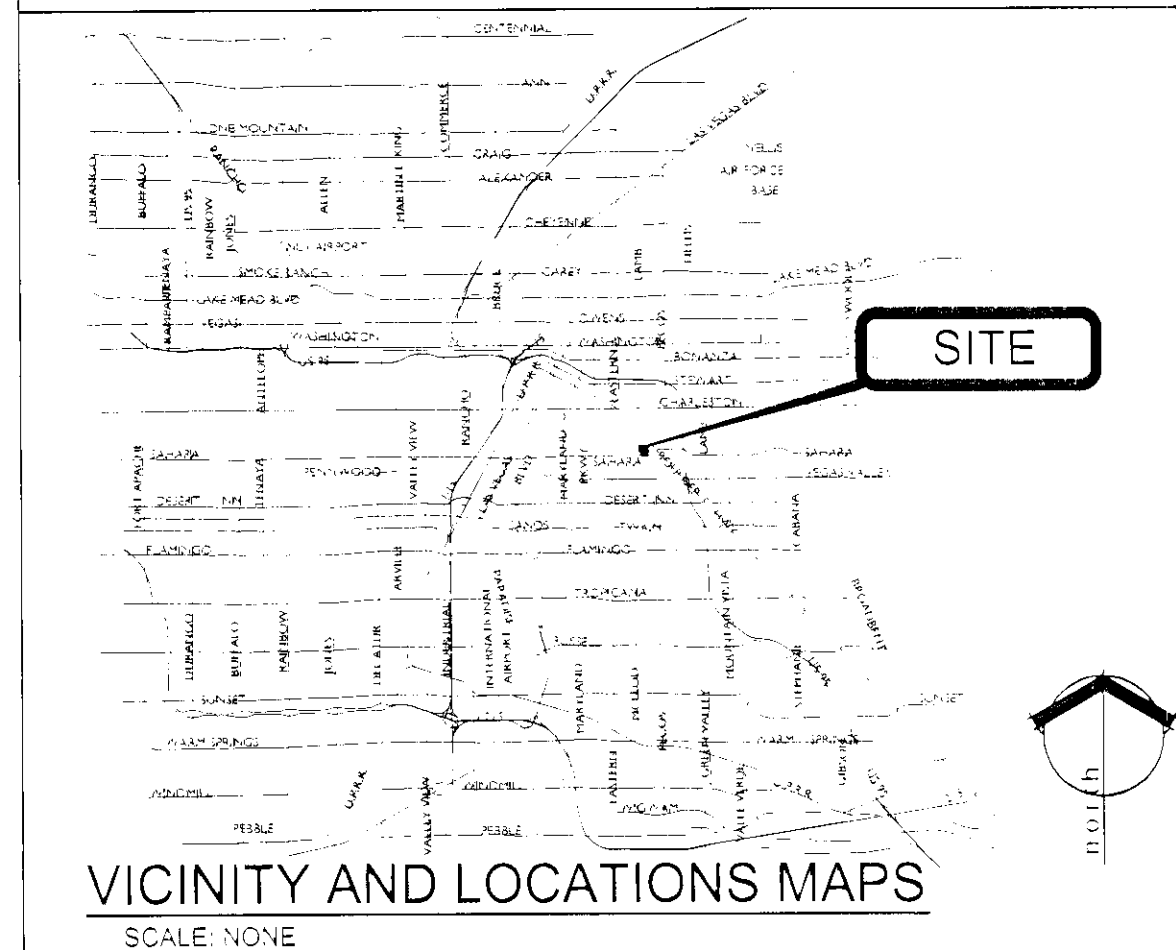
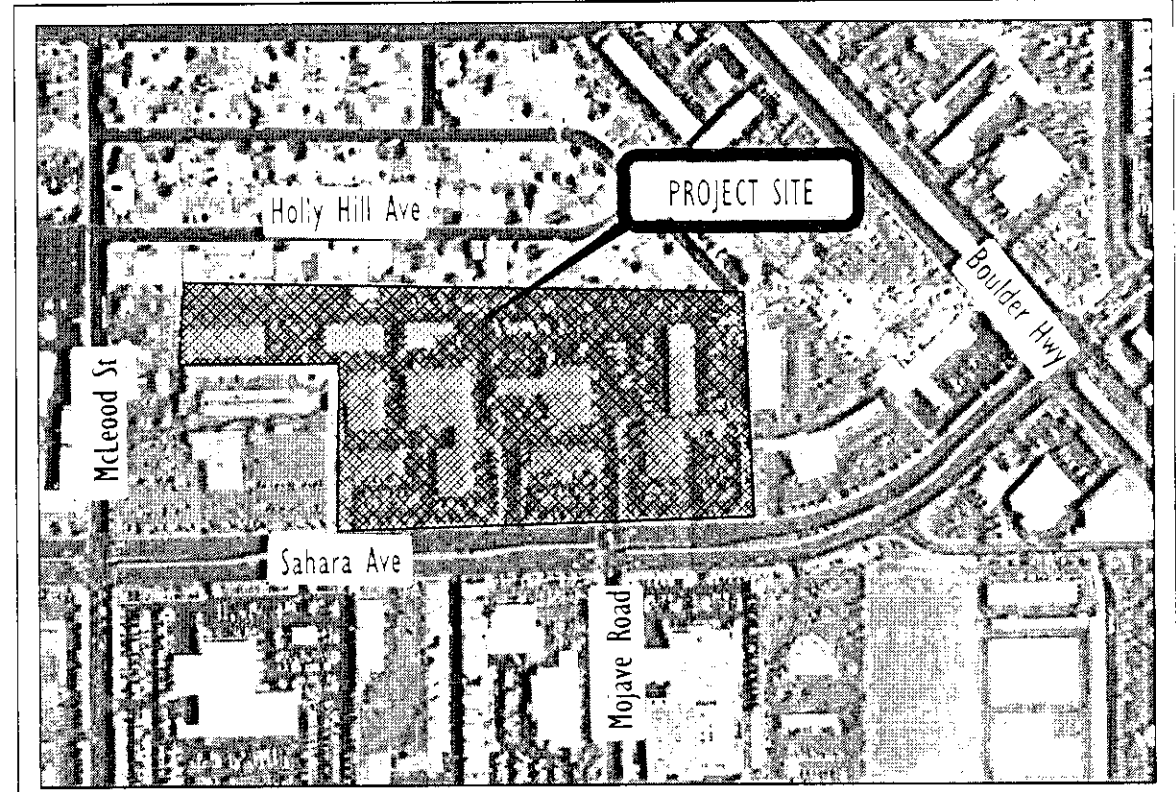


Fairway Chevrolet and Fairway GMC/Buick Site Development Review

3100 E. Sahara
Las Vegas, Nevada 89104

SDR-38855
REVISED

SITE PLAN
AS100
10.069 Fairway Chevrolet and Fairway GMC Buick



Site and Project Information

SITE DATA

ADDRESS	3100 East Sahara Ave.
PARCEL NUMBER	162-01-801-022
JURISDICTION	City of Las Vegas
EXISTING GENERAL PLAN	General Commercial
EXISTING ZONING	C-2 (General Commercial)
PROPOSED USE	Auto Dealership
SITE AREA	740,963 sf (Net) 17.01 Acres (Net)

SETBACKS (PRINCIPAL STRUCTURE)	
FRONT	20 feet
SIDE	10 feet
REAR	20 feet

MAX LOT COVERAGE	50%
ACTUAL LOT COVERAGE	23.1%
MAX HEIGHT	NA
ACTUAL HEIGHT	40'-0"

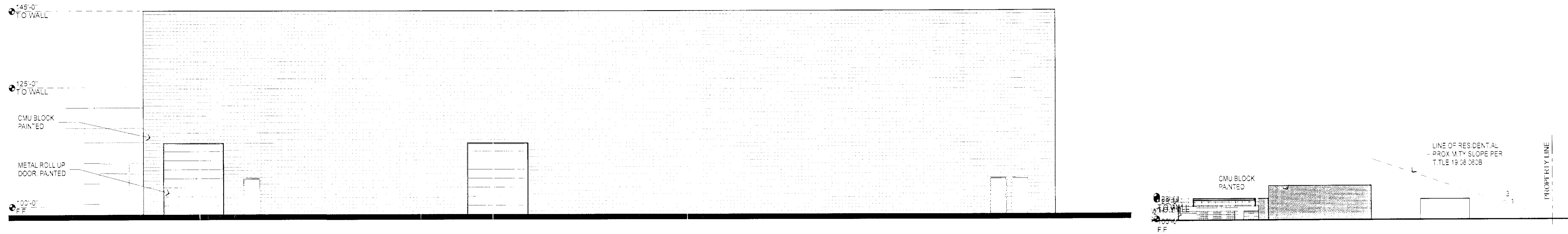
BUILDING INFORMATION

BUILDING AREAS:	
Building #1 (Storage)	12,250 sf
Building #2 (Storage)	8,550 sf
Building #3 (Storage)	2,200 sf
Building #4 (Paint Shop)	8,500 sf
Building #5 (Body Shop)	13,600 sf
Building #6 (To Be Demolished)	4,885 sf
Building #7 (Body Shop)	4,500 sf
Building #8 (To Be Demolished)	23,696 sf
Building #8A (New Chev. Showroom/Parts Building)	62,200 sf
Building #9 (To Be Demolished)	8,512 sf
Building #10 (Service)	16,000 sf
Building #10A (Quick Lube)	3,100 sf
Building #10B (New Service Writers Building)	1,480 sf
Building #10C (Service Addition)	9,500 sf
Building #11 (To Be Demolished)	7,142 sf
Building #12 (Service)	13,500 sf
Building #13 (Ex. GMC/Pontiac/Buick Showroom)	12,352 sf
Building #13 (GMC/Pontiac/Buick Showroom Expansion)	3,622 sf
TOTAL EXISTING:	138,787 sf
TOTAL BEING DEMOLISHED:	44,235 sf
TOTAL BEING ADDED:	76,902 sf
NET SF BEING ADDED:	32,667 sf
TOTAL SF:	171,454 sf

PARKING INFORMATION

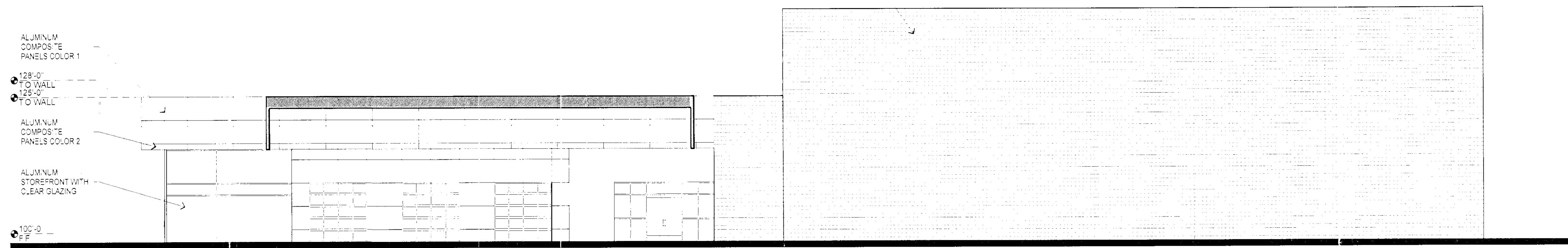
PARKING REQUIRED: 1,500 = 171,454 / 500 = 343 spaces	
PARKING PROVIDED:	
CUSTOMER PARKING	113
EMPLOYEE PARKING	150
SERVICE BACKLOT	246
NEW CAR DISPLAY	246
LOADING SPACES	2
HANDICAP SPACES	9 (2 VAN)
TOTAL	796

AUG 04 2010

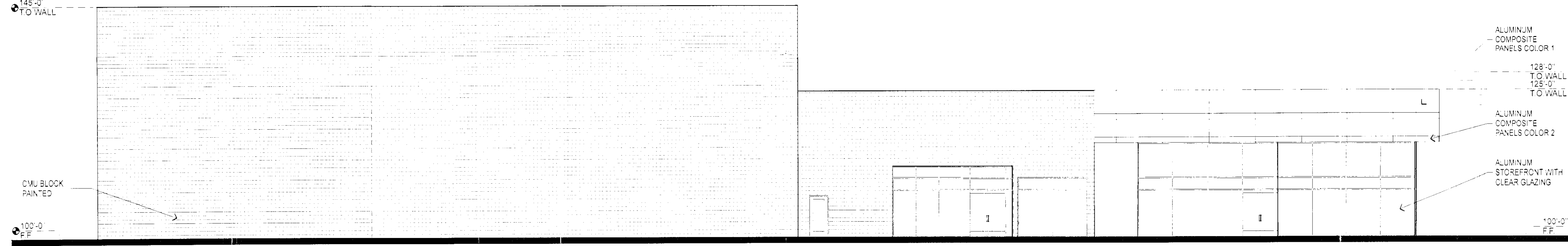


A1 NORTH ELEVATION 3/32" = 1'-0"

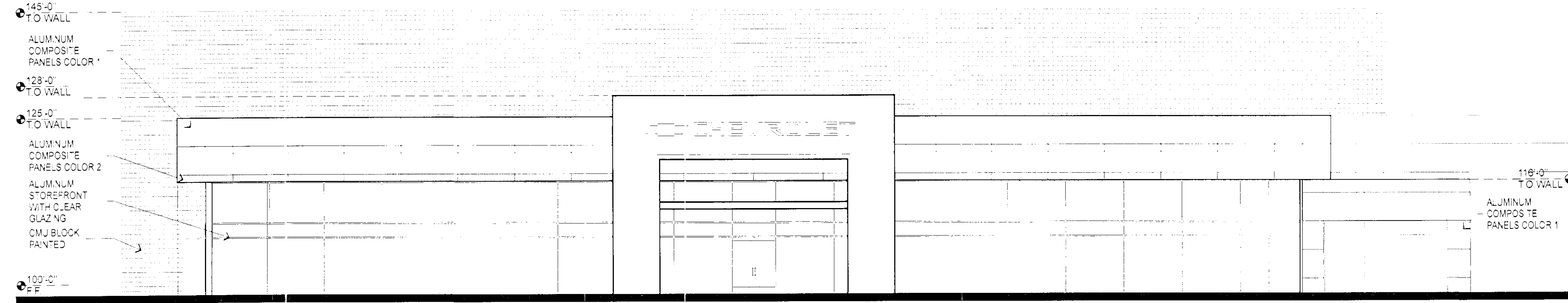
RESIDENTIAL PROXIMITY SLOPE 1/64" = 1'-0"



B1 EAST ELEVATION 3/32" = 1'-0"



C1 WEST ELEVATION 3/32" = 1'-0"



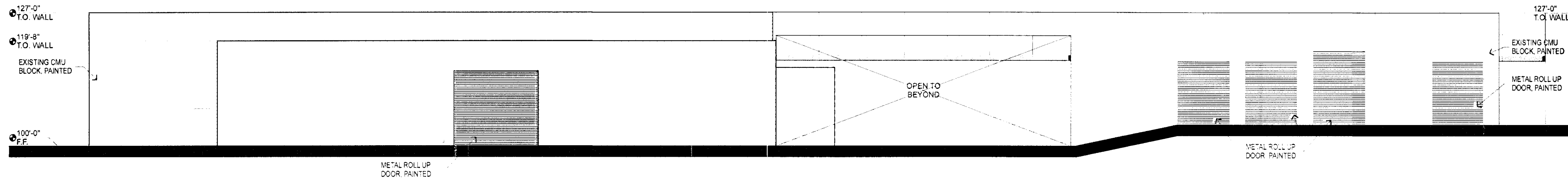
D1 SOUTH ELEVATION 3/32" = 1'-0"

Fairway Chevrolet and Fairway GMC/Buick Site Development Review

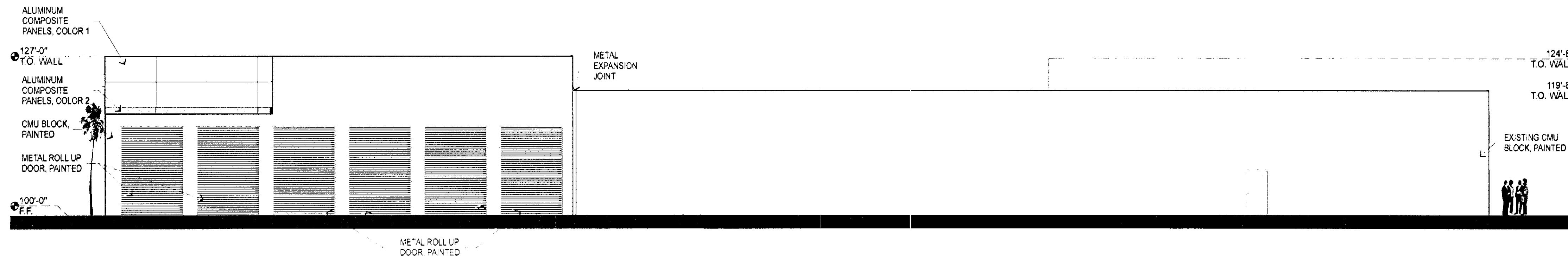
3100 E. Sahara
Las Vegas, NV 89104

CHEVROLET
SHOWROOM
BUILDING
ELEVATIONS
(PHASE 2)

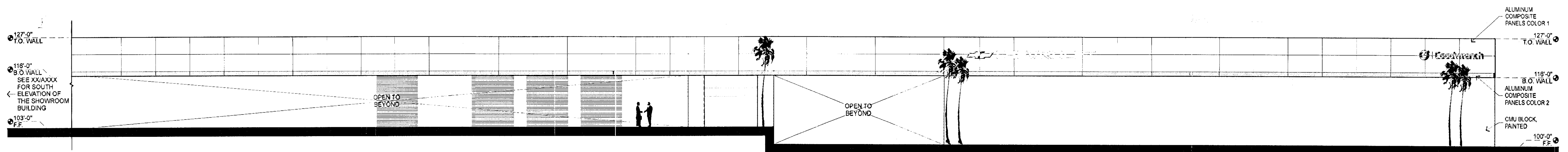
A201 JUL 13 2010



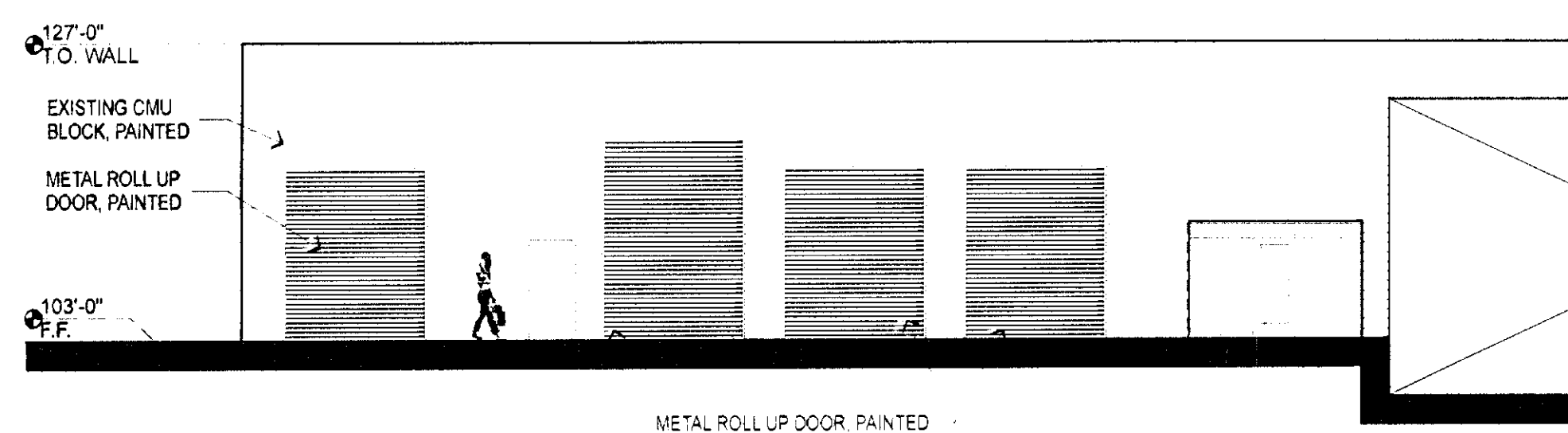
A1 NORTH ELEVATION
3/32" = 1'-0"



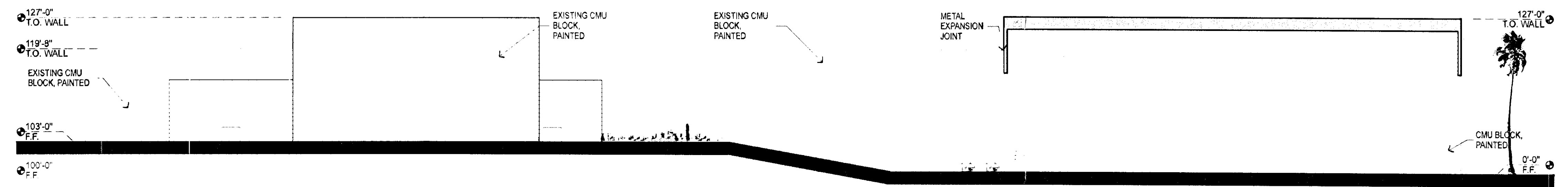
B1 EAST ELEVATION
3/32" = 1'-0"



C1 SOUTH ELEVATION
3/32" = 1'-0"



D1 SOUTH ELEVATION - PARTIAL
3/32" = 1'-0"



D2 WEST ELEVATION
3/32" = 1'-0"

Fairway Chevrolet and Fairway GMC/Buick Site Development Review 3100 E. Sahara Las Vegas, NV 89104

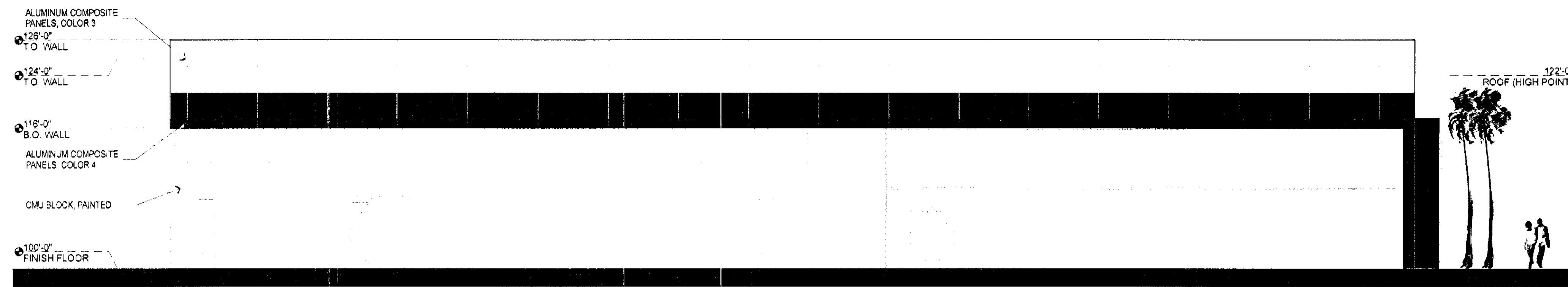
SERVICE
BUILDING
EXTERIOR
ELEVATIONS

A203

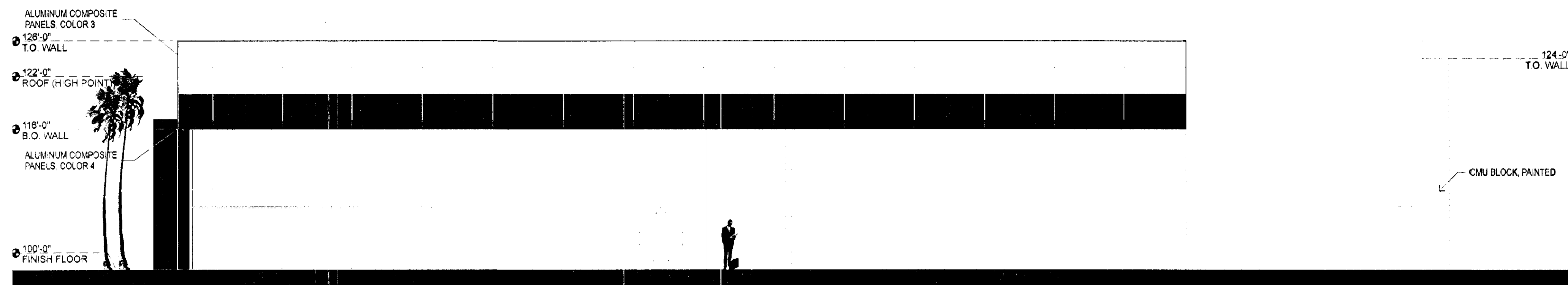
JUL 13 2010

10.069 Fairway Chevrolet and Fairway GMC/Buick

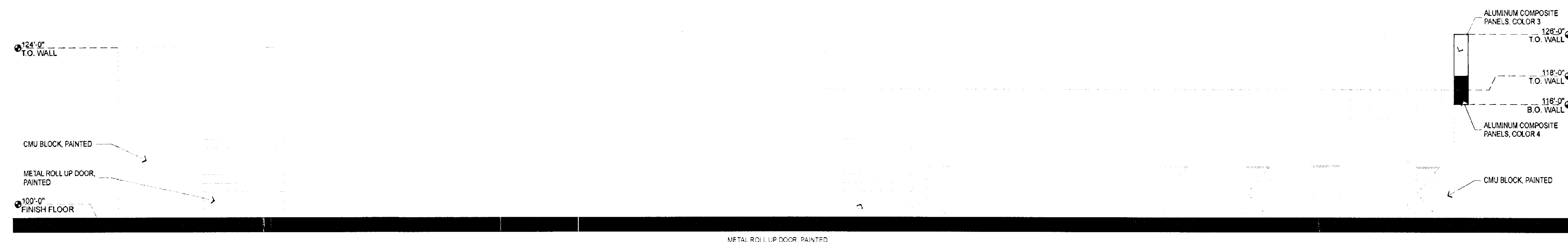
SDR-38855



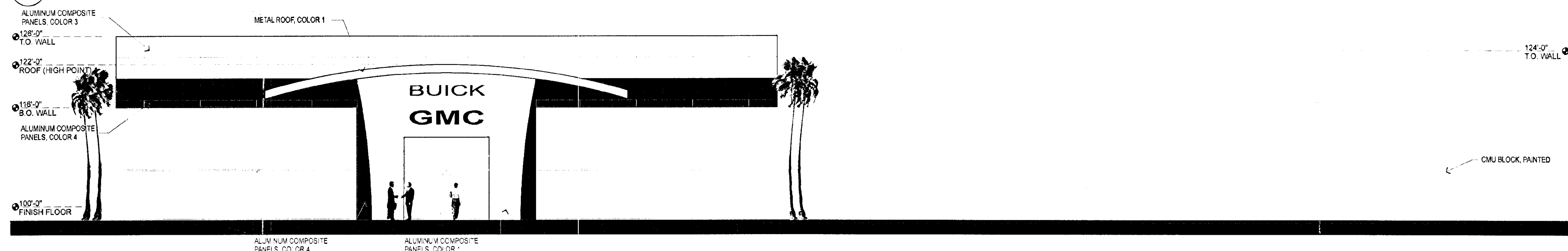
A1 WEST ELEVATION



B1 EAST ELEVATION



C1 NORTH ELEVATION



D1 SOUTH ELEVATION

SCANNED

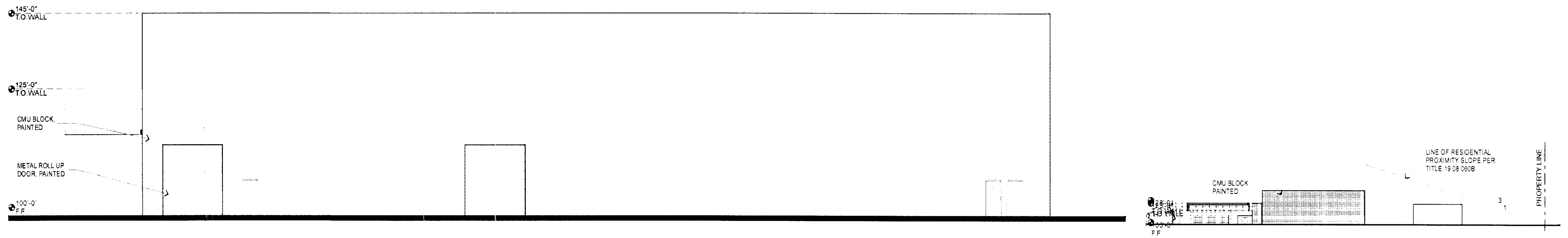
Fairway GMC/Buick Site Development Review 3100 E. Sahara Las Vegas, Nevada 89104

BUILDING
ELEVATIONS

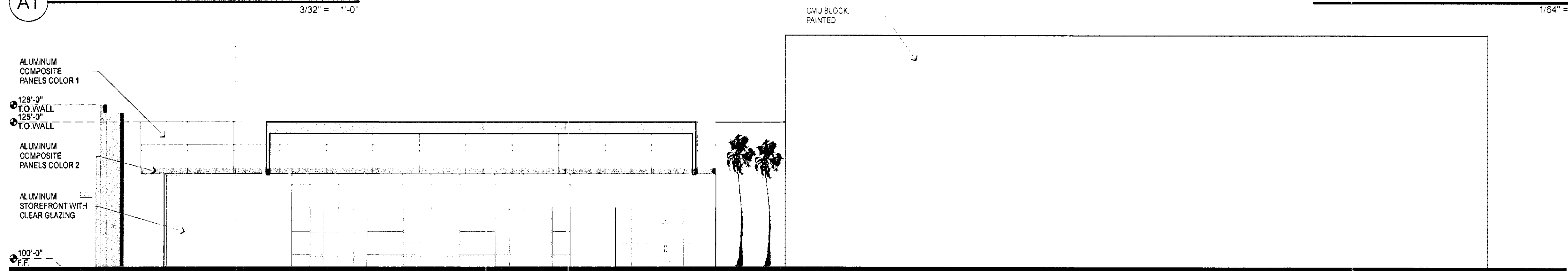
A200 SDR-38855
08/26/10 PC

10.069 Fairway GMC/Buick

JUL 13 2010



A1 NORTH ELEVATION
3/32" = 1'-0"



B1 EAST ELEVATION
3/32" = 1'-0"



C1 WEST ELEVATION
3/32" = 1'-0"



D1 SOUTH ELEVATION
3/32" = 1'-0"

SCANNED

Fairway Chevrolet and Fairway GMC/Buick Site Development Review 3100 E. Sahara Las Vegas, NV 89104

CHEVROLET
SHOWROOM
BUILDING
ELEVATIONS
(PHASE 2)

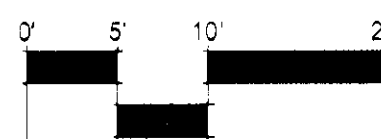
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JUL 13 2010

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08/26/10 PC

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APTUS
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213



City of Las Vegas SDR Submittal

07.13.10

WARD LINDA LEE REVOCABLE LIV TR
AND WARD LINDA LEE TRS
A.P.N. 162-01-801-013
OR:20040712-01921
NOT A PART

A.P.N. 162-01-801-020
OR:0855:0814817
NOT A PART

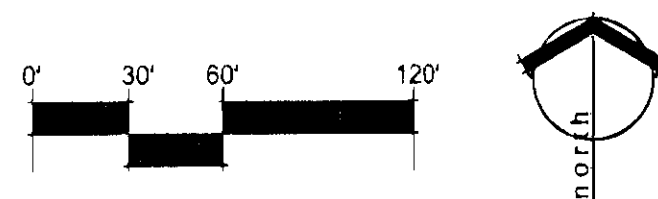
HADEN BILL INC
A.P.N. 162-01-801-021
OR:0129:0102446
NOT A PART

DAWSON PARK TRACT No 5
BOOK 6, PAGE 97
NOT A PART

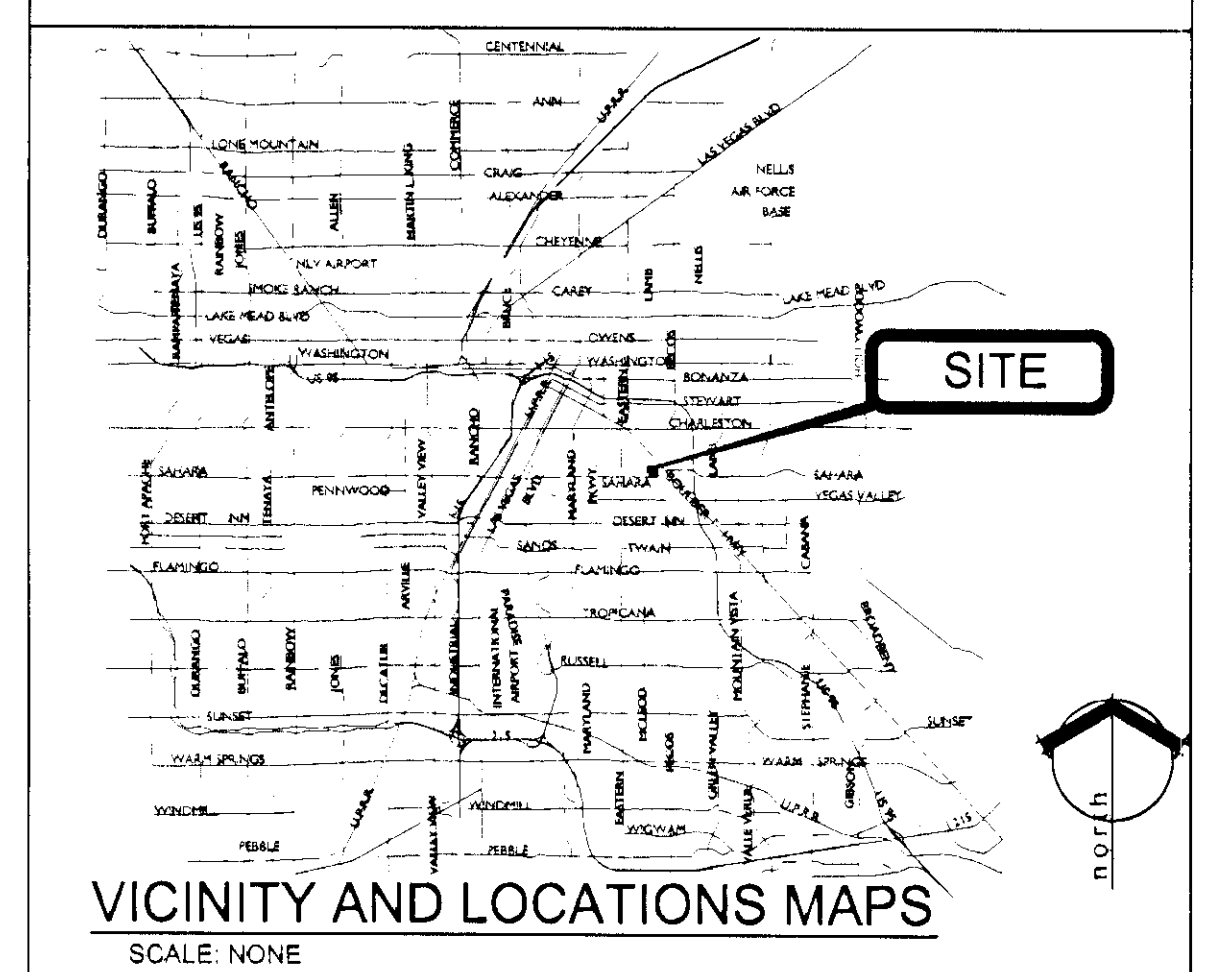
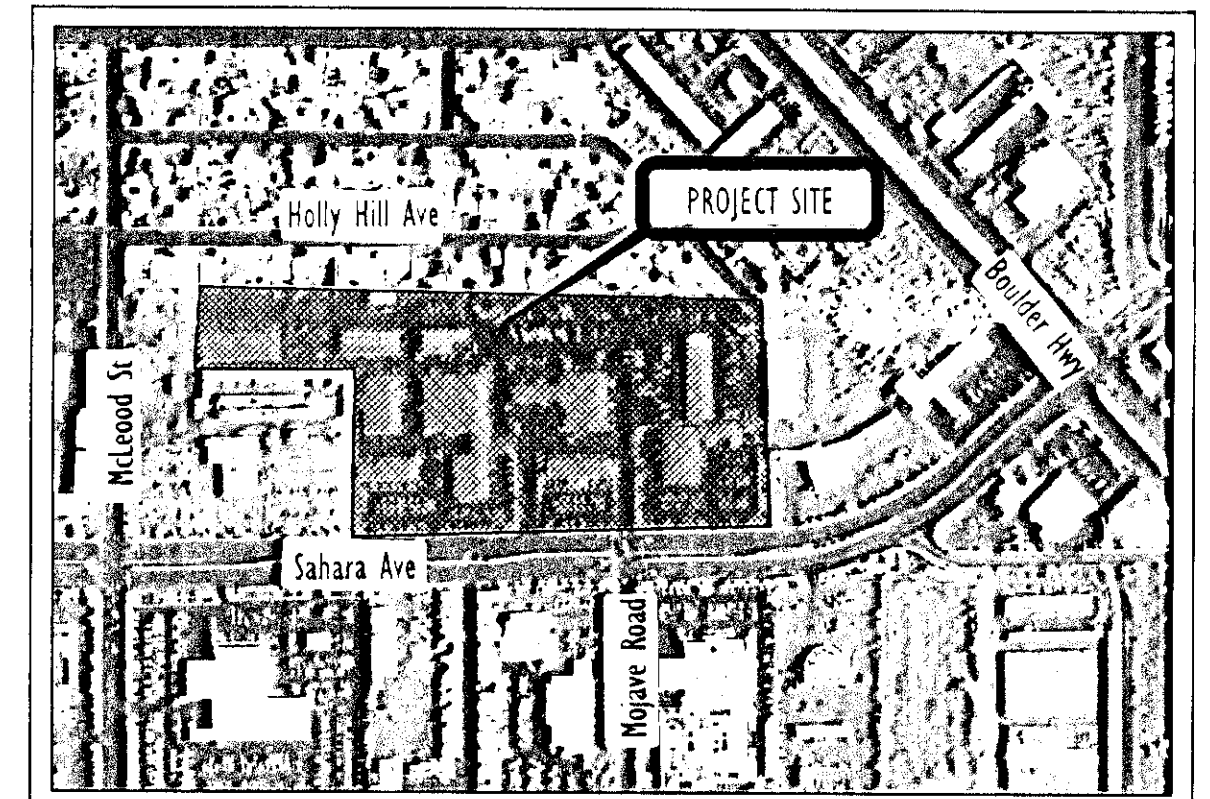
UNITED NISSAN
A.P.N. 162-01-801-017
OR:20040629:04425
NOT A PART

SITE PLAN

1" = 60'-0"



Fairway Chevrolet and Fairway GMC/Buick
Site Development Review
3100 E. Sahara
Las Vegas, Nevada 89104



Site and Project Information

SITE DATA

ADDRESS	3100 East Sahara Ave.
PARCEL NUMBER	162-01-801-022
JURISDICTION	City of Las Vegas
EXISTING GENERAL PLAN	General Commercial
EXISTING ZONING	C-2 (General Commercial)
PROPOSED USE	Auto Dealership
SITE AREA	740,963 sf (Net) 17.01 Acres (Net)

SETBACKS (PRINCIPAL STRUCTURE)

FRONT	20 feet
SIDE	10 feet
REAR	20 feet

MAX LOT COVERAGE 50%

ACTUAL LOT COVERAGE 23.1%

MAX HEIGHT NA

ACTUAL HEIGHT 40'-0"

BUILDING INFORMATION

BUILDING AREAS:

Building #1 (Storage)	12,250 sf
Building #2 (Storage)	8,550 sf
Building #3 (Storage)	2,200 sf
Building #4 (Paint Shop)	8,500 sf
Building #5 (Body Shop)	13,600 sf
Building #6 (To Be Demolished)	4,885 sf
Building #7 (Body Shop)	4,500 sf
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Building #9 (To Be Demolished)	8,512 sf
Building #10 (Service)	16,000 sf
Building #10A (Quick Lube)	3,100 sf
Building #10B (New Service Writers Building)	1,480 sf
Building #10C (Service Addition)	9,600 sf
Building #11 (To Be Demolished)	7,142 sf
Building #12 (Service)	13,500 sf
Building #13 (Ex. GMC/Pontiac/Buick Showroom)	12,352 sf
Building #13 (GMC/Pontiac/Buick Showroom Expansion)	3,622 sf

TOTAL EXISTING:	138,787 sf
TOTAL BEING DEMOLISHED:	44,235 sf
TOTAL BEING ADDED:	76,902 sf
NET SF BEING ADDED:	32,667 sf
TOTAL SF:	171,454 sf

PARKING INFORMATION

PARKING REQUIRED: 1:500 = 171,454 / 500 = 343 spaces

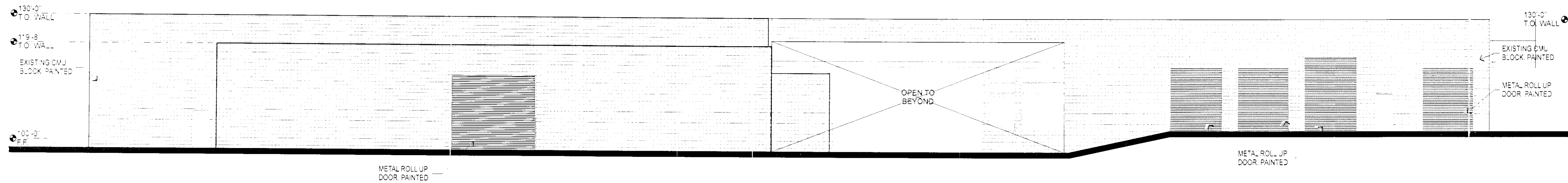
PARKING PROVIDED:

CUSTOMER PARKING	113
EMPLOYEE PARKING	180
SERVICE/BACKLOT	246
NEW CAR DISPLAY	246
LOADING SPACES	2
HANDICAP SPACES	9 (2 VAN)
TOTAL	796

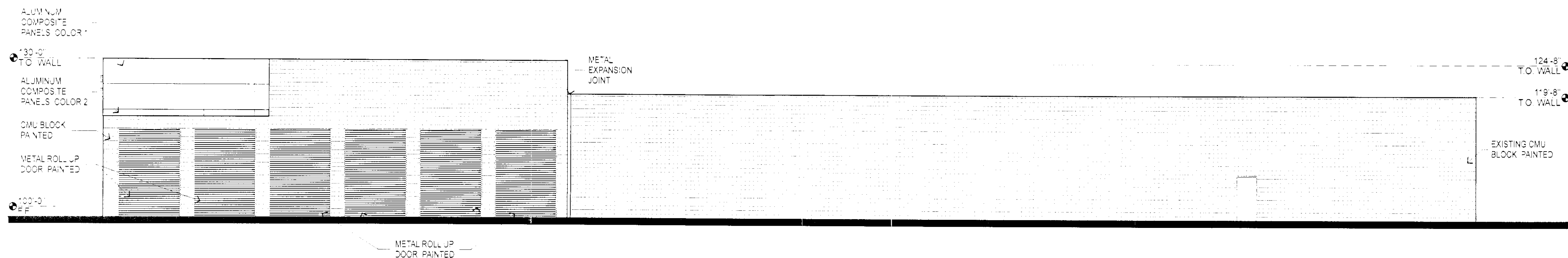
SITE PLAN

ASI00

AUG 04 2010



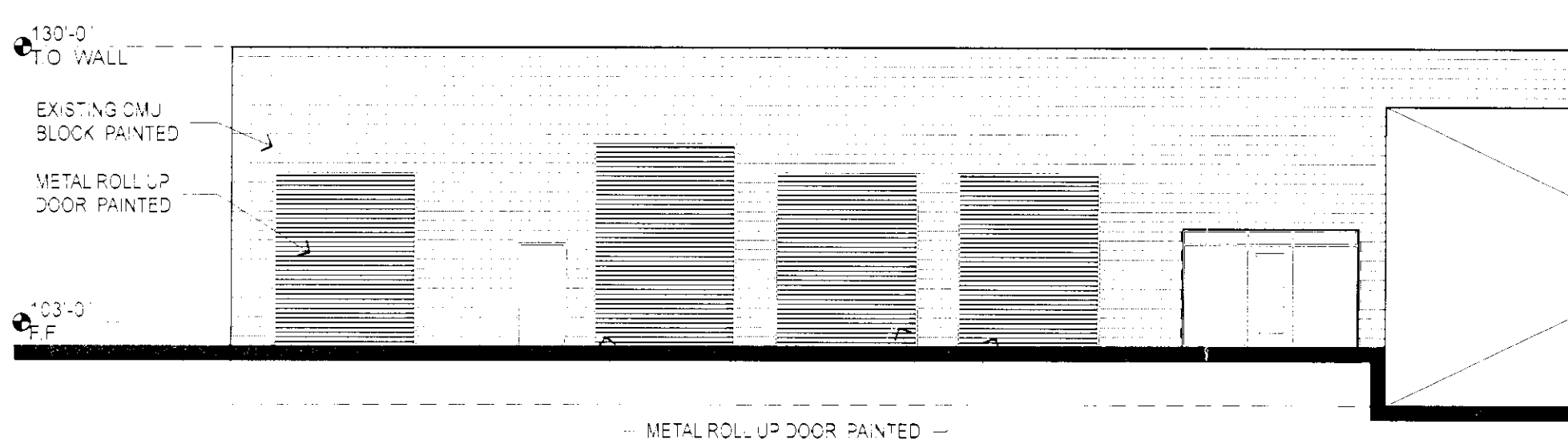
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3/32" = 1'-0"



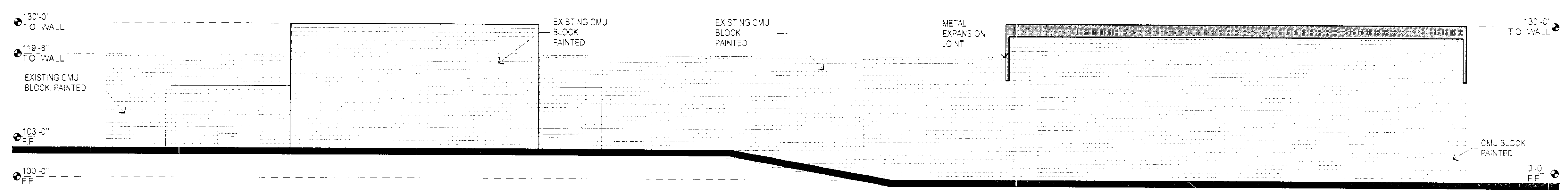
B1 EAST ELEVATION
3/32" = 1'-0"



C1 SOUTH ELEVATION
3/32" = 1'-0"



D1 SOUTH ELEVATION - PARTIAL
3/32" = 1'-0"

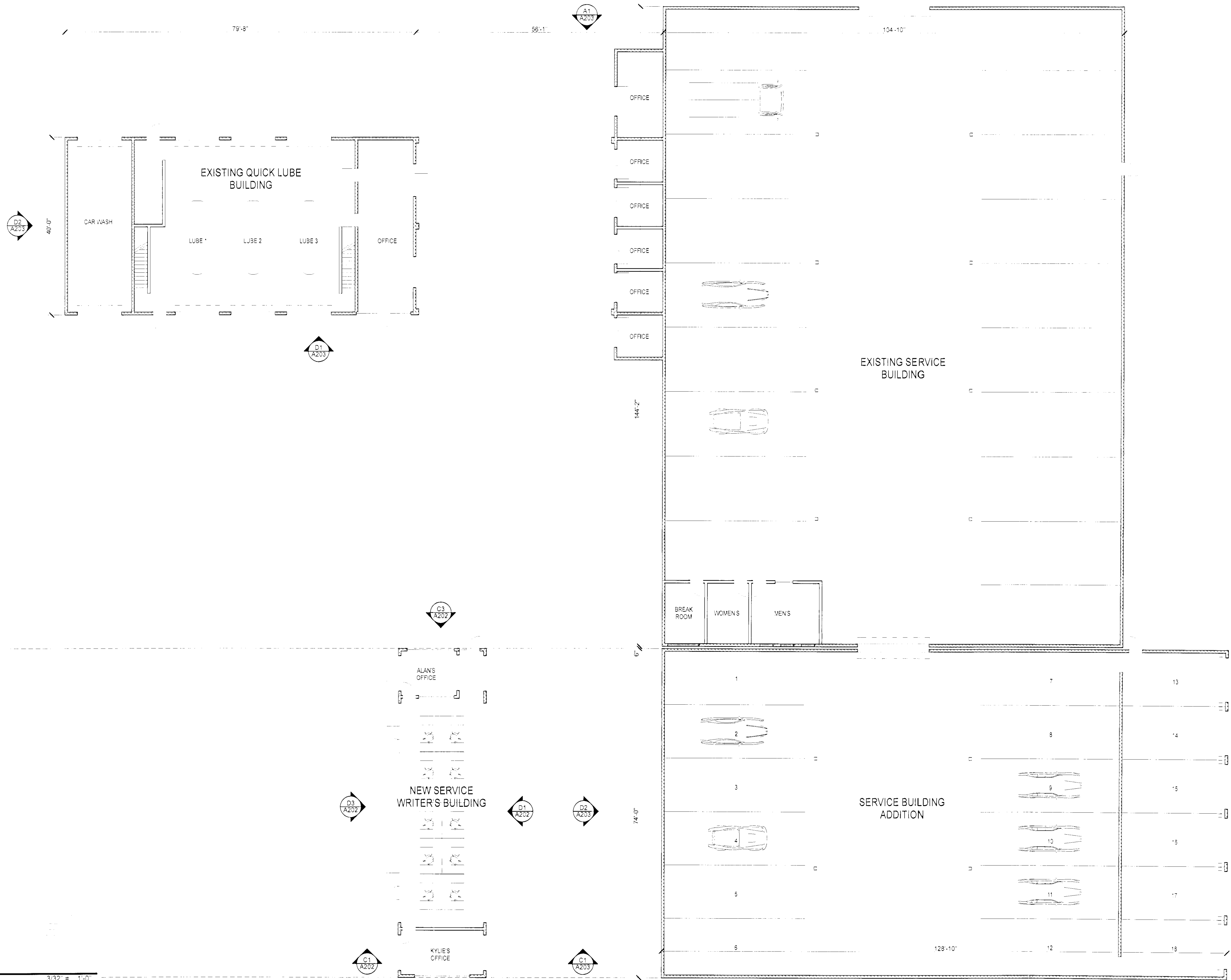


D2 WEST ELEVATION
3/32" = 1'-0"

Fairway Chevrolet and Fairway GMC/Buick Site Development Review 3100 E. Sahara Las Vegas, NV 89104

SERVICE
BUILDING
EXTERIOR
ELEVATIONS (PH.3)

A203
SDR-38855



FLOOR PLAN

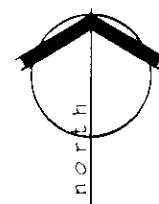
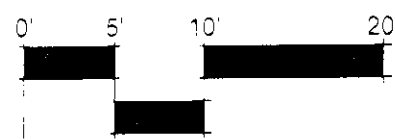
3/32" = 1'-0"

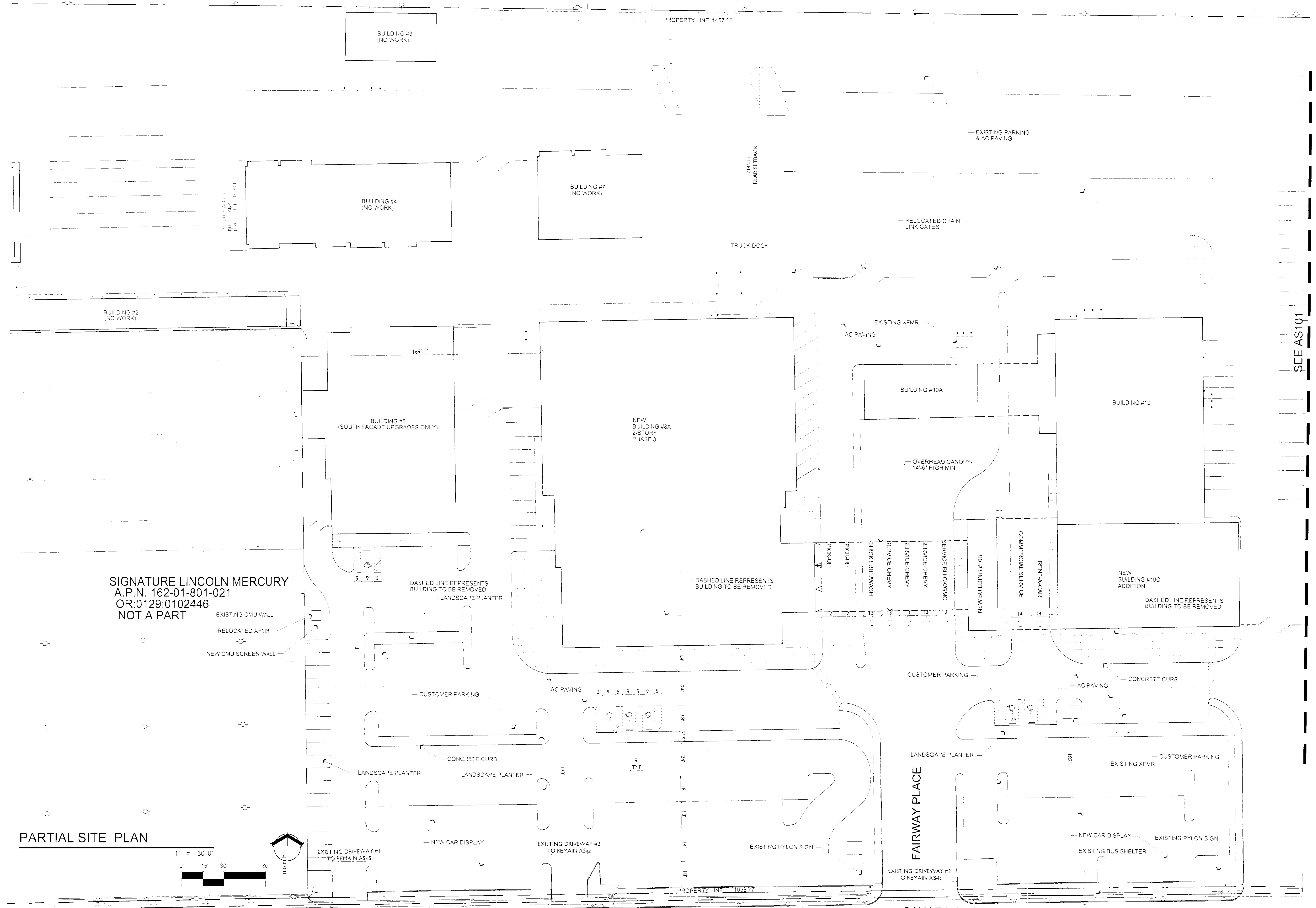
Fairway Chevrolet and Fairway GMC/Buick Site Development Review 3100 E. Sahara Las Vegas, NV 89104

SERVICE BUILDING FLOOR PLAN (PHASE 3)

SDR-38855 **A103**

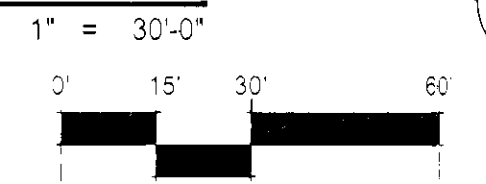
JUL 13 2010





SIGNATURE LINCOLN MERCURY
A.P.N. 162-01-801-021
OR:0129:0102446
NOT A PART

PARTIAL SITE PLAN



Fairway Chevrolet and Fairway GMC/Buick

Site Development Review

3100 E. Sahara
Las Vegas, Nevada 89104

SAHARA AVENUE (SR 589)
(150' PUBLIC / NDOT ROW)

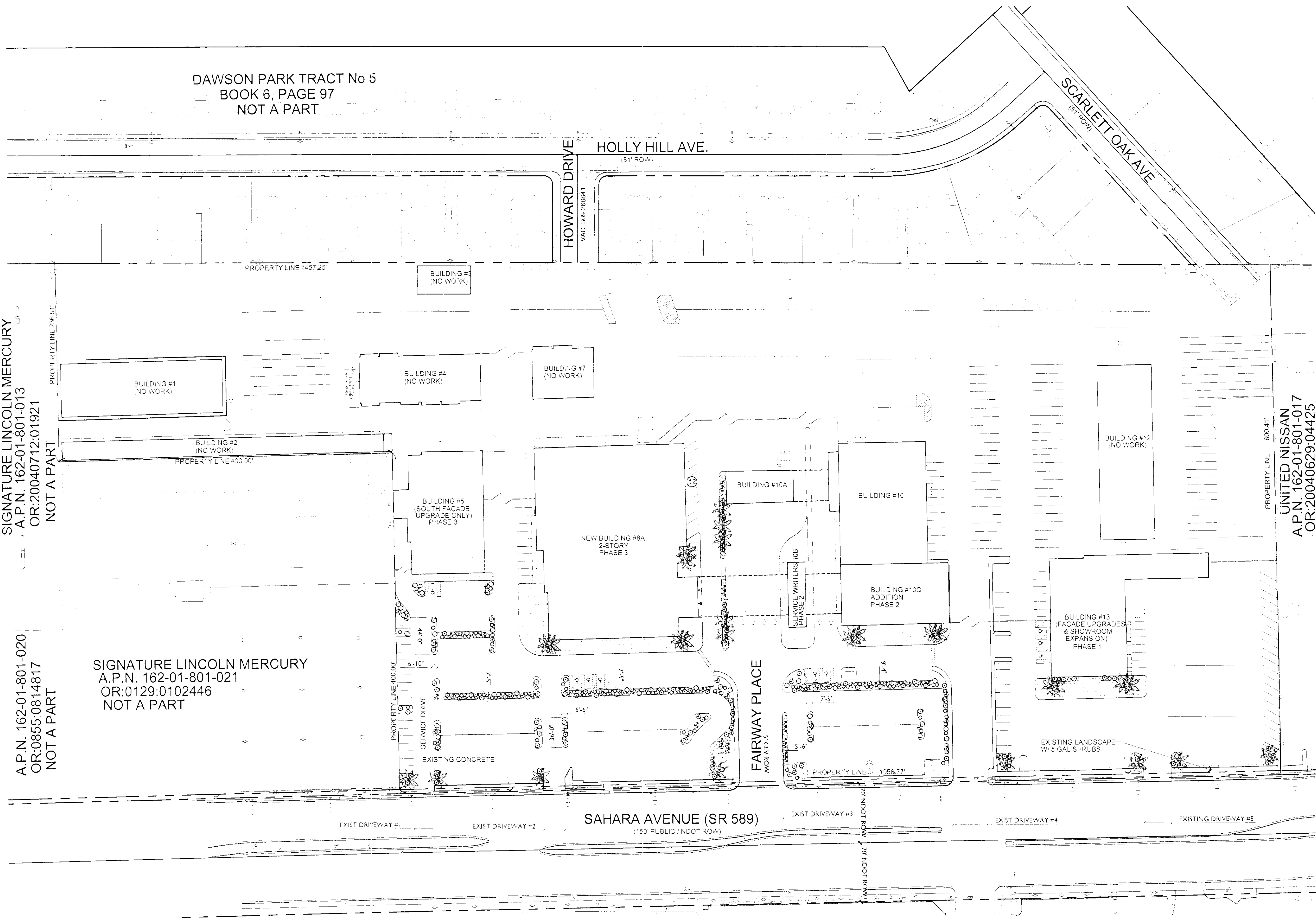
WEST PORTION
PHASES 2 AND 3

ASI02

SDR-38855
REVISED

City of Las Vegas SDR Submittal 07/13/10
City of Las Vegas SDR Submittal Revised 07/27/10
City of Las Vegas SDR Submittal Revised 08/04/10

10.069 Fairway Chevrolet and Fairway GMC/Buick



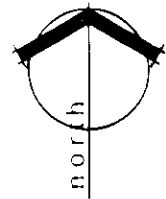
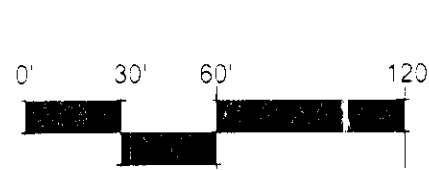
LANDSCAPE SCHEDULE				
TREES				
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
	EXISTING TREE		24" Box	4
	MEXICAN FAN PALM		16'-18" HIGH	19
SHRUBS				
	TEXAS RANGER	leucophyllum frutescens 'Green Cloud'	5 gal	20
	GERMANDER		5 gal	18
	YELLOW BIRD OF PARADISE	caesalpinia gilliesii	5 gal	27
	RED BIRD OF PARADISE	caesalpinia pulcherrima	15 gal	56
	DESERT CASSIA	cassia nemophila	5 ga	21
	DEER GRASS	muhlenbergia rigens	5 ga	36
	MEXICAN SAGE	salvia leucantha	5 gal	29
GROUND COVER				
	DESERT CARPET	myoporum parvifolium	5 ga	30
	LANTANA	lantana	3 gal	22
	REGAL MIST FOUNTAIN GRASS	muhlenbergia capillaris 'regal mist'	5 gal	16
ROCK MULCH	SIZE	COLOR	DEPTH	
	3/8" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN. 2" DEEP	

LANDSCAPE BUFFERS		
	REQUIRED	PROVIDED
FRONT	5'-0"	0'-0" (WAIVER REQUESTED)
INTERIOR SIDE	0'-0"	0'-0"
REAR	0'-0"	0'-0"

* REQUIRED LANDSCAPE BASED ON 1987 APPROVAL OF Z-83-87, 1970 APPROVAL OF Z-4370 & 1972 APPROVAL OF Z-8072

LANDSCAPE PLAN

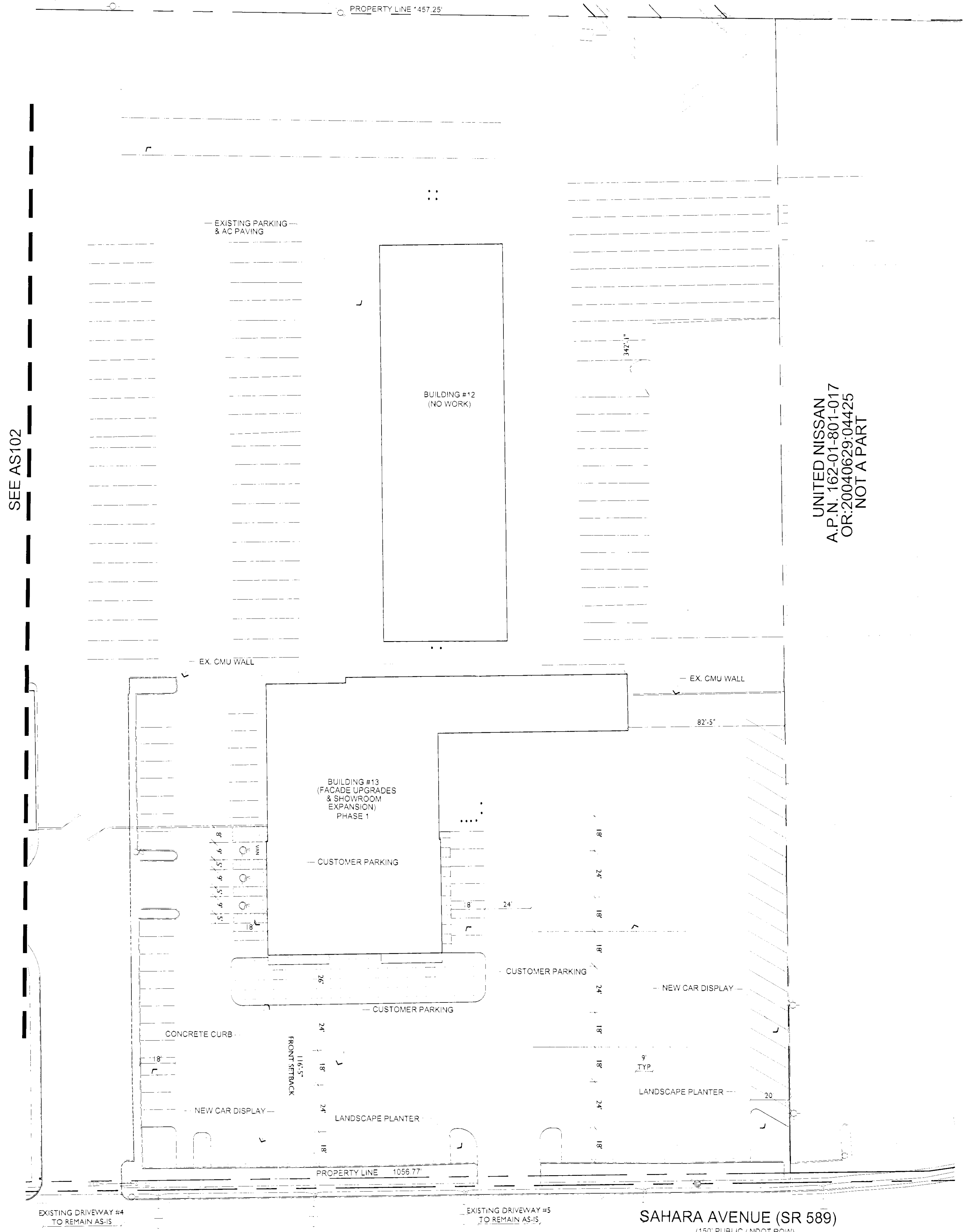
1" = 60'-0"



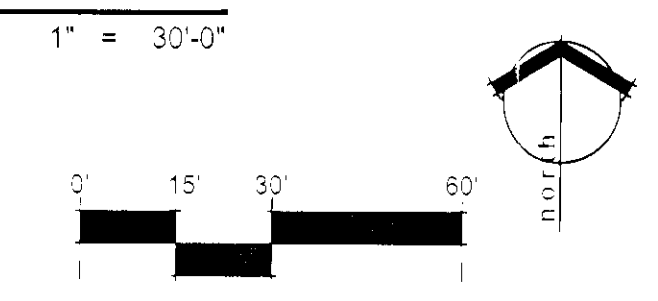
Fairway Chevrolet and Fairway GMC/Buick
Site Development Review
3100 E. Sahara
Las Vegas, Nevada 89104

LANDSCAPE PLAN

L100
SDR-38855
REVISED
AUG 24 2010



PARTIAL SITE PLAN



Fairway Chevrolet and Fairway GMC/Buick Site Development Review 3100 E. Sahara Las Vegas, Nevada 89104

EAST PORTION
PHASE I

ASI01

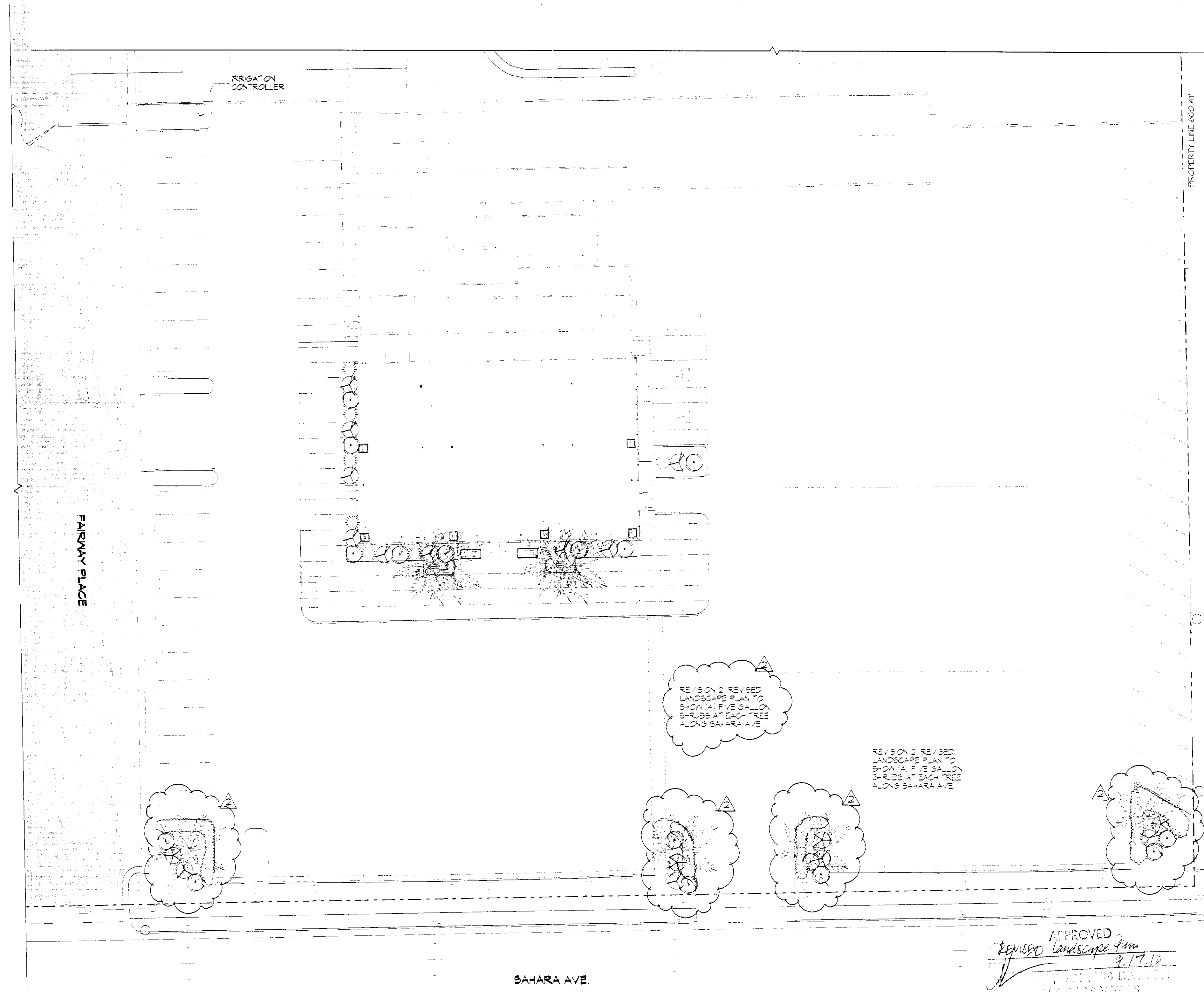
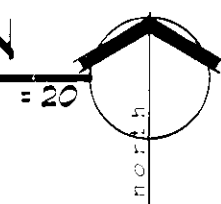
City of Las Vegas SDR Submittal 07.13.10
City of Las Vegas SDR Submittal Revised 07.27.10
City of Las Vegas SDR Submittal Revised 08.04.10

SDR-38855
REVISED

10.069 Fairway Chevrolet and Fairway GMC/Buick

F:\10069 Fairway Clowden - RPT\DWG\5110069 Fairway Clowden - Site & Layouts.plt, 9/13/2010, 12:27 PM, KHeenan

ENLARGED LANDSCAPE PLAN



APPROVED
Revised Landscape Plan
9.7.10
THOMAS B. BROWN
CLV OF LAS VEGAS

CLV No. 39385 / SDR-38855 W/
ADMIN. AMENDMENT 9.7.10

LANDSCAPE SCHEDULE				
TREES				
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
	EXIST'G TREE/SHRUB	-	24" BOX	13
	MEXICAN FAN PALM	-	18" - 18" - 5'	3
SHRUBS				
	YELLOW BIRD OF PARADISE	CHESBONIA B. G. '08'	10 ga	4
	RED BIRD OF PARADISE	CHESBONIA B. O. C. '08'	15 ga	13
	DESERT CASSIA	CHESBONIA B. '08'	10 ga	16
	MEXICAN SAGE	SA V. B. '08'	5 ga	3
GROUND COVER				
	DWARF NATIVE MYRTLE and TEXAS LANTANA	MYRTLE and LANTANA	3 gal each	15 each
ROCK MULCH	SIZE	COLOR	DEPTH	
	3/8" CRUSHED GRANITE	TO BE SELECTED BY MANUFACTURERS STD COLORS	MIN. 2" DEEP	

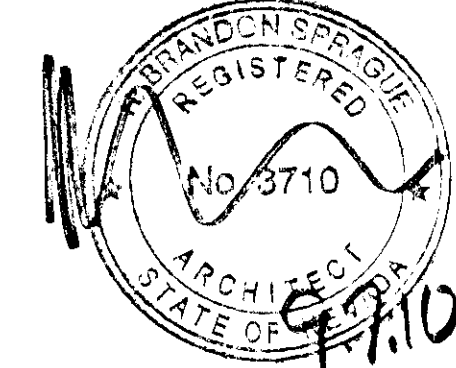
Fairway GMC Showroom
Expansion
Construction Documents
3222 East Sahara
Las Vegas, Nevada 89104

APTUS

1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

APTUS PROJECT NO. 10.069

ARCHITECT



ENGINEER

NOTES

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NO.	DESCRIPTION	DATE
1	Plan Check Response	09.07.10
2	Plan Check Response	09.07.10
3	Coordination Meeting	08.27.10

ISSUED

TITLE
LANDSCAPE PLAN

DRAWING NO.

1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

ARCHITECT

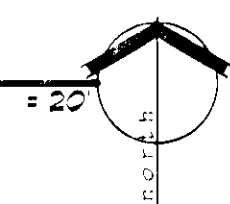


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ISSUED

DRAWING NO.

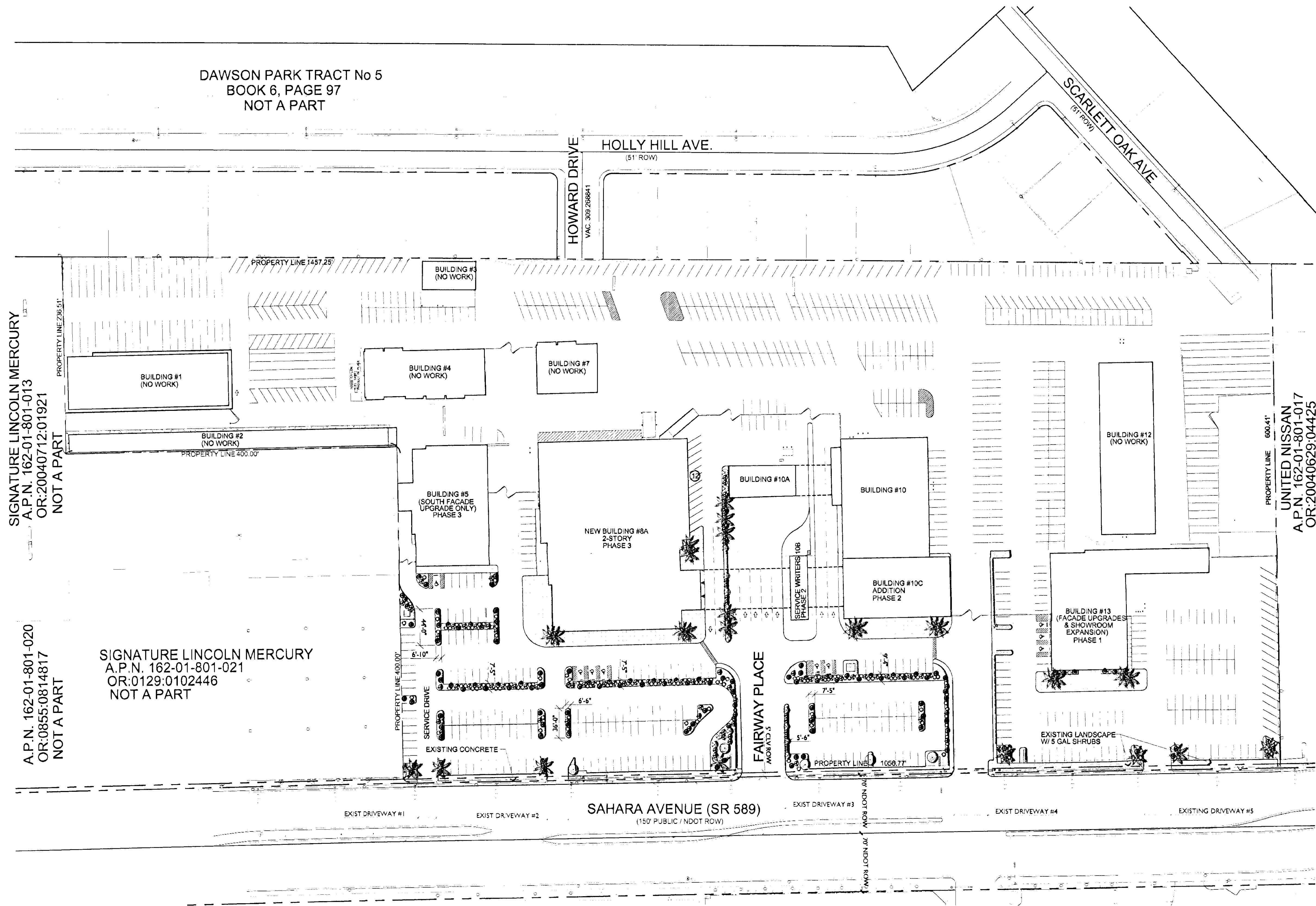
AS101



SEP 18 2010

APPROVED:
 Bridge No. #13 Addition/Renovation - Site Plan
9.8.00

CLY-39385 / GDR-33855
 REVISIONS = * ADDED LANDSCAPE PLANTER NEAR ADA SPACES; REVOCATED ADA SPACES;



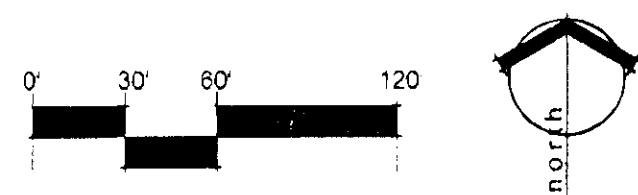
LANDSCAPE SCHEDULE				
TREES				
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
	EXISTING TREE		24" Box	4
	MEXICAN FAN PALM		16'-18" HIGH	19
SHRUBS				
	TEXAS RANGER	leucophyllum frutescens Green Cloud	5 gal	20
	GERMANDER		5 gal	18
	YELLOW BIRD OF PARADISE	caesalpinia grillisii	5 gal	27
	RED BIRD OF PARADISE	caesalpinia pulcherrima	15 gal	56
	DESERT CASSIA	cassia nemophila	5 gal	21
	DEER GRASS	muhlenbergia rigens	5 gal	36
	MEXICAN SAGE	salvia leucantha	5 gal	29
GROUND COVER				
	DESERT CARPET	myoporum parvifolium	5 gal	30
SYMBOLS NOT SHOWN DUE TO SCALE	LANTANA	lantana	3 gal	22
	REGAL MIST FOUNTAIN GRASS	muhlenbergia capillaris 'regal mist'	5 gal	16
ROCK MULCH	SIZE	COLOR	DEPTH	
	3/8" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN. 2" DEEP	

LANDSCAPE BUFFERS		
	REQUIRED	PROVIDED
FRONT	5'-0"	0'-0" (WAIVER REQUESTED)
INTERIOR SIDE	0'-0"	0'-0"
REAR	0'-0"	0'-0"

* REQUIRED LANDSCAPE BASED ON 1987 APPROVAL OF Z-83-87, 1970 APPROVAL OF Z-4370 & 1972 APPROVAL OF Z-8072

LANDSCAPE PLAN

1" = 60'-0"

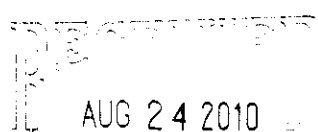


Fairway Chevrolet and Fairway GMC/Buick
Site Development Review
3100 E. Sahara
Las Vegas, Nevada 89104

LANDSCAPE PLAN

L100 SDR-38855
REVISED

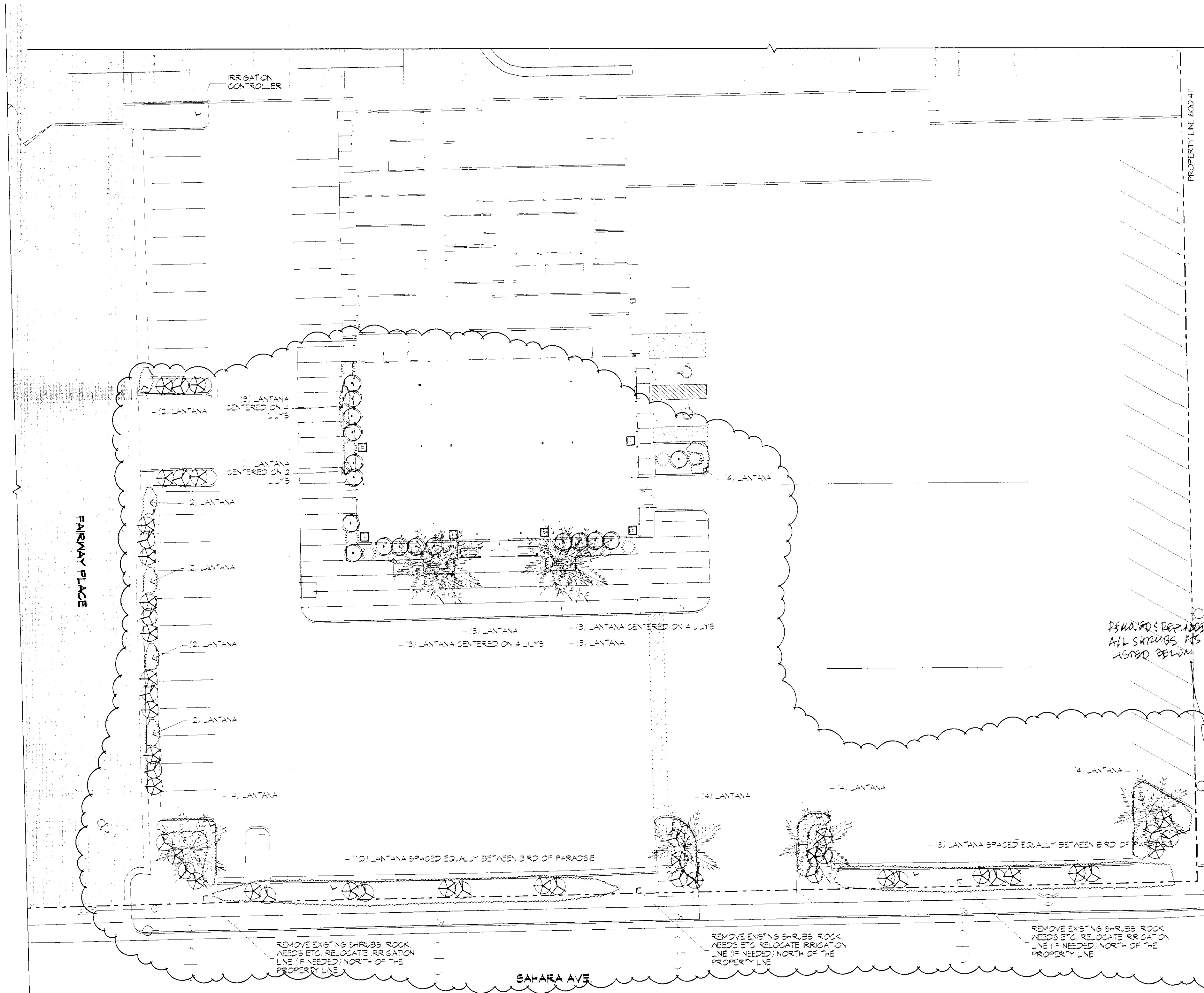
City of Las Vegas SDR Submittal 07.13.10
City of Las Vegas SDR Submittal Revised 07.27.10
City of Las Vegas SDR Submittal Revised 08.04.10
City of Las Vegas SDR Submittal Revised 08.23.10



10.069 Fairway Chevrolet and Fairway GMC/Buick

1:100000 Fairway Expansion - JMC/DW/SJK/MS/1:1 Fairway GMC Showroom Expansion 10/06/2010 Fairway Expansion - Site & Landscape Plan, 3/10/2011, 1:21 PM, K. Newman

ENLARGED LANDSCAPE PLAN



LANDSCAPE SCHEDULE				
TREES	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
		EXIST'G TREE SHRUB		24" BOX
		MEXICAN FAN PALM		1'6" - 1'8" H 3"
SHRUBS	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
		YELLOW BIRD OF PARADISE	CECROPUS QUINQUEFIDUS	10 ga
		RED BIRD OF PARADISE	CECROPUS QUINQUEFIDUS	15 ga
		FORTH SHY JULY	LEUCOPHYA THOMASII	10 ga
		PINEAPPLE SAVA	SCOPUS QUINQUEFIDUS	5 ga
GROUND COVER	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
		DALLAS RED AND GOLD LANTANA	ANTHURUS CARMINEUS	3 ga 88C1
ROCK MULCH	SYMBOL	SIZE	COLOR	DEPTH
		3/4" CRUSHED GRANITE	NRG VISTA GOLD N ALL LANDSCAPE PLANTERS	MIN 2" DEEP

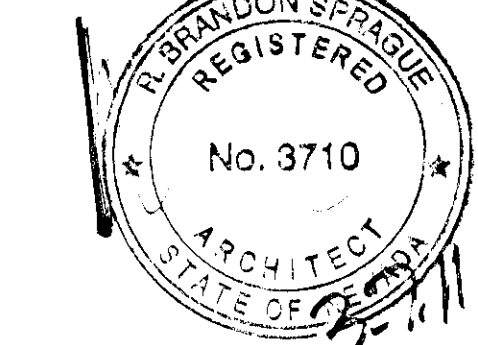
Fairway GMC Showroom
Expansion
Construction Documents
3222 East Sahara
Las Vegas, Nevada 89104

APTUS

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Suite 205
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P 702.839.1200
F 702.839.1213

APTUS PROJECT NO. 10.069

ARCHITECT



ENGINEER

NOTES

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NO	DESCRIPTION	DATE
1	Owner Review	03.01.11
2	Plan Check Response	09.07.10
3	Plan Check Response	09.07.10
4	Coordination Meeting	08.27.10

ISSUED

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LANDSCAPE PLAN
MAR 05 2011
CITY OF LAS VEGAS
PERMITS

APR 11 2011 10:00 AM
103028-011139385

UNDERGROUND SPRINKLING
SYSTEM REQUIRED IN ALL
LANDSCAPED AREAS

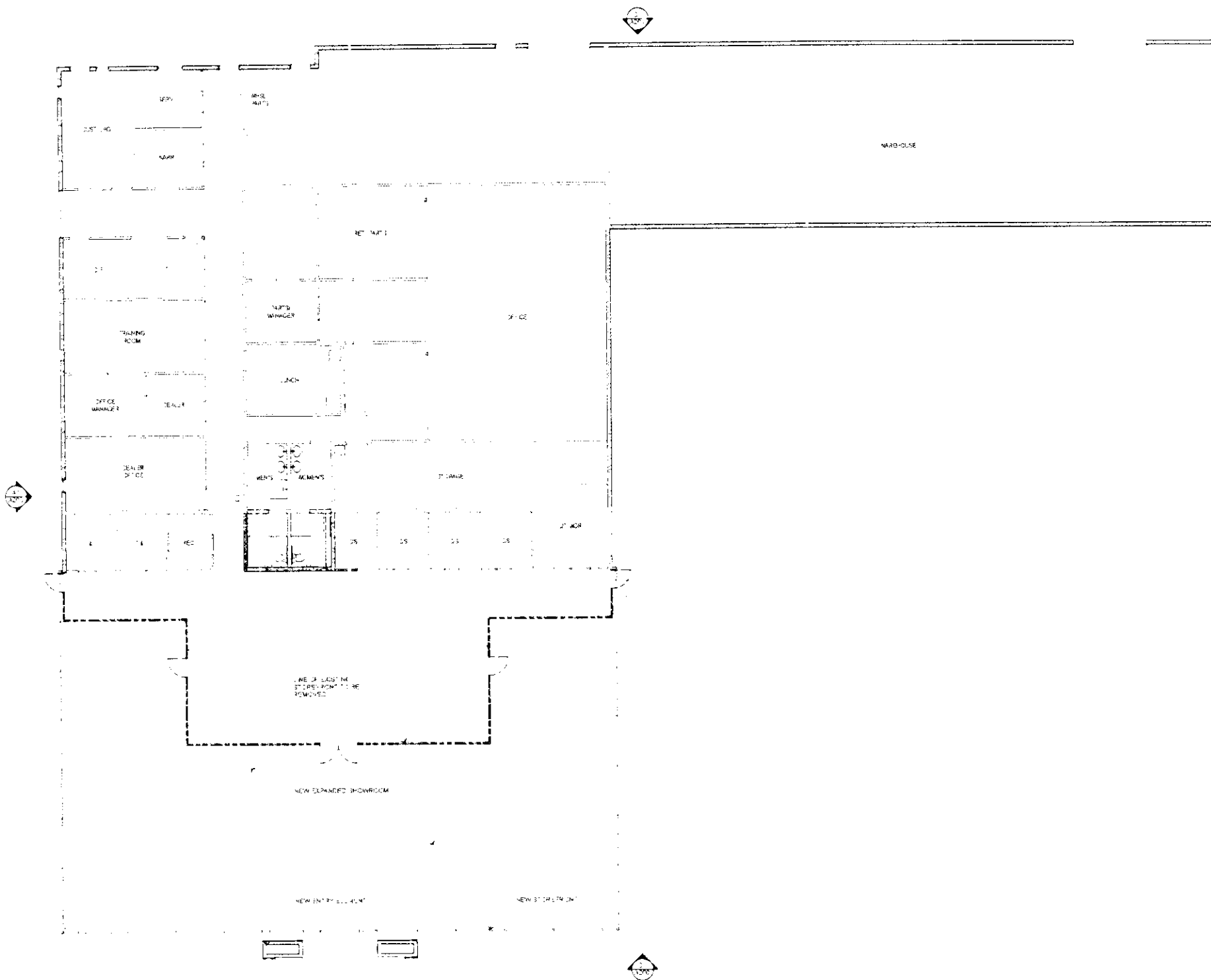
APPROVED
R. Brandon Spargie
3.8.11
REGISTERED ARCHITECT
STATE OF NEVADA

DLV No. 183028/39385
SDR - 38055
ADMIN. AMENDMENT 3.8.11

DRAWING NO.
L100

Fairway GMC Showroom Expansion

103028-011139385



FLOOR PLAN

Fairway Chevrolet and Fairway GMC/Buick
 Site Development Review
 3100 E. Sahara
 Las Vegas, Nevada 89104

GMC/BUICK
 FLOOR PLAN
 (PHASE I)

A100

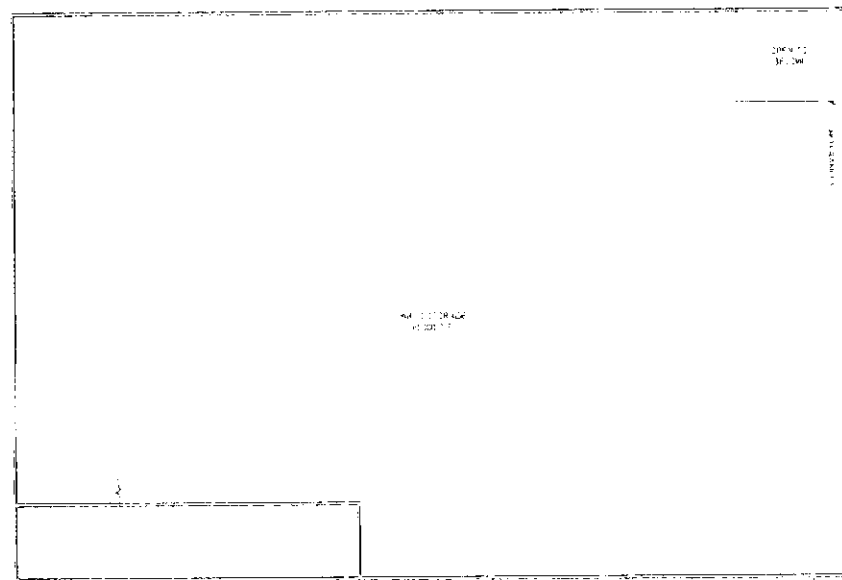
SDR-38855

JUL 13 2010

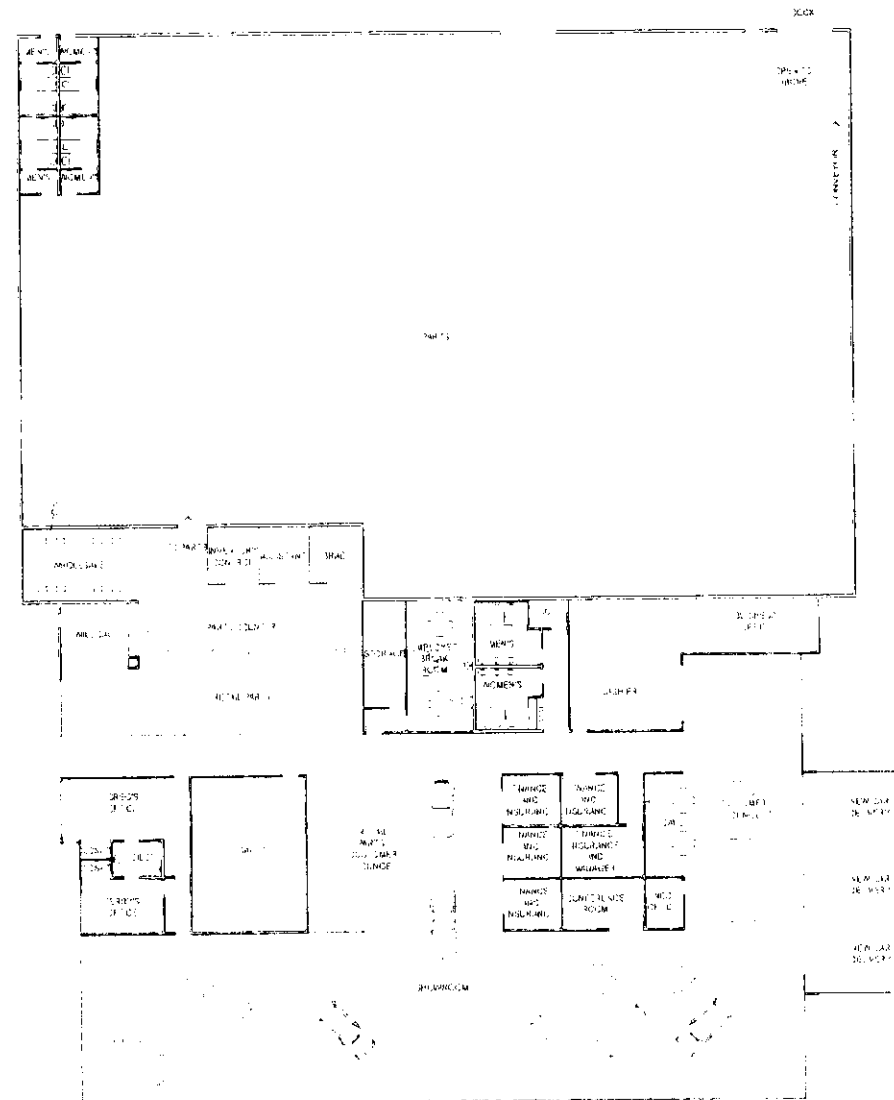
SCANNED

7/13/10 Fairway Chevrolet and Fairway GMC/Buick Site Development Review 3100 E. Sahara Las Vegas, Nevada 89104

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SECOND FLOOR PLAN



OVERALL FLOOR PLAN

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Site Development Review
3100 E. Sahara
Las Vegas, NV 89104

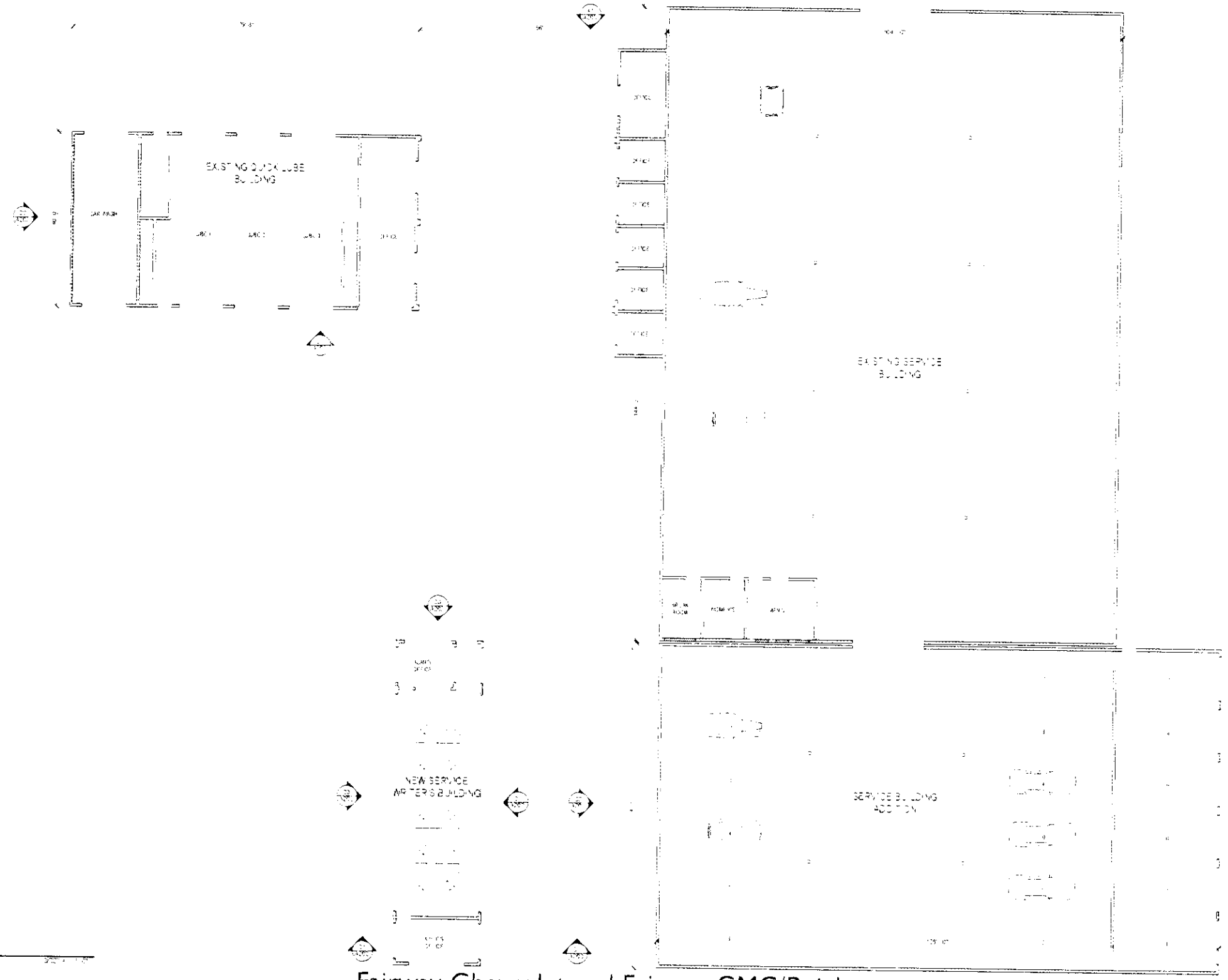
CHEVROLET
SHOWROOM
FLOOR PLAN
(PHASE 2)

A101

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FLOOR PLAN

Fairway Chevrolet and Fairway GMC/Buick
Site Development Review
3100 E. Sahara
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SERVICE
BUILDING FLOOR
PLAN (PHASE 3)

A103

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01 13 2010

APR 10 2010 10:00 AM
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Las Vegas, NV 89104
Fairway Chevrolet and Fairway GMC/Buick
Site Development Review
3100 E. Sahara
Las Vegas, NV 89104
SDR-38855
A103

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:12,172 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- SUBD BOUNDARY
- ROAD EASEMENT
- PW/D BOUNDARY
- NON-PARCEL LOT LINE
- MATCH LINE / LEADER LINE
- ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

AVERAGE SA VALUE: 35

PARCEL NUMBER: 001
ACREAGE: 1.00
PARCEL SUB/SED NUMBER: 202
PLAT RECORDING NUMBER: 202
BLDCK NUMBER: 5
LDT NUMBER: 5
CDV. LOT NUMBER: 6.5

T21S R6E

01

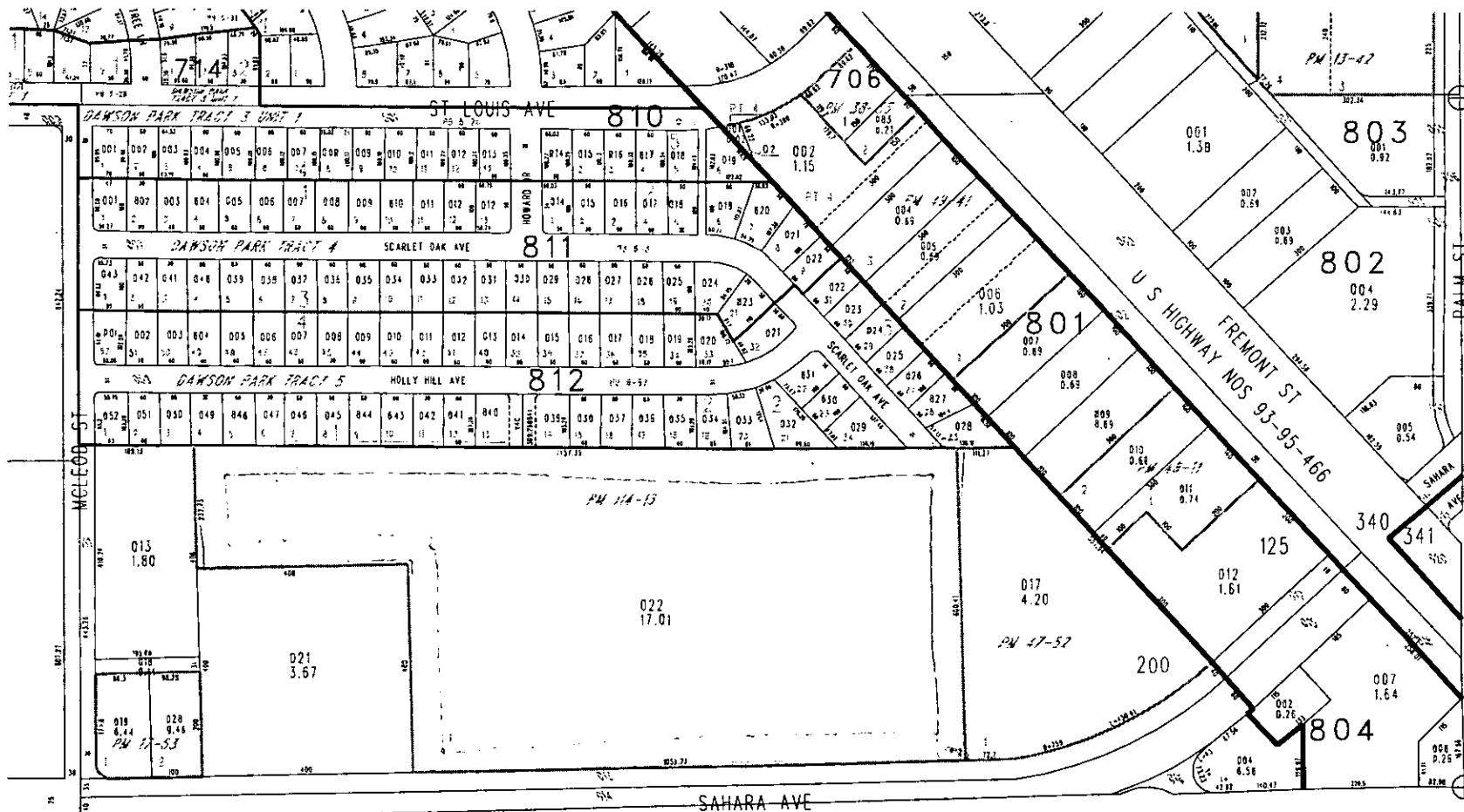
S 2 SE 4

162-01-8

R6E	R6E	R6E
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163	162	161
176	177	178

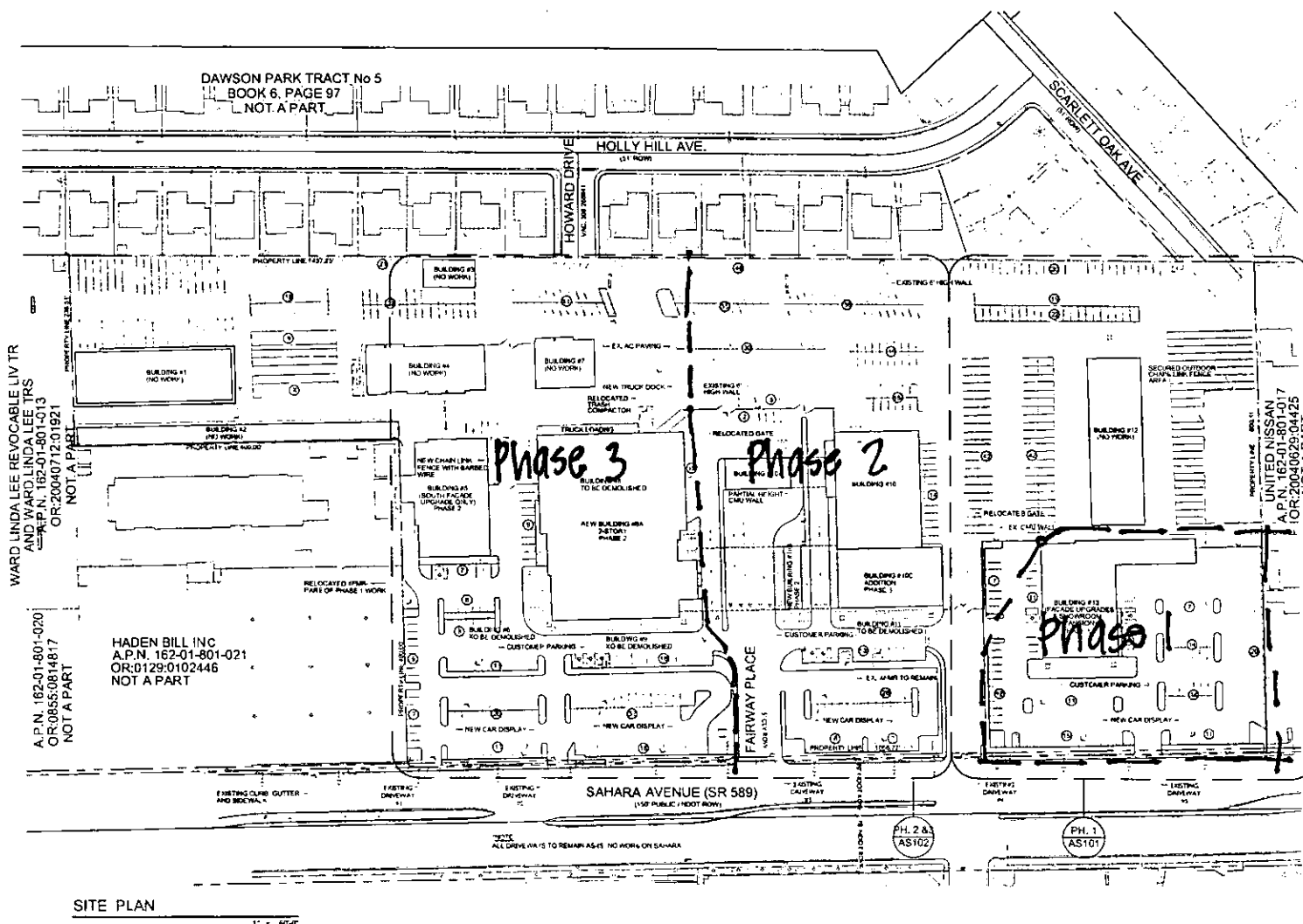
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7	6	5	4	3	2
10	9	8	7	6	5
13	12	11	10	9	8
16	15	14	13	12	11
19	18	17	16	15	14
22	21	20	19	18	17
25	24	23	22	21	20
28	27	26	25	24	23
31	30	29	28	27	26

8	4	8	4
5	1	5	1
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0	4	8	4
5	1	5	1

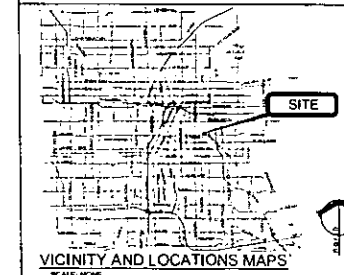
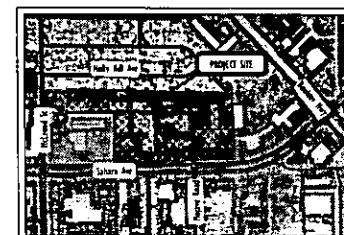


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JUL 13 2010



SITE PLAN



Site and Project Information

SITE DATA	
ADDRESS	3100 East Sahara Ave.
PARCEL NUMBER	162-01-801-022
JURISDICTION	City of Las Vegas
EXISTING GENERAL PLAN	General Commercial
EXISTING ZONING	City General Commercial
PROPOSED USE	Auto Dealership
SITE AREA	742,983 sq. ft.
	17.07 Acres (approx.)
SETBACKS (PRINCIPAL STRUCTURE)	
FRONT	20 feet
SIDE	10 feet
REAR	20 feet
SETBACKS (ACCESSORY STRUCTURE)	
FRONT	20 feet
SIDE	8 feet
REAR	8 feet
MAX. LOT COVERAGE	30%
ACTUAL LOT COVERAGE	23.1%
MAX. HEIGHT	NA
ACTUAL HEIGHT	40'-0"
BUILDING INFORMATION	
BUILDING AREAS	
Building #1 (Storage)	12,250 sq. ft.
Building #2 (Storage)	8,500 sq. ft.
Building #3 (Storage)	2,200 sq. ft.
Building #4 (Parts Shop)	8,500 sq. ft.
Building #5 (Office Shop)	13,800 sq. ft.
Building #6 (To Be Demolished)	8,800 sq. ft.
Building #7 (Office Shop)	7,500 sq. ft.
Building #8 (To Be Demolished)	23,400 sq. ft.
Building #9 (Main Office - Chevrolet/Pontiac Building)	62,250 sq. ft.
Building #10 (To Be Demolished)	8,512 sq. ft.
Building #11 (Service)	18,800 sq. ft.
Building #12 (Garage/Lube)	5,130 sq. ft.
Building #13 (New Service - Imports Building)	18,800 sq. ft.
Building #14 (Service A/C)	9,400 sq. ft.
Building #15 (To Be Demolished)	7,142 sq. ft.
Building #16 (Service)	12,200 sq. ft.
Building #17 (J.C. GMC Parts/Buick Showroom)	12,312 sq. ft.
Building #18 (GMC/Pontiac/Buick Showroom 2 spaces)	3,512 sq. ft.
TOTAL EXISTING	198,762 sq. ft.
TOTAL BEING DEMOLISHED	41,296 sq. ft.
TOTAL BEING ADDED	76,969 sq. ft.
NET S.F. BEING ADDED	35,673 sq. ft.
TOTAL S.F.	157,454 sq. ft.
PARKING INFORMATION	
PARKING REQUIRED (1,000 + 171,454 / 343 spaces)	
PARKING PROVIDED:	
STANDARD SPACE 8	170
LOADING SPACES	
TOTAL	170

SITE PLAN

AS100

18043 Fairway Chevrolet and Fairway GMC/Buick

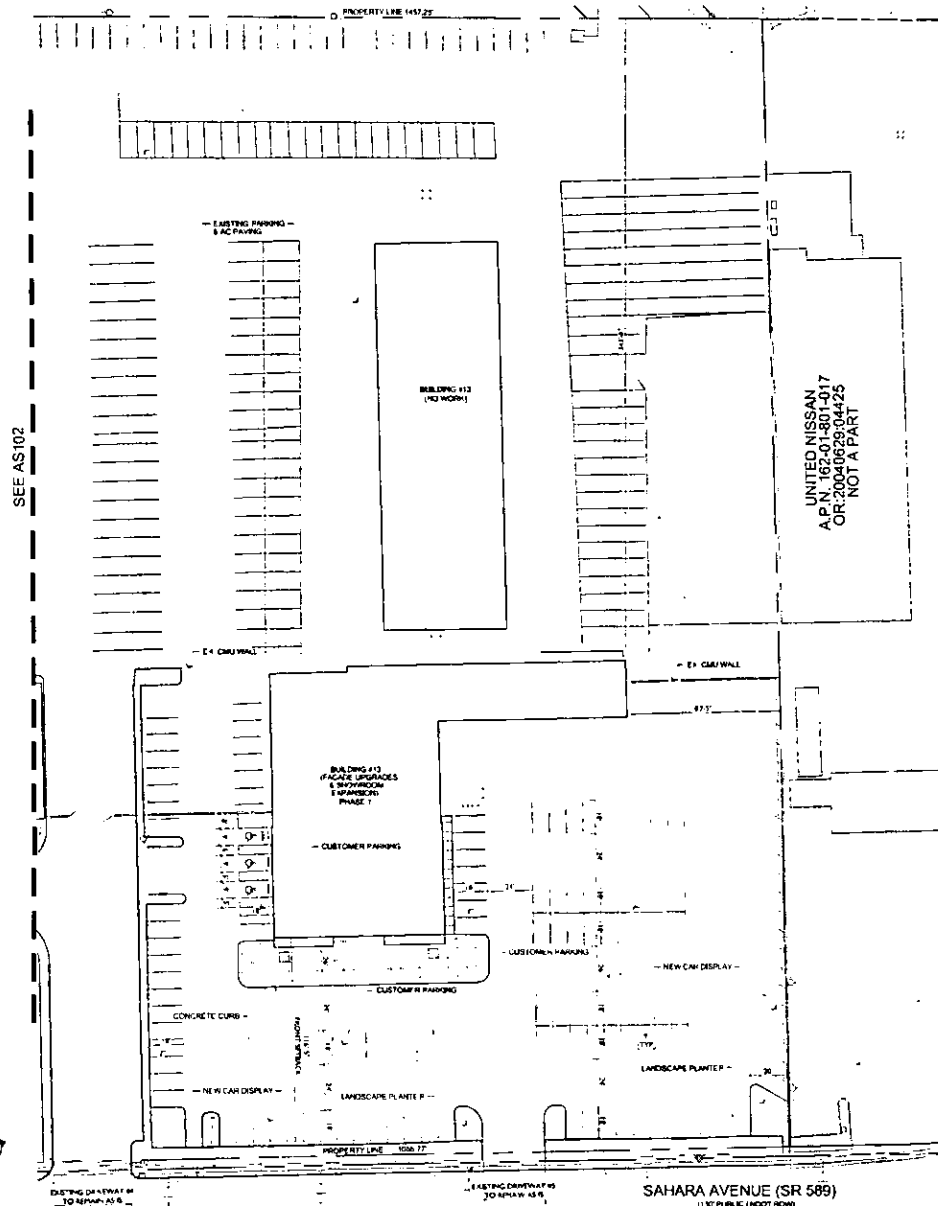
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Site Development Review
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PARTIAL SITE PLAN



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 Site Development Review
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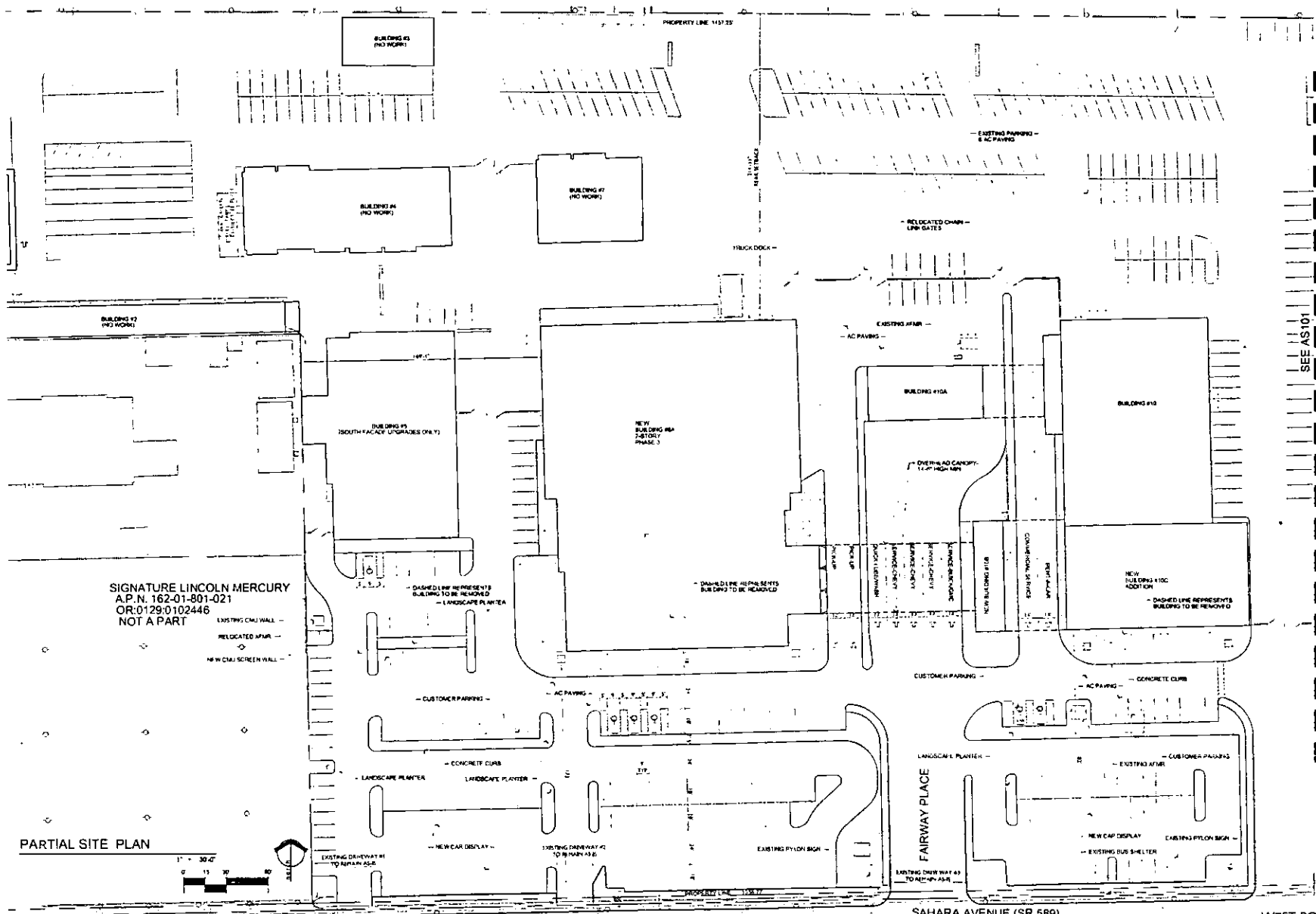
EAST PORTION
 PHASE I

ASI01

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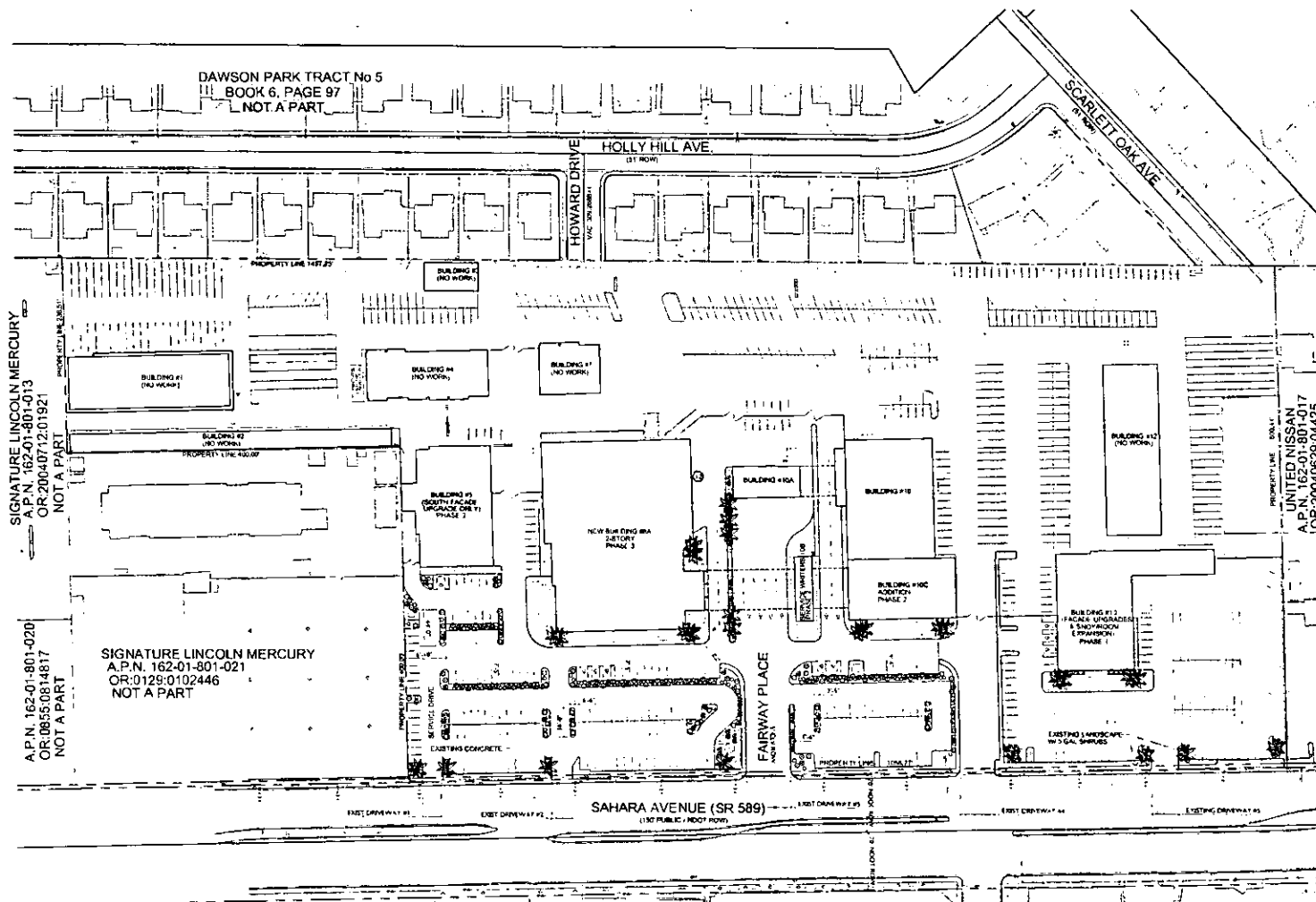


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ASI02



LANDSCAPE SCHEDULE				
TREE	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
EXISTING TREE	(Symbol)			24" DIA.
MEXICAN FAN PALM	(Symbol)			18-24" HIGH
SHRUB	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
TEXAS SAGE	(Symbol)		Leucophyllum frutescens	5 gal
GERANIUM	(Symbol)		Green Cloud	5 gal
YELLOW BIRD OF PARADISE	(Symbol)		Psychotria glabra	5 gal
RED BIRD OF PARADISE	(Symbol)		Psychotria puberula	15 gal
DEER GRASS	(Symbol)		Stipa capensis	5 gal
DEER GRASS	(Symbol)		Stipa capensis	5 gal
MEXICAN SAGE	(Symbol)		Leucophyllum frutescens	2 gal
GROUND COVER	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
DESERT CARPET	(Symbol)		Portulaca oleraceae	5 gal
SANTALINA	(Symbol)		Santolina	5 gal
REGAL NEST FOUNTAIN GRASS	(Symbol)		Psychotria capensis	5 gal
ROCK PILE	SIZE	COLOR	DEPTH	
SPRINKLED GRANITE	TO BE SELECTED BY ARCHITECT FROM PLANS OF ACTUAL SITE		MIN. 2" DEEP	

LANDSCAPE BUFFERS	
REQUIRED	NOTED
FRONT	5'-0"
INTERIOR SIDE	5'-0"
REAR	5'-0"

* REQUIRED LANDSCAPE BASED ON 1987 APPROVAL OF 2-43-87, 1970 APPROVAL OF 2-43-87 & 1970 APPROVAL OF 2-43-87

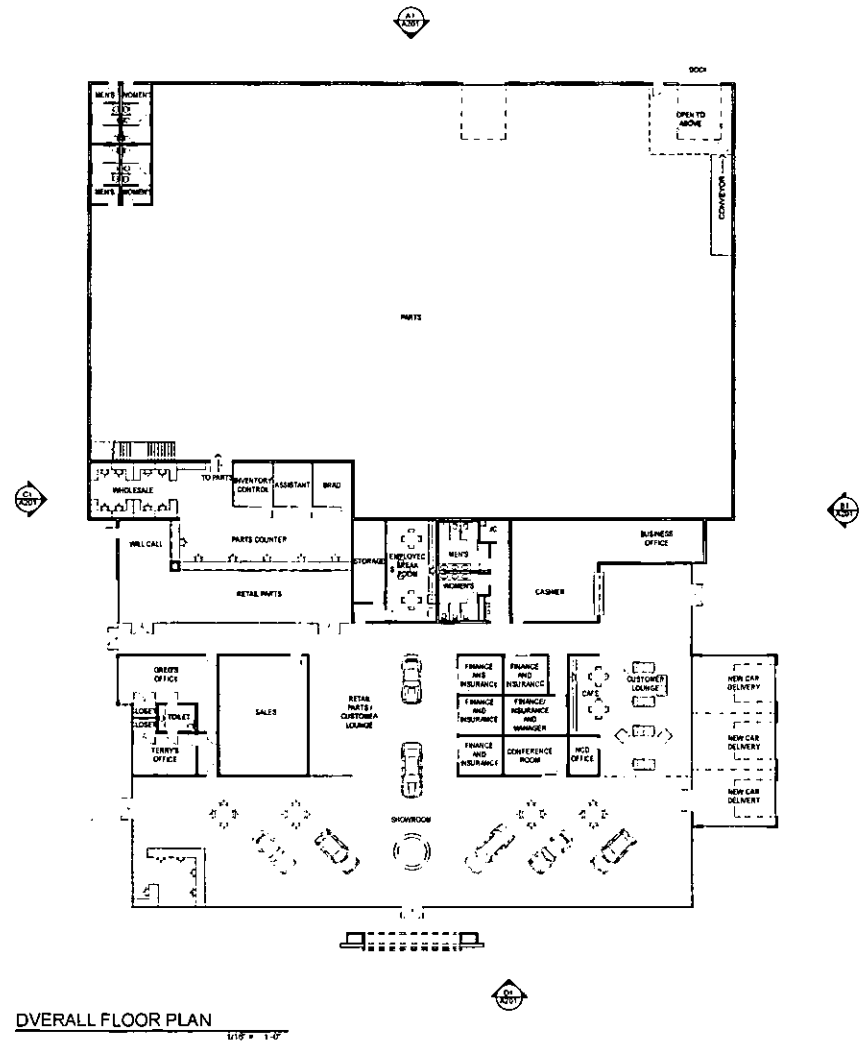
LANDSCAPE PLAN

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LANDSCAPE PLAN
L100

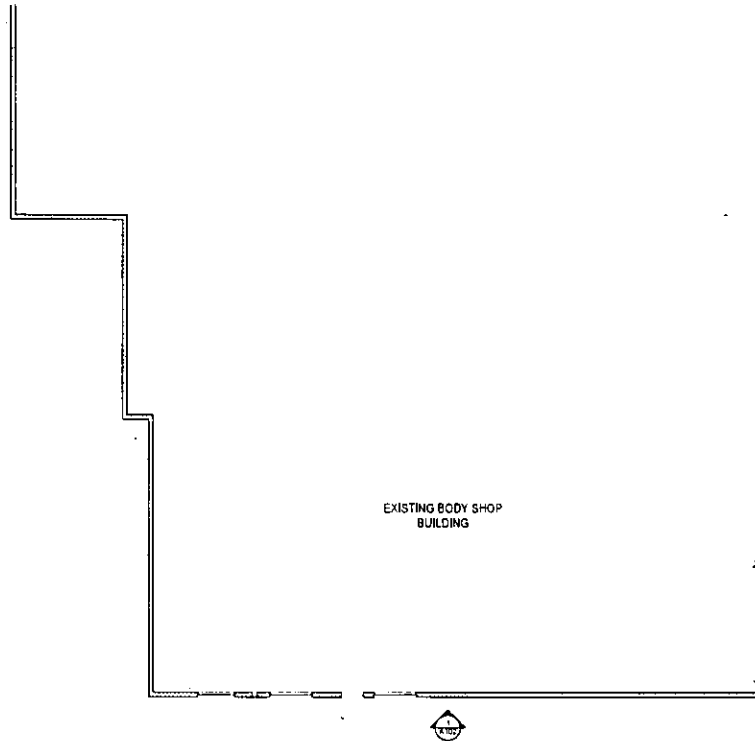


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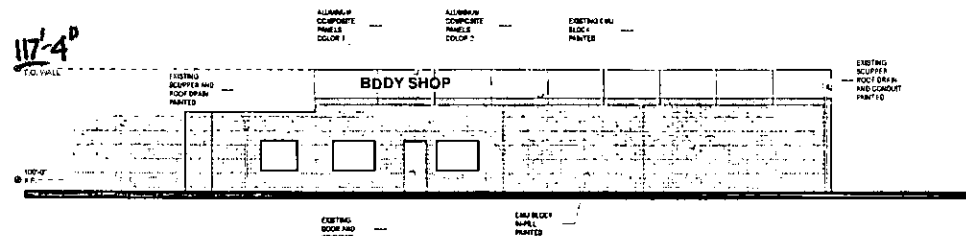
CHEVROLET
SHOWROOM
FLOOR PLAN
(PHASE 2)

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BODY SHOP FLOOR PLAN
1/8" = 1'-0"



1 BODY SHOP SOUTH ELEVATION
1/8" = 1'-0"

NOTE: WEST, EAST AND NORTH WALLS WILL BE PAINTED TO MATCH THE SOUTH WALL. NO OTHER CHANGES ON THE WEST, EAST OR NORTH WALLS WILL OCCUR.

Fairway Chevrolet and Fairway GMC/Buick
Site Development Review
3100 E. Sahara
Las Vegas, NV 89104

BODY SHOP
FLOOR PLAN

A102

11/2/09 Fairway Chevrolet and Fairway GMC/Buick

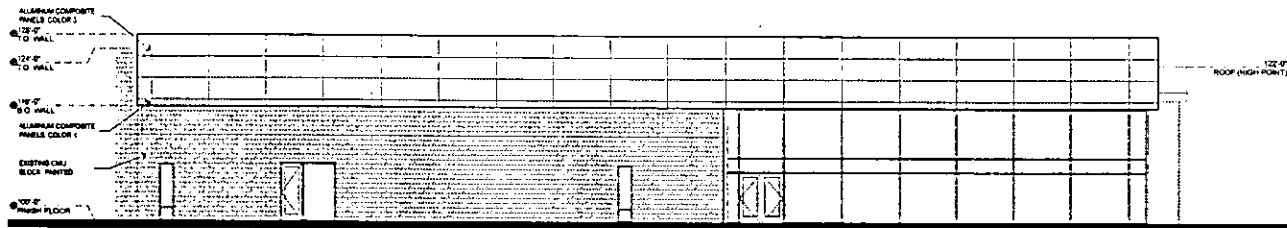
City of Las Vegas SDR Submittal 8/13/10
City of Las Vegas SDR Submittal (Revised) 8/04/10

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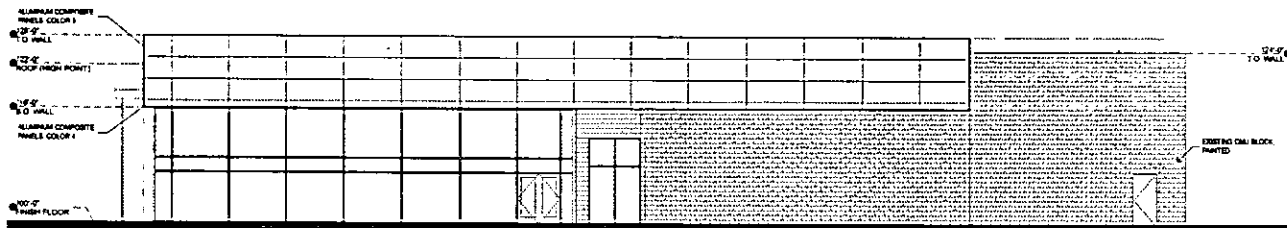
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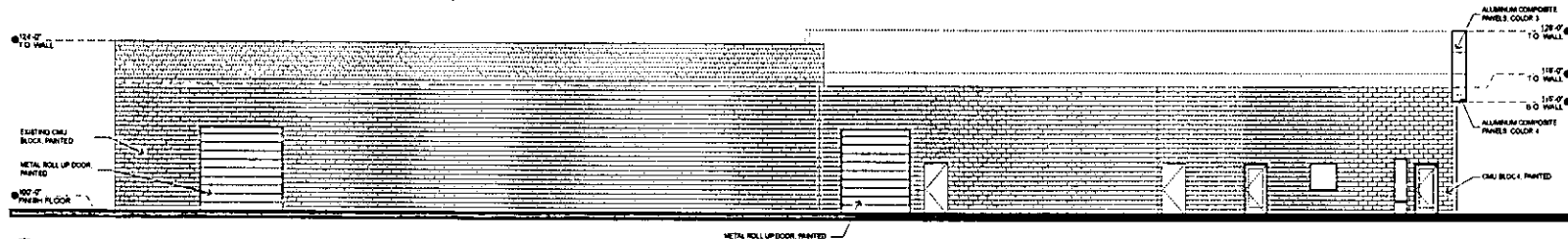




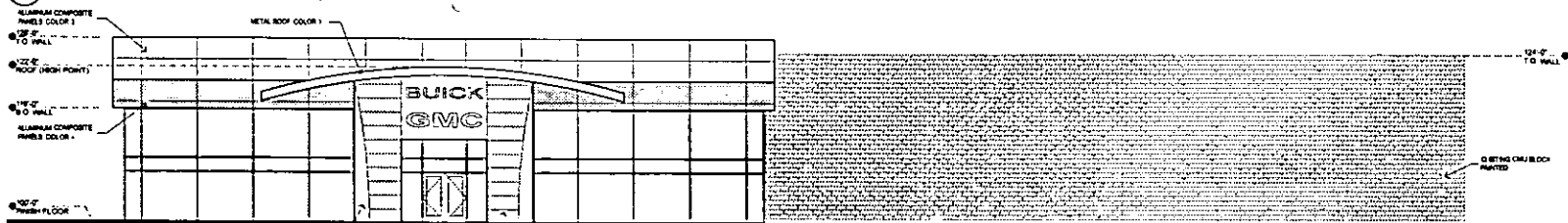
A1 WEST ELEVATION



B1 EAST ELEVATION



C1 NORTH ELEVATION



D1 SOUTH ELEVATION

Fairway Chevrolet and Fairway GMC/Buick
Site Development Review
3100 E. Sahara
Las Vegas, Nevada 89104

GMC/BUICK
SHOWROOM
BUILDING
ELEVATIONS (PH.1)

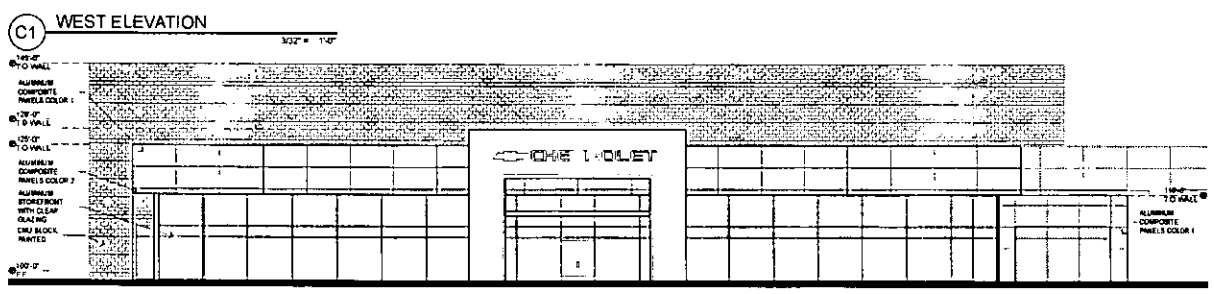
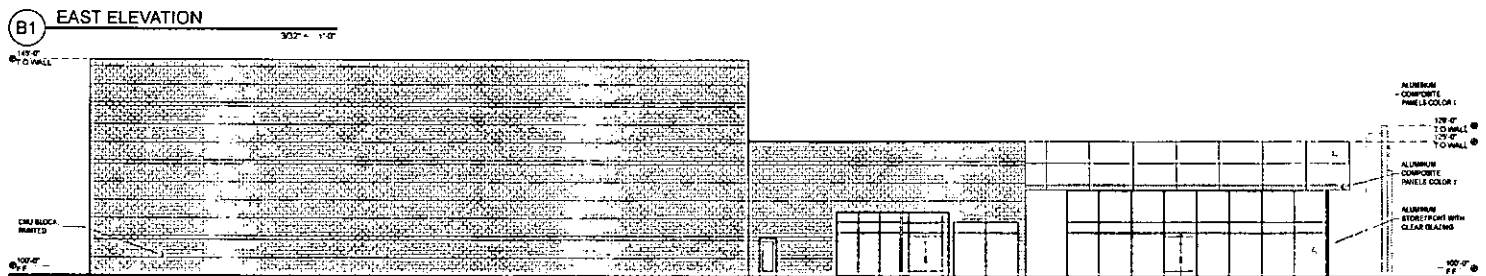
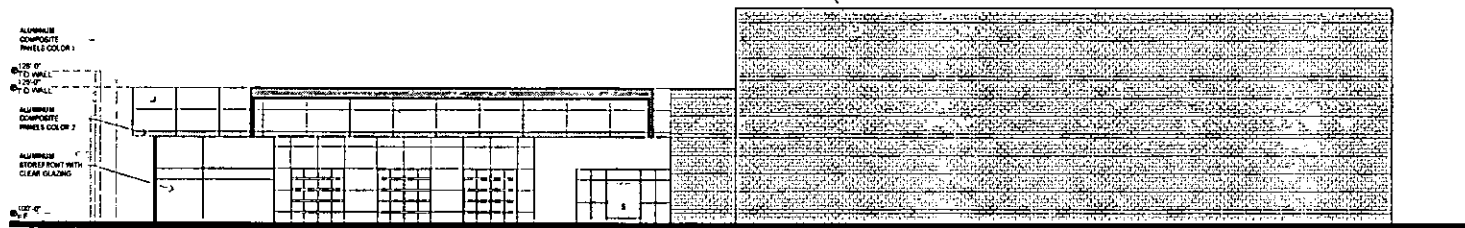
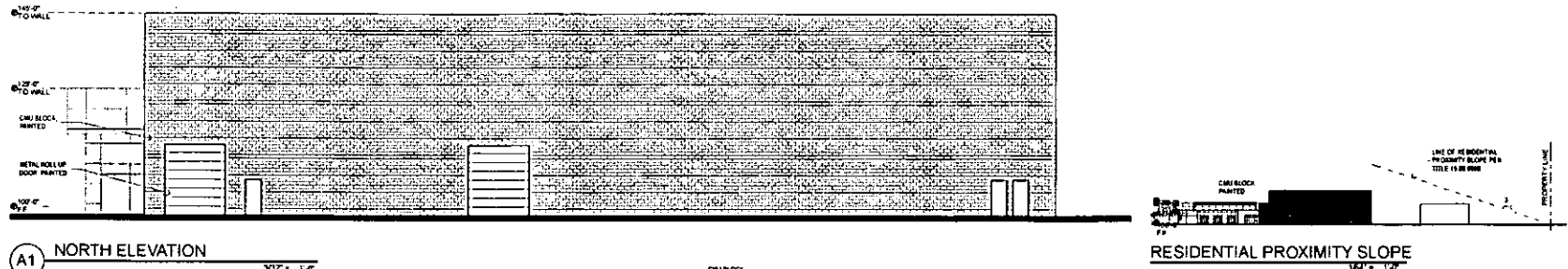
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CHEVROLET
SHOWROOM
BUILDING
ELEVATIONS
(PHASE 2)

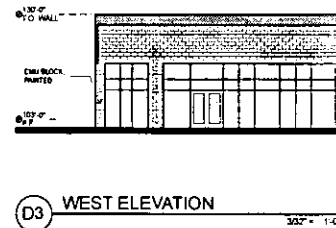
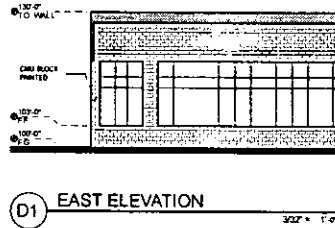
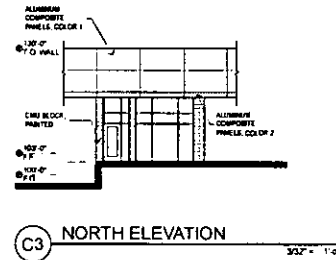
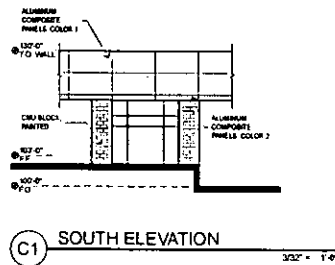
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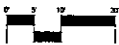
201007 Fairway Chevrolet and Fairway GMC/Buick Site Development Review 2772813 1/1 1/1



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SERVICE WRITER'S
BUILDING
ELEVATIONS
(PHASE 3)

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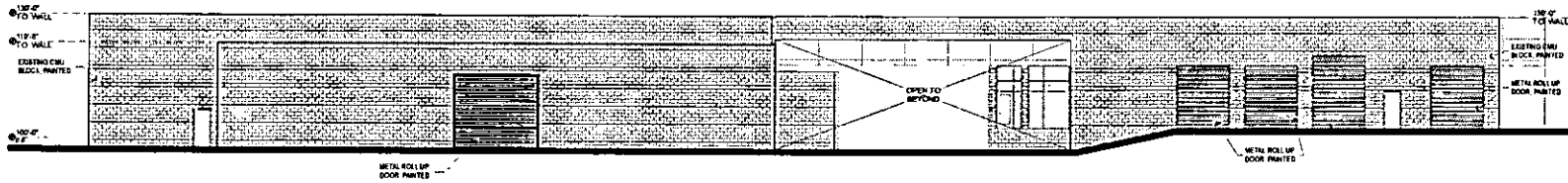


City of Las Vegas SDR Submittal

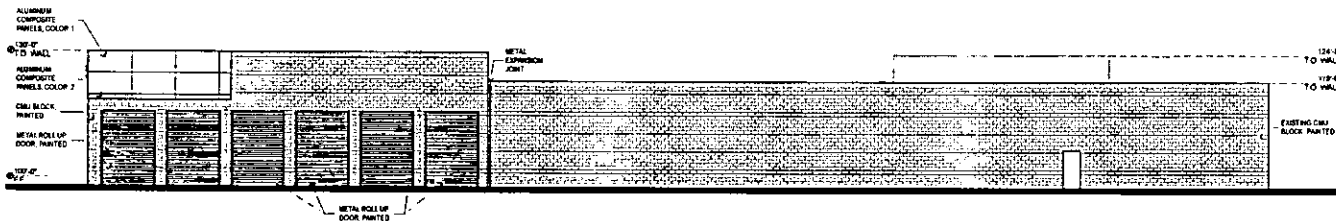


SDR-38855

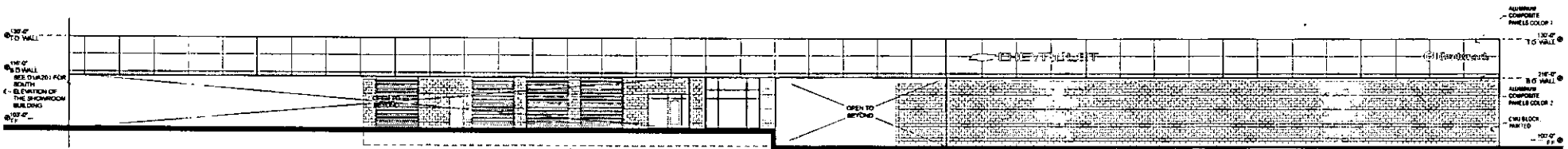
10009 Fairway Chevrolet and Fairway GMC/Buick



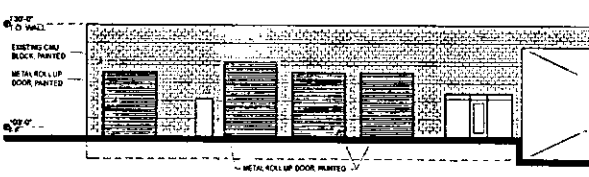
A1 NORTH ELEVATION
302' = 1"



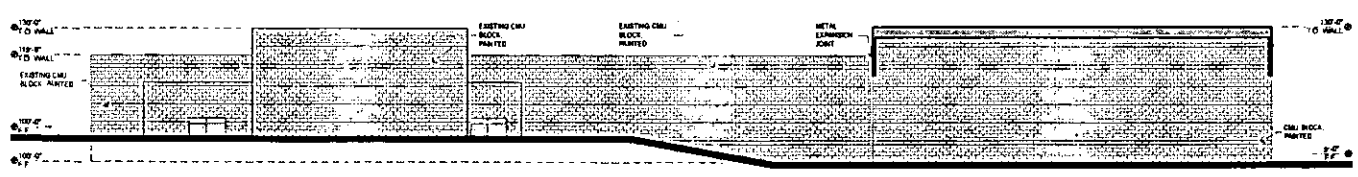
B1 EAST ELEVATION
302' = 1"



C1 SOUTH ELEVATION
302' = 1"



D1 SOUTH ELEVATION - PARTIAL
302' = 1"



D2 WEST ELEVATION
302' = 1"

Fairway Chevrolet and Fairway GMC/Buick

Site Development Review

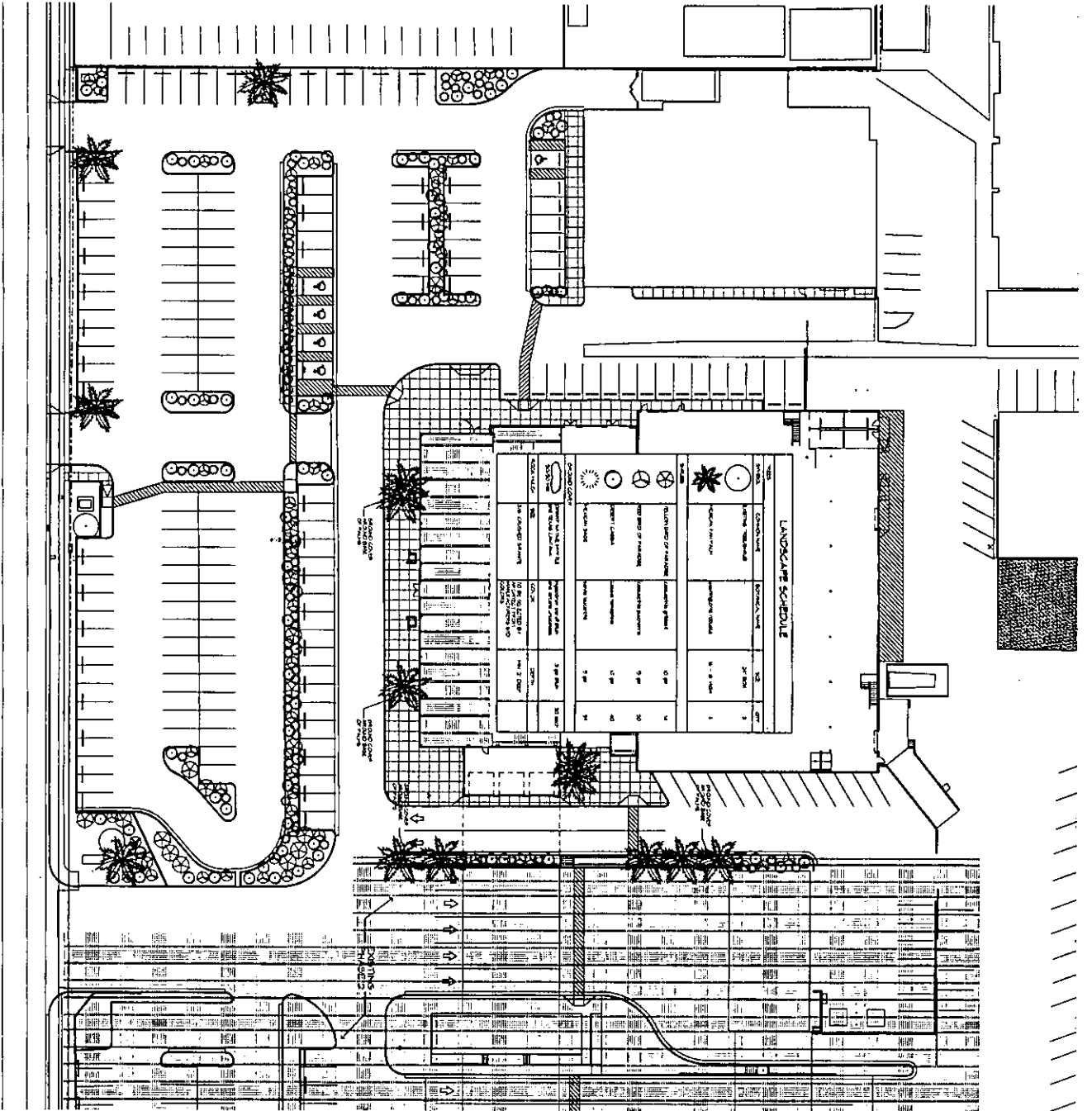
3100 E. Sahara
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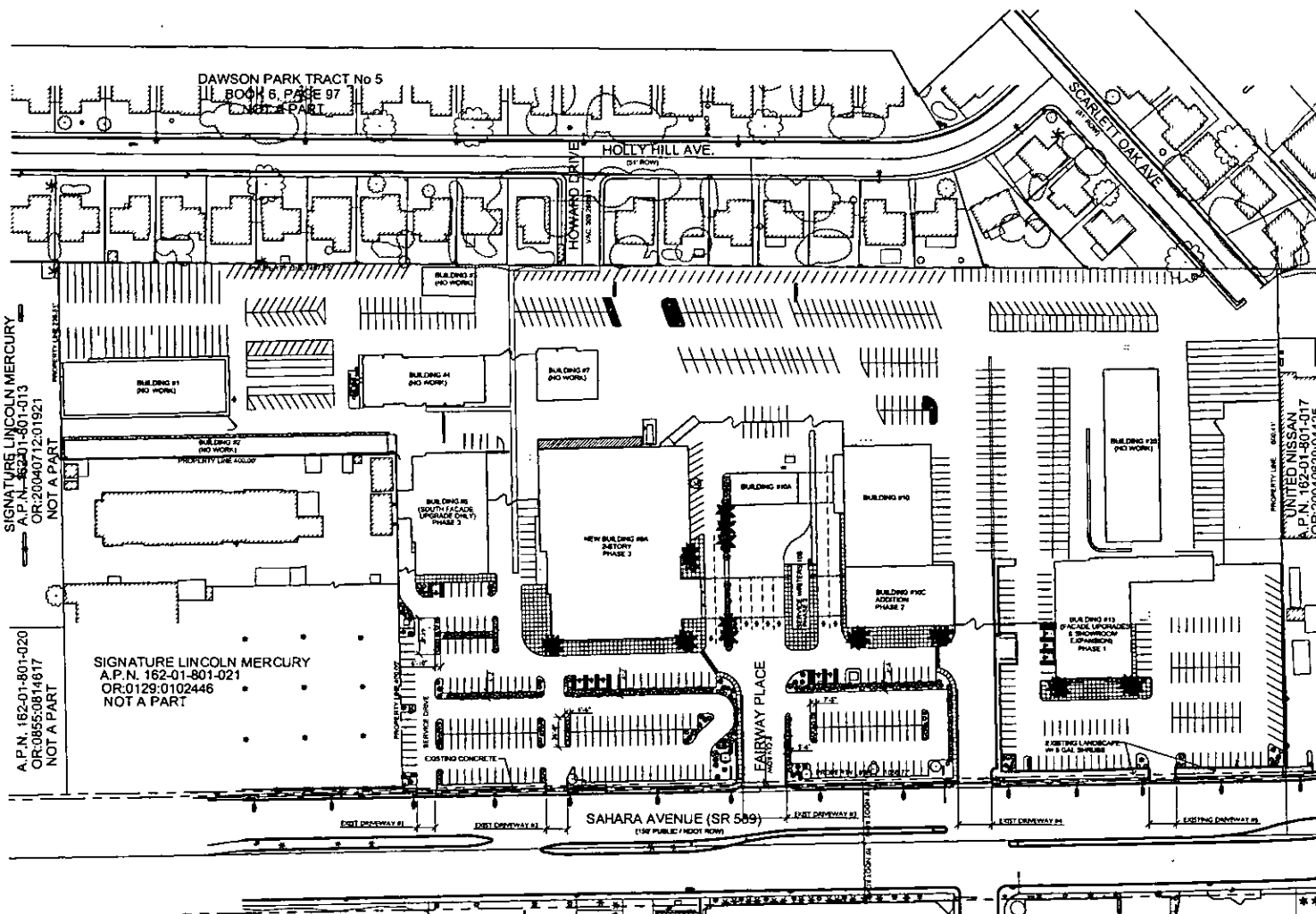
SERVICE
BUILDING
EXTERIOR
ELEVATIONS (PH.3)

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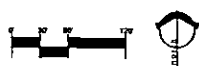
LANDSCAPE PLAN





LANDSCAPE PLAN

1" = 50'-0"



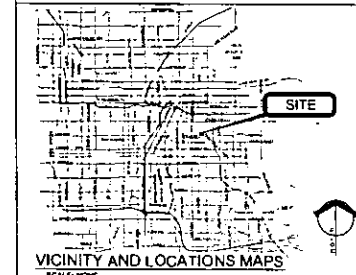
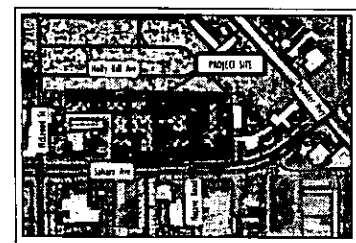
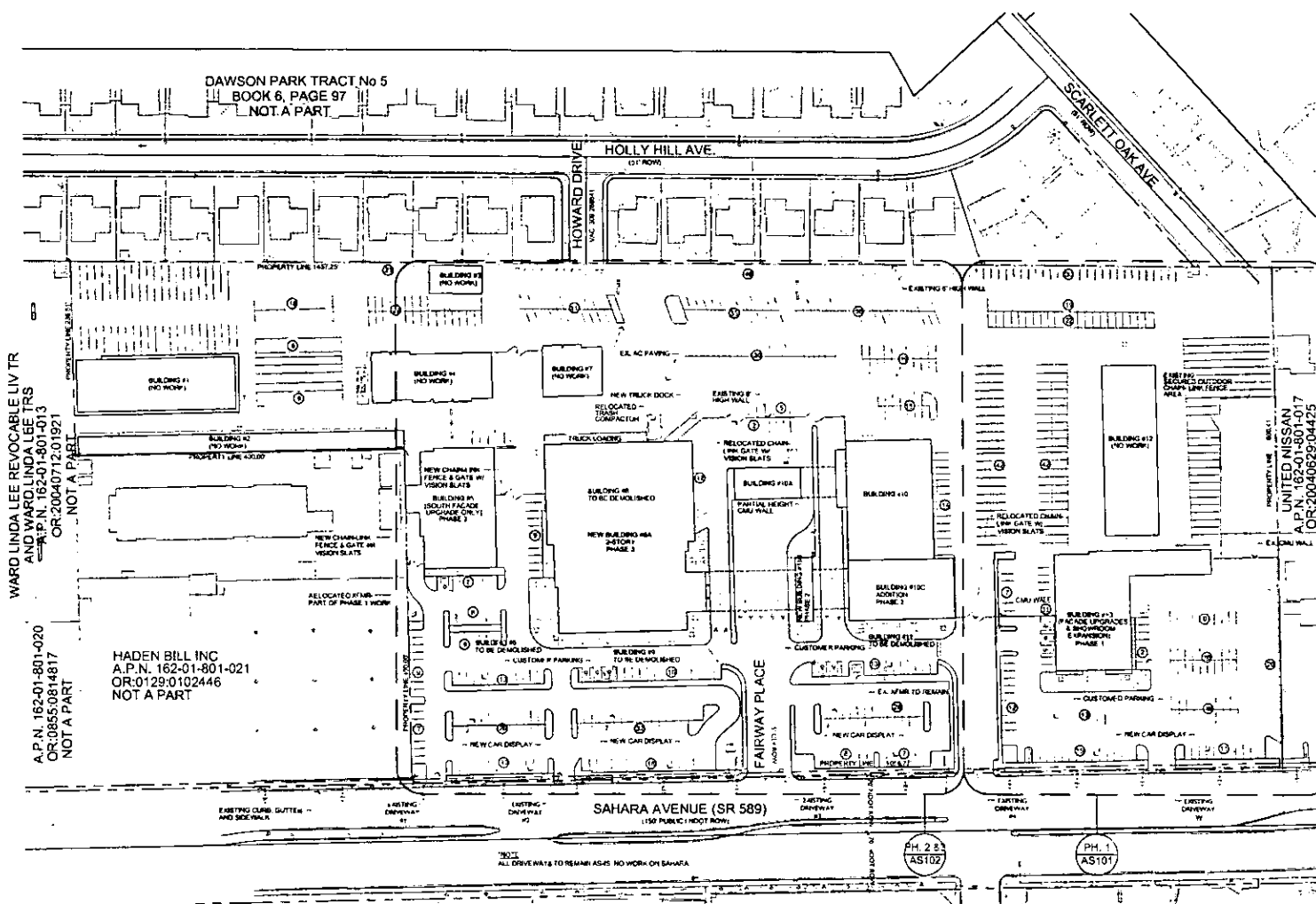
LANDSCAPE SCHEDULE				
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
	EXISTING TREE		24" DIA.	1
	MEXICAN FAN PALM		16-18" HIGH	15
SHRUBS				
	TEXAS RANGER	Leucophyllum frutescens 'Green Cloud'	5 gal	20
	GERMANICER		5 gal	14
	YELLOW BIRD OF PARADISE	Passiflora yellow	5 gal	27
	RED BIRD OF PARADISE	Passiflora rubra	15 gal	14
	DESERT CASBA	Yucca torreyana	5 gal	21
	DEER GRASS	Andropogon scoparius	5 gal	24
	MEXICAN SAGE	Salvia leucantha	5 gal	29
GROUND COVER				
	DESERT CARPET	Portulaca oleraceus	5 gal	38
	SAN TANIA	Portulaca	5 gal	22
	REGAL MIST MOUNTAIN GRASS	Andropogon scoparius 'Regal Mist'	5 gal	14
ROCK MULCH				
	SIZE	COLOR	DEPTH	
	3/4" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD. COLORS	MIN. 2" DEEP	

LANDSCAPE BUFFERS		
	REQUIRED	PROVIDED
FRONT	5'-0"	6'-0" (PHASE 1 REQUESTED)
INTERIOR SIDE	0'-0"	0'-0"
REAR	5'-0"	5'-0"

* REQUIRED LANDSCAPE BASED ON 1987 APPROVAL OF 2-88-87, 1978 APPROVAL OF 2-1379 & 1973 APPROVAL OF 2-8872.

Fairway Chevrolet and Fairway GMC/Buick Site Development Review 3100 E. Sahara Las Vegas, Nevada 89104

LANDSCAPE PLAN L100



Site and Project Information	
SITE DATA	
ADDRESS	3100 East Sahara Ave
PARCEL NUMBER	162-01-801-022
APPROXIMATE	City of Las Vegas
EXISTING GENERAL PLAN	General Commercial
EXISTING ZONING	C-2 (General Commercial)
PROPOSED USE	Auto Dealership
SITE AREA	243,363 sq ft (17.01 Acres (net))
SETBACKS (MINIMUM STRUCTURES)	
FRONT	30' min
SIDE	10' min
REAR	20' min
MAX LOT COVERAGE	50%
ACTUAL LOT COVERAGE	22.1%
MAX HEIGHT	NA
ACTUAL HEIGHT	40'-0"
BUILDING INFORMATION	
BUILDING AREAS	
Building #1 (Storage)	12,700 sq ft
Building #2 (Storage)	8,500 sq ft
Building #3 (Storage)	2,000 sq ft
Building #4 (Parts Shop)	8,500 sq ft
Building #5 (Parts Shop)	13,000 sq ft
Building #6 (Parts Shop)	4,800 sq ft
Building #7 (To Be Demolished)	4,800 sq ft
Building #8 (To Be Demolished)	23,000 sq ft
Building #9 (New Office - Showroom/Parts Building)	62,800 sq ft
Building #10 (Storage)	8,512 sq ft
Building #11 (New Service Vehicle Building)	6,000 sq ft
Building #12 (New Service Vehicle Building)	3,100 sq ft
Building #13 (New Service Vehicle Building)	1,500 sq ft
Building #14 (To Be Demolished)	7,125 sq ft
Building #15 (Service)	13,500 sq ft
Building #16 (Service)	12,250 sq ft
Building #17 (GMC Pontiac/Buick)	3,622 sq ft
Building #18 (GMC Pontiac/Buick)	3,622 sq ft
Building #19 (GMC Pontiac/Buick)	3,622 sq ft
Building #20 (GMC Pontiac/Buick)	3,622 sq ft
Building #21 (GMC Pontiac/Buick)	3,622 sq ft
Building #22 (GMC Pontiac/Buick)	3,622 sq ft
Building #23 (GMC Pontiac/Buick)	3,622 sq ft
Building #24 (GMC Pontiac/Buick)	3,622 sq ft
Building #25 (GMC Pontiac/Buick)	3,622 sq ft
Building #26 (GMC Pontiac/Buick)	3,622 sq ft
Building #27 (GMC Pontiac/Buick)	3,622 sq ft
Building #28 (GMC Pontiac/Buick)	3,622 sq ft
Building #29 (GMC Pontiac/Buick)	3,622 sq ft
Building #30 (GMC Pontiac/Buick)	3,622 sq ft
Building #31 (GMC Pontiac/Buick)	3,622 sq ft
Building #32 (GMC Pontiac/Buick)	3,622 sq ft
Building #33 (GMC Pontiac/Buick)	3,622 sq ft
Building #34 (GMC Pontiac/Buick)	3,622 sq ft
Building #35 (GMC Pontiac/Buick)	3,622 sq ft
Building #36 (GMC Pontiac/Buick)	3,622 sq ft
Building #37 (GMC Pontiac/Buick)	3,622 sq ft
Building #38 (GMC Pontiac/Buick)	3,622 sq ft
Building #39 (GMC Pontiac/Buick)	3,622 sq ft
Building #40 (GMC Pontiac/Buick)	3,622 sq ft
Building #41 (GMC Pontiac/Buick)	3,622 sq ft
Building #42 (GMC Pontiac/Buick)	3,622 sq ft
Building #43 (GMC Pontiac/Buick)	3,622 sq ft
Building #44 (GMC Pontiac/Buick)	3,622 sq ft
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Building #61 (GMC Pontiac/Buick)	3,622 sq ft
Building #62 (GMC Pontiac/Buick)	3,622 sq ft
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Building #74 (GMC Pontiac/Buick)	3,622 sq ft
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Building #77 (GMC Pontiac/Buick)	3,622 sq ft
Building #78 (GMC Pontiac/Buick)	3,622 sq ft
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Building #93 (GMC Pontiac/Buick)	3,622 sq ft
Building #94 (GMC Pontiac/Buick)	3,622 sq ft
Building #95 (GMC Pontiac/Buick)	3,622 sq ft
Building #96 (GMC Pontiac/Buick)	3,622 sq ft
Building #97 (GMC Pontiac/Buick)	3,622 sq ft
Building #98 (GMC Pontiac/Buick)	3,622 sq ft
Building #99 (GMC Pontiac/Buick)	3,622 sq ft
Building #100 (GMC Pontiac/Buick)	3,622 sq ft
TOTALS	
TOTAL GROSSING	138,714 sq ft
TOTAL BEING DEMOLISHED	44,235 sq ft
TOTAL BEING ADDED	76,857 sq ft
NET GROSSING ADDED	32,622 sq ft
TOTAL G	171,336 sq ft
PARKING INFORMATION	
PARKING REQUIREMENTS	
PARKING REQUIREMENTS	1,500 + 171 x 1,500 = 343,500
PARKING PROVIDED	
CUSTOMER PARKING	115
EMPLOYEE PARKING	180
SERVICE VEHICLES	240
NEW CAR DISPLAY	240
LOADING SPACES	8
HANDICAP SPACES	8 (2.2% MIN)
TOTAL	583

Example SDR 38855 APTUS
1200 South Las Vegas
Suite 206
Las Vegas, Nevada 89104
P 702.891.7000
F 702.891.1312

Fairway Chevrolet and Fairway GMC/Buick
Site Development Review
3100 E. Sahara
Las Vegas, Nevada 89104

SDR-38855
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SITE PLAN
AS100

City of Las Vegas SDR Submittal #7-13-10
City of Las Vegas SDR Submittal # Revised 07-27-10
City of Las Vegas SDR Submittal # Revised 08-04-10

Fairway Chevrolet and Fairway GMC/Buick

MEMORANDUM

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
702-229-8301

To: Land Development
From: Doug Rankin, AICP
Phone: (702) 229-5408 Fax: (702) 385-7268
CC: Land Development Civil Plan Ref. # 40476
Date: 12/20/10 1st Review
Re: Chevrolet Showroom

STATUS:

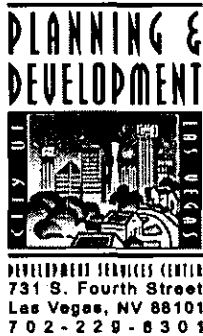
- ☐ Cond. Appr.
☒ Denied

The Planning Department has reviewed the aforementioned plans and has the following comments:

1. Please revise Sheet N1 to include a general note within stating: "All above ground utility appurtenances shall conform to the requirements of Title 19.12.040."
2. Please revise Sheet HC1 and HC2 to indicate wheel stops next to buildings and landscape islands per Title 19.10.
3. Please provide a detail sheet for landscaping for Sheets HC1, HC2, HC3 and UT2 as indicated on the redlines to show conformance to the approved landscape plan dated 8-24-10, site plan dated 8-04-10 and Title 19.12.040
4. Civil plan redlines and the landscape detail sheet (above) must be returned with a second bond copy prior to release for mylar.

NOTE: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits, including civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.

MEMORANDUM



To: Land Development
From: Fred Solis, AICP
Phone: (702) 229-5409 Fax: (702) 385-0352
CC: Land Development Civil Plan Ref. # 39923
Date: 10/20/10 1st Review
Re: Fairway Chevrolet – Building expansion

STATUS:

☐ Cond. Appr.

☒ Denied

The Planning Department has reviewed the aforementioned plans and has the following comments:

1. The signature line on the cover sheet should state "Doug Rankin, AICP, Planning Manager" and "This plan meets the applicable standards of the Planning and Development Department".
2. Per Title 19.12, along streets that border a residential subdivision, all utility boxes and above-ground utility installations, other than utility poles, that are in excess of twenty-seven cubic feet in size and that are to be placed back of the sidewalk shall be installed with landscaping on two sides, with one side being available for access by utility companies. The landscaping must include tall grasses and shrubbery which, at maturity, will provide adequate screening of the utility structures. Please revise the Utility Plan UT 1 to depict the installation of the RPPA and RPDA (if over 27 cubic feet) along Scarlet Oak Avenue as being located a minimum of three (3) feet from the back of the ROW, whichever is nearer to the structures to provide for landscaping. Place a general note within the Utility Plan stating: "All above ground utility appurtenances shall conform to the requirements of Title 19.12.040."
3. Per Title 19.12, along streets that border nonresidential development, all utility boxes and aboveground utility installations, other than utility poles, that are in excess of twenty-seven cubic feet in size (excluding pad and concrete collars) shall be set back a sufficient distance so that a minimum of three feet of landscaping separates the utility structure from the public street right-of-way or sidewalk, whichever is nearer to the structures. Please revise the Utility Plan UT 2 to depict the installation of the RPPA's if they are over 27 cubic feet as being located a minimum of three (3) feet from the back of the ROW, whichever is nearer to the structures to provide for landscaping. Place a general note within the Utility Plan stating: "All above ground utility appurtenances shall conform to the requirements of Title 19.12.040." *It is noted that the RPDA depicted in Enlarged Plan A is a "remove and replace" situation utilizing the existing pad and is therefore not subject to the three-foot setback from ROW.*
4. Please revise all sheets to show wheel stops adjacent to all landscape planters (regardless of planter width), walls, fences, and sidewalks that are less than 7'-0" wide. Include a construction note to reference the wheel stops (see Horizontal Control Plan for required locations).
5. Per the approved site plan associated with SDR-38855, two handicapped spaces (one van accessible) are required within the customer parking area. Las Vegas Zoning Code Title 19.10.G Handicap Parking Requirements: Design standards require a minimum 5'-0" wide access aisle on *each* side of the parking space and *at least one* van accessible space with a minimum 8'-0" access aisle (aisles may be shared). Please revise all sheets accordingly.
6. Add a site section and detail as indicated on sheet GP2. Indicate the required 7.5 landscape area and sidewalk as approved with SDR-38855.
7. Add a site section and detail as indicated on GP2. Indicate the landscape area to be located to the immediately to the west of the drive lanes for the quick lube as approved with SDR-38855.
8. On section detail D, please indicate and label the 5.5 foot landscape planter as required per the approved landscape plan associated with SDR-38855.
9. *Please make corrections and bring in a second bond copy along with the redlines for express review on November 2nd. Please contact me if you have any questions.*

NOTE: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits, including civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.

MEMORANDUM



To: Land Development
From: Peter Lowenstein, AICP
Phone: (702) 229-4693 Fax: (702) 385-0352
CC: Land Development Civil Plan Ref. # 39398
Date: 09/01/10 1st Review
Re: Fairway GMC Showroom Expansion

STATUS:☐ Cond. Appr.☒ Denied

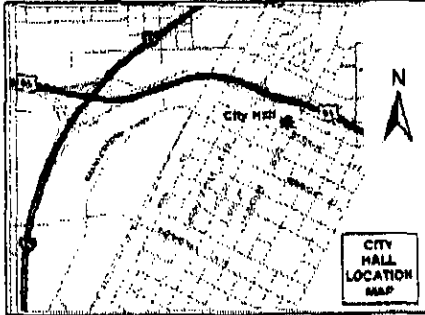
The Planning Department has reviewed the aforementioned plans and has the following comments:

1. The signature line on the cover sheet should state "Doug Rankin, AICP, Planning Manager" and "This plan meets the applicable standards of the Planning and Development Department".
2. The configuration of the curb and parking around "Building 13" does not match the approved Site Development Plan Review (SDR-38855) date stamped 08/04/10. Please submit a revised site plan for consideration as a Minor Amendment to the approved Site Development Plan Review. The revised site plan shall include the location of customer parking and new car display.
3. Please revise the horizontal control sheet to delineate the location of required customer parking versus that of parking spaces to be utilized as new vehicle display. NOTE: A minimum of 25 parking spaces is required for customer parking, including two handicap parking spaces.
4. Please revise all applicable sheets to reflect the installment of a wheel stop in the location as illustrated within Sheet GP1.
5. Prior to the submittal of mylars, please comply with comment #2, so that there will be no delay in the review process.
6. Please submit a second set of bond copies for review prior to the submittal of mylars.

NOTE: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits, including civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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 Planning & Development Department 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.

SDR-38855

Planning Commission Meeting of 8/26/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 IM \$ 00.414
0004279218 AUG 13 2010
MAILED FROM ZIP CODE 89101

Case: SDR-38855
16201812044
ESCOBEDO EDMUNDO & P FAM TR
3008 HOLLY HILL AVE
LAS VEGAS NV 89104-4305

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AUG 18 2010

32A

City of Las Vegas
ADMINISTRATIVE ACTIONS

☐ Action: Additional palm trees provided
Date: 8/11/10 Staff: S. Swanton
Notes: (See Sheet L100 dated 8/10/10) Proposed palm tree locations
to meet the required conditions of approval.

☐ Action: _____
Date: _____ Staff: _____
Notes: _____

☐ Action: _____
Date: _____ Staff: _____
Notes: _____

☐ Action: _____
Date: _____ Staff: _____
Notes: _____

Steve Swanton

From: Kristen Neuman [Kristen@aptusgroup.com]
Sent: Tuesday, August 10, 2010 10:49 AM
To: Steve Swanton
Cc: Terry Hoisington; gwhceo@aol.com; boyd@bmcnv.com
Subject: FW: Fairway Chevy
Attachments: image001.jpg; Landscape Plan 080610.pdf

Hi Steve, the owners are willing to put in 8 new palm trees in the finger islands along Sahara to enhance the 4 existing trees, for a total of 12 trees along Sahara. See the attached pdf for a mark up. Please let us know what else you need.

Thanks.

Kristen G. Neuman, AIA

APTUS

Las Vegas - Riverside

1200 South 4th Street, Suite 206

Las Vegas, Nevada 89104

P 702.839.1200

F 702.839.1213

C 702.501.6825

kristen@aptusgroup.com

aptusgroup.com



Please consider the environment before printing this email.

From: Kristen Neuman
Sent: Friday, August 06, 2010 2:04 PM
To: 'Terry Hoisington'; 'gwhceo@aol.com'
Cc: 'boyd@bmcnv.com'; Brandon Sprague
Subject: Fairway Chevy

Hi Greg and Terry, the city has called and asked if you would be willing to install (8) palm trees along Sahara in the locations shown on the attached landscape plan. This would not affect the existing concrete "buffer" that is at the back of the sidewalk. We need to tell them either way by Wednesday.

Please let me know. Thanks!

Kristen G. Neuman, AIA

APTUS

Las Vegas - Riverside

1200 South 4th Street, Suite 206

Las Vegas, Nevada 89104

P 702.839.1200

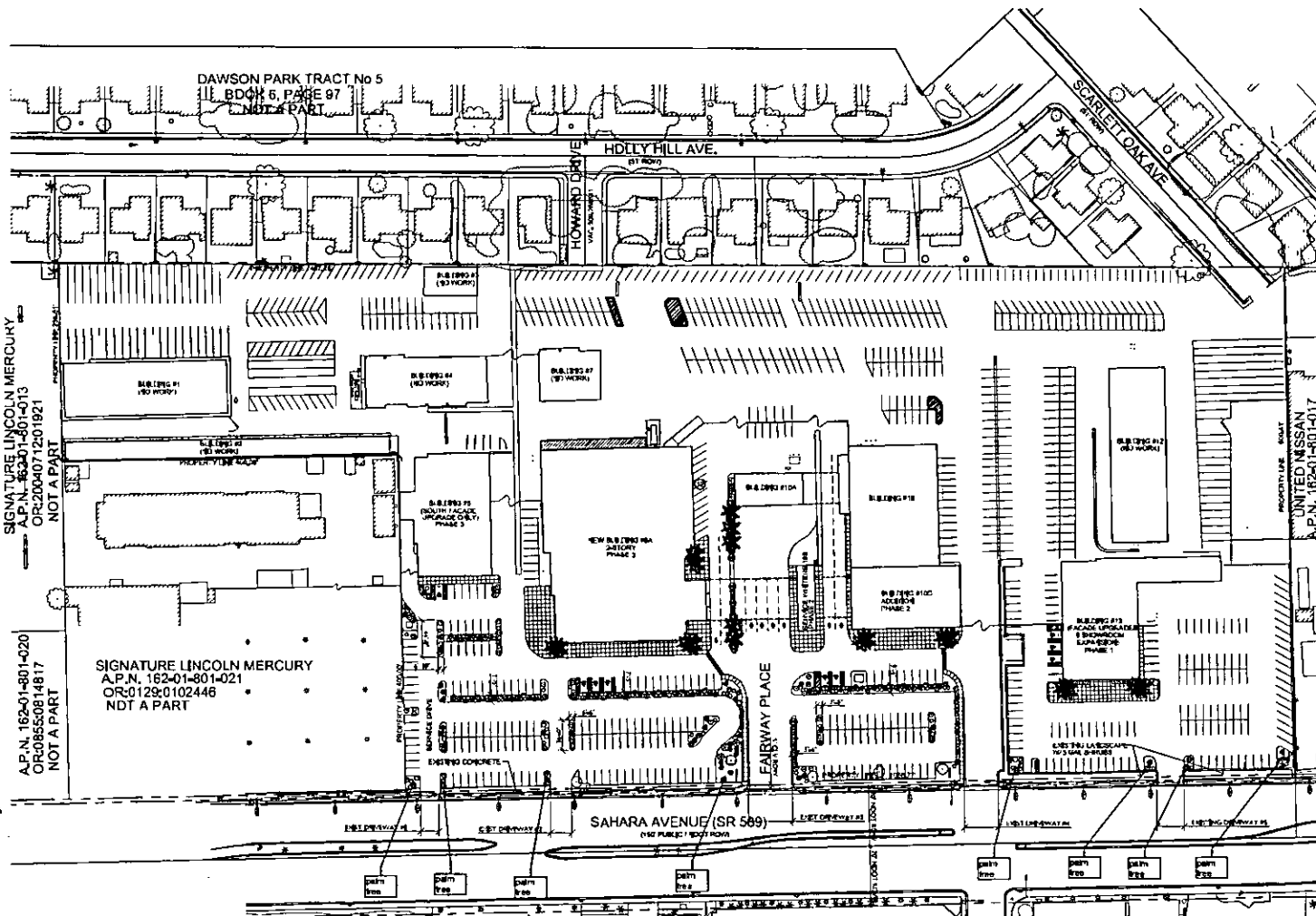
F 702.839.1213

C 702.501.6825

kristen@aptusgroup.com

aptusgroup.com

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AUG 10 2010



LANDSCAPE SCHEDULE				
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
	PLANTING TREE		34" DIA	4
	MEXICAN FAN PALM		34" DIA	11
	TEXAS MANGRO	Leucosiphon frutescens Green Cloud	3 gal	30
	CELANOCHLOA		3 gal	10
	YELLOW BIRD OF PARADISE	Cardinalis fl. 10-12	3 gal	17
	RED BIRD OF PARADISE	Cardinalis rubra	15 gal	10
	DESERT CACTUS	Cylindropuntia	3 gal	20
	DEER GRASS	Stipa sp.	3 gal	10
	MEXICAN BAGO	Leucaena	3 gal	10
	DESKY CARPET	Stachys perfoliata	3 gal	30
	LYSTIANA	Stachys	3 gal	10
	REGAL BIRD FOURTH	Cardinalis	3 gal	10
	GRASS	Stachys	3 gal	10
	ROCK			
	ROCK			

LANDSCAPE BUFFERS			
REQUIRE	PROVIDED	REQUIRE	PROVIDED
FRONT	10'	FRONT	10'
REAR	10'	REAR	10'
SIDE	10'	SIDE	10'

* REQUIRED LANDSCAPE BUFFER APPROVAL OF JULY 10, 1970
APPROVAL OF JULY 10, 1970 APPROVAL OF JULY 10, 1970

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Fairway Chevrolet and Fairway GMC/Buick
Site Development Review
3100 E. Sahara
Las Vegas, Nevada 89104

LANDSCAPE PLAN
L100

Copyright 2010 by APTUS
APTUS
1200 South Main Street
Las Vegas, Nevada 89104
702.737.1000
702.737.1001

Copy of Las Vegas SCM Submittal 08/11/10
Copy of Las Vegas SCM Submittal 08/11/10
Copy of Las Vegas SCM Submittal 08/11/10

1984 Fairway Chevrolet and Fairway GMC/Buick

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST	
Item Required			
YES	NO		

APPLICATION PACKET

☒	☐	Application signed and notarized by all property owners or authorized agent(s)	NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")
☒	☐	Grant deed and legal description	
☒	☐	Detailed justification letter	
☒	☐	Original meeting notes and checklist(s) signed by planner	
☒	☐	Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 1030.00 Total	
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)	
☒	☐	Assessor's Parcel Map	
☐	☒	Development Impact Notice and Assessment (DINA)	
☒	☒	Project of Regional Significance (PRS)	
☒	☐	Color & Materials Board per Site Development Plan Review Submittal Requirements	
☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☒)	

ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)

SITE PLAN

☒	☐	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	6
☒	☐	North arrow, scale, and vicinity map	Colored, Rolled Plans:	1
☒	☐	All property lines and present dimensions labeled	Reduced Copy (8-1/2x11 BW):	1
☒	☐	All building setbacks labeled	NOTES:	
☒	☐	All adjacent existing land uses and street names labeled		
☒	☐	All points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized:		
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total		
☒	☐	All free-standing sign locations shown and heights and sizes noted		

LANDSCAPE PLAN

☒	☐	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	1
☒	☐	North arrow, scale, and vicinity map	Colored, Rolled Plans:	0
☒	☐	All property lines and present dimensions labeled	Reduced Copy (8-1/2x11 BW):	0
☒	☐	All required perimeter landscape planters shown	NOTES:	
☒	☐	All required parking lot fingers/islands shown		
☒	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover		

BUILDING ELEVATIONS

☒	☐	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	1
☒	☐	Scale and building dimensions labeled	Colored, Rolled Plans:	0
☒	☐	North, south, east, and west elevations of all buildings	Reduced Copy (8-1/2x11 BW):	0
☒	☐	All building materials and colors noted	NOTES:	
☒	☐	8" x 10" photo of original color and material board		
☒	☐	All wall sign locations shown and sizes noted		

FLOOR PLANS

☒	☐	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	1
☒	☐	Scale and building dimensions labeled	Rolled Plans:	0
☒	☐	All building entrances/exits shown	Reduced Copy (8-1/2x11 BW):	0
☒	☐	Use of all rooms noted/labeled	NOTES:	
☒	☐	Maximum Occupancy (per I.B.C.)		
☒	☐	Seating Capacity (where applicable)		

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

Owner / Applicant:	Fairway Chevrolet Company	Application Type:	Site Development Plan Review
Representative:	APTUS Architecture	Application Purpose:	200,000+ SF Motor Vehicle Sales Est.
APN:	162-01-801-022	Site Location:	3100 E. Sahara Ave. (New)
Planner's Signature:	<i>Steve Swanton</i> 6/30/10.	Pre-App. Meeting Date:	06/30/10
Planner:	Steve Swanton, Senior Planner - 229-4714	Submittal Deadline:	07/13/10 - no later than 2:00 pm
		Earliest PC / CC Meeting Dates:	08/26/10 PC - 10/06/10 CC - Cycle 6

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 JUL 13 2010



- ☒ **Meeting**
☐ **Conversation Record**
☐ **Telephone**

Page: 1 of 1
Date: 06/30/10
Time: 9:00 a.m.

Project Name: Fairway Chevrolet/GMC Buick Modifications

Conversation between CLV P&D Representative: Steve Swanton, Senior Planner (229-4714 Office / 385-7268 Fax / sswanton@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Kristen Neuman, AIA	APTUS Architecture	839-1200	839-1213	
2. Brandon Sprague	"			
3. Chris Brown	"			
4. Gary Leibold				
5. Greg. Heinrich	Fairway Chevrolet			
6.	CLV - Finance (Business License)	229-6321	383-0769	
7. Bart Anderson / Lucien Paez	CLV - PW - Dev Co	229-6578	474-7599	
8. Rick Schroder	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11. Scott Ziemer	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ YES ☐ NO (?)
If yes, please address how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered by the City of Las Vegas.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: N/A

Meeting Notes: 10. Possibly 3 phases to construction. Submit phasing as part of package.

1. need to apply for waiver of Title 18 for circular turnaround on Scarlett Oak
2. Master Sign Plan will be required under separate application (over 15 acres)
condition of SDR approval
3. NDOT issues with driveways on Sahara if city decides upgrades are needed (PW)
4. Staff will research originally approved landscaping from 1970's
Waivers may be required - exceptions for parking lot L.S.
5. No maintenance bays will free public ROW.
6. Subject to Residential Adjacency Stds. - show 3:1 Proximity slope on elevations.
7. Display areas should show # of vehicles that could be displayed in each area
8. Update to drainage study needed. 9. Sprinkling of several bldgs.

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

Complete Submittal Packets **MUST be received by Planning staff no later than **2:00 PM** of the Submittal Deadline Date, no exceptions.

3.15.11

ADMINISTRATIVE AMENDMENT – SDR-38855

FOR BUILDING PERMIT NO. 40090-C-10/183141-C-11

LANDSCAPE PLAN

The Landscape Plan has been revised to add 3 Mexican Fan Palm Trees (16-18 feet tall) at the front of the property within a parking island and at the west and east front corner planters. The additional trees are considered an enhancement to the project site. The additional trees are considered an enhancement to the landscape plan and all other vegetation remains in conformance with SDR-38855.

FLOOR PLAN

Minor modifications were made to the floorplan to service building offices and break rooms configurations. No additional floor area would result with the revision.

BUILDING ELEVATIONS

A new bay door located away from public right-of-way views was added to the north building elevation. The change maintains conformance with Title 19.04 Auto Repair Major use requirements.

-Alabado 

March 8, 2011

City Of Las Vegas
Building and Safety
731 S. 4th Street.
Las Vegas, Nevada 89101

Service Building Addition

Re: Revisions to approved drawings –CLV Project #40090-C-10

Architecture

Engineering

Planning

Interiors

Landscape

Dear Sir,

The following are the changes we have made at the request of the owner. Included are three revised drawings of G000, AD101, A100, A101, A102, A103, A120, A121, A122, A200, A300, A311, A400, L100, MP000, MP003, MP005, M101, M102, P102, E000, E001, E002, E100, ED102, E101, E102, E121, E122 signed and sealed as well as clouded with delta at modifications.

Drawings AD101

Clarifications have been made to the required demolition.

Drawing A100

Revised slab edge plan at windows that do not extend to the slab.

Drawing A101

Revised size and layout of Office 100.

Drawing A102

Revised casework layout and added break room 123.

Drawing A103

Revised finish schedule, legend and toilet elevations.

Drawing A120

Revised the lighting layout to match the electrical plans and new layout for office 100 and Break 123..

Drawing A121

Revised the lighting layout to match the electrical plans and new layout for office 100.

Drawing A122

Revised the lighting layout to match the electrical plans and new layout for Break 123.

Drawings A200

Revised elevation to show exterior mounted roll up door on the north side of the structure, not able to be seen from the public right-of-way.

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F 702.839.1213

Riverside
3750 Santa Fe Avenue
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P 951.823.0555
F 951.823.0550

Drawing A300

Revised section to show new location of wall in office 100.

Drawing A311

Revised section to show new location of wall in office 100.

Drawing A400

Revised window frame types.

Drawing L100

The existing trees have been replaced with new palm trees and plant types have been modified slightly.

Please see attached list for changes made to Mechanical, Plumbing and Electrical sheets.

Please do not hesitate to call if you have any comments or questions.

Sincerely,

A handwritten signature in black ink, reading "Kristen G. Neuman". The signature is fluid and cursive, with the first name "Kristen" being more prominent and the last name "Neuman" following in a similar style.

Kristen G. Neuman, AIA
APTUS

11.17.10

ADMINISTRATIVE AMENDMENT SDR-38855

FOR BUILDING PERMIT NO. 40090-C-10

Fairway Chevrolet Dealership/Service Facility Improvements –3120 East Sahara Avenue

Landscape Enhancements, Building Elevation Modifications, and Screen Wall Relocation – Water District Equipment Access

Site Development Plan Review (SDR-38855) shall be amended to reflect minor changes to the Landscape Plan, Building Elevations, and Screen Wall at the northeast corner of the project site.

1. The Landscape Plan has been revised to adequately meet the Title 19.12 – Landscape Standard requirement of four 5 gallon shrubs per tree. This has been added for each tree within the parking planter directly south of Building 10C.
2. The Building Elevations have been revised to add the following: (1) louvers on the south, east, north, and west sides of the building. All louvers will be painted to match the adjacent wall. This feature is required as part of the design of the mechanical system. (2) A door has been added to the south side of the service addition to satisfy building exiting requirements. (3) Windows in the service writers building have been added for energy conservation purposes.
3. An Exception (non-material change) to minimum landscape standards under Title 19.12.040 - Utility Box Screening is granted to allow for alternative treatment of the water district above ground equipment at the northeast corner of the project site. The Water District has required the placement of an RPDA and associated easements in an area near the residential street unobstructed by any walls. The existing wall prevents efficient access and thus will be relocated to jog around the new RPDA thereby allowing district access from the residential street.

The area is inaccessible to water and power to allow for landscape screening to be effectively maintained. As an alternative the applicant will paint the RPDA Box grey to match the grey masonry wall.

*Approved Site Plan and Landscape Plan are date stamped 11.17.10

-Alabado 

November 15, 2010

John Alabado, Planner 1
City Of Las Vegas
Planning and Development Department
731 S. 4th Street.
Las Vegas, Nevada 89101

Service Building Addition

Re: Response to comments –CLV Project #40090-C-10

Dear Mr. Alabado,

We are requesting to amend the Site Development Plan Review (SDR-38855).

The changes from the previously approved elevations include:

Architecture

Engineering

Planning

Interiors

Landscape

- Added louvers on the south, east, north and west sides of the building. All louvers will be painted to match the adjacent wall. These are required for the mechanical system.
- Existing scuppers have been shown. These will be painted to match the adjacent wall. No new scuppers have been added and none of the existing will be visible from Sahara.
- A door has been added to the south side of the service addition. This is required for exiting.
- Grades and site contours have been shown and modified.
- Windows in the service writers building have been reduced for energy conservation.
- We are requesting an exception for the required landscaping at utility boxes of 27 cubic feet and larger. The water district has required the placement of an RPDA and associated easements in the northeast corner of the site. The existing wall will need to jog around the new RPDA. There is no water or power available in this location to allow for landscaping to be added.
- We propose to paint the RPDA box grey to match the grey masonry wall so that it will blend in.

All of these changes are typical when drawings evolve from a conceptual design stage to the construction document design stage.

Las Vegas
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Please do not hesitate to call if you have any comments or questions.

Sincerely,



Kristen G. Neuman
APTUS

Riverside
3750 Sante Fe Avenue
Suite 106
Riverside, California 92507
P 951.823.0555
F 951.823.0550

RECEIVED
NOV 15 2010

RECEIVED

November 9, 2010

NOV 09 2010

John Alabado, Planner 1
City Of Las Vegas
Planning and Development Department
731 S. 4th Street.
Las Vegas, Nevada 89101

**CITY OF LAS VEGAS
PERMITS**

Service Building Addition

Re: Response to comments –CLV Project #40090-C-10

Architecture

Engineering

Planning

Interiors

Landscape

Dear Mr. Alabado,

The following are the actions we have taken to comply with your comments of November 4, 2010. Included are three revised drawings of G000, AS100 and AS101, E100 and L100 signed and sealed as well as clouded with delta at modifications.

Item 2: Drawing AS100

The site plan has been revised to show the HC spaces.

Item 3: Drawings AS100 and L100

Wheel stops have been added.

Item 4: Drawing L100

The additional 5 gallon shrubs have been added and the landscape quantities have been revised.

Item 5: Drawing AS100

Per Doug Rankin and Fred Solis on 11/8/10, the screening for utilities along Sahara is not required per the approved waiver associated with SDR-38855.

Item 6: See attached letter for the minor amendment to the SDR. An additional copy of the building elevations has been included for your records.

Item 7: Drawing E100

A note has been added reflecting the maximum height of the parking lot lights.

Item 8: Drawing AS100

The address for building 10B has been revised to be 3108 E. Sahara.

Please do not hesitate to call if you have any comments or questions.

Sincerely,



Kristen G. Neuman
APTUS

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CORRECTION / REVISION TRACKING SHEET

CLV PC # 40090

APPL # _____

TO BE COMPLETED BY THE QUALIFIED INDIVIDUAL TAKING THE RESPONSIBILITY FOR HAVING
THE PLANS CORRECTLY COLLATED OR SUBMITTED

PLEASE PRINT

Project Name: Service Building Addition Date: 11/16/10

Your Company Name: APTUS

Phone #: 8391200 FAX #: 8391213

Plans submitted & response letters provided. Check all that apply.

	Plns	Ltrs		Plns	Ltrs		Plns	Ltrs
Architectural	☐	☐	Land Development	☐	☐	Plumbing	☐	☐
Electrical	☐	☐	Mechanical	☐	☐	Structural	☐	☐
Fire Dept.	☐	☐	Planning	☒	☒			

- ☐ Site plan changes including landscape/electrical
- ☐ Floor plan changes that result in additional square footages
- ☐ Changes to elevation
- ☐ Changes to mechanical equipment on roof
- ☐ Scope of changes or revisions letter

RECEIVED
NOV 15 2010

List item OR sheet number(s) being added or replaced:

AS100

UPA

Name of person collating plans (print) Kristen G. Neuman

Signature Kristen G. Neuman

Technician Initial:

Administrative Amendments



ADMINISTRATIVE AMENDMENTS

Separator Sheet

3.8.11

Administrative Amendment – SDR-38855

Building Permit No. 183028-C-11/39385-C-10

3222 East Sahara Avenue

Fairway Chevrolet – Landscape Revisions

LANDSCAPE PLAN

Minor revisions were made to the landscape plan to replace fifteen preexisting non-living 5 gallon shrubs along the south property line with fifteen new 10 gallon and 15 gallon shrubs (Yellow Bird of Paradise and Red Bird of Paradise). Additionally new 10, 5, and 3 gallon shrubs (Yellow Bird of Paradise, Red Bird of Paradise, and Lantana) will be installed on the west planter that runs parallel with Fairway Place. No effects to planter areas, parking or traffic circulation would result with from the revision. The modifications are considered an enhancement to the project landscaping and maintains conformance with Title 19.12 Landscape Standards.

Approved Revised Landscape Plan is date stamped 3.8.11

March 8, 2011

John Alabado, Planner 1
City Of Las Vegas
Planning and Development Department
731 S. 4th Street.
Las Vegas, Nevada 89101

Architecture

Engineering

Planning

Interiors

Landscape

Fairway GMC Showroom Expansion

Re: Response to comments –CLV Project #39385-C-10

Dear Mr. Alabado,

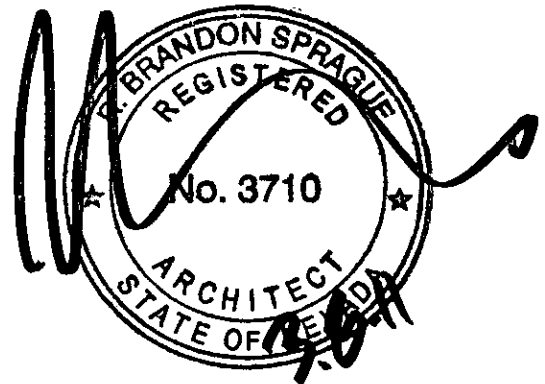
We are requesting to amend the Site Development Plan Review (SDR-38855). The changes from the previously approved site plan include: addition of planting along Sahara, along the east side of Mojave and new rock in those same planters. In addition, plant types were modified due to availability of plant type and the planting season. All required trees will show (4) 5-gallon shrubs as required. These changes are very minor and are typical when evolving from a conceptual design phase to a construction document phase. No building locations, drive aisles or required parking was changed.

Please do not hesitate to call if you have any comments or questions.

Sincerely,



Kristen G. Neuman
APTUS



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9.15.10

ADMINISTRATIVE AMENDMENT – SDR-38855

FOR BUILDING PERMIT NO. 39385-C-10

3222 East Sahara Avenue

Fairway GMC Showroom – Expansion and Renovations

PARKING PLAN

Minor changes were made to the parking plan resulting in the relocation of two handicapped accessible spaces from the west side of the vehicle showroom to the east side of the building and loss of one handicapped space (8 ADA spaces are required/9 ADA spaces approved under SDR-39385). A total of 25 parking spaces including the two ADA parking stalls, are designated for customer use with the remaining 116 spaces allocated to new vehicle display. A new concrete patio will be located on the west side of the building in place of the relocated ADA parking.

The original location of the ADA spaces did not allow the project to meet city standard drive aisle widths of 24 feet (originally 22 feet with ADA parking on the west side of the showroom). With the redesign the project provides the minimum required drive aisle width, improved site circulation and safety. The modification to the parking plan results in a loss of 12 parking spaces however the total required parking for the entire site remains in conformance with SDR-39385 (794 spaces approved; 343 spaces required).

*Approved Site Plan is date stamped 9.8.10

LANDSCAPE PLAN

Minor changes were made to the landscape plan to provide additional vegetation within planters along the front property line, at the front of the showroom building, and along the eastside of the showroom building adjacent to the relocated ADA spaces. Additionally an enlarged concrete patio is now in place of the 3 ADA parking stalls. The project now provides a minimum of four 5-gallon shrubs at each of four planters where new Mexican Fan Palms are to be installed. Fifteen gallon and ten gallon shrubs will be installed along the facade of the building, to the east and west sides of the building, and adjacent to the relocated ADA spaces.

*Approved Landscape Plan is date stamped 9.xx.10

-Alabado

September 10, 2010

John Alabado, Planner 1
City Of Las Vegas
Planning and Development Department
731 S. 4th Street.
Las Vegas, Nevada 89101

Architecture

Engineering

Planning

Interiors

Landscape

Fairway GMC Showroom Expansion

Re: Response to comments –CLV Project #39385-C-10

Dear Mr. Alabado,

We are requesting to amend the Site Development Plan Review (SDR-38855). The changes from the previously approved site plan include: relocation of the handicap parking to the east side of the building, enlarged concrete patio on the west side and additional landscaping on the east and west sides. These changes were required once the survey was received and reviewed. The slopes for the HC parking worked better on the east side and the drive aisle on the west side was not large enough to have parking on each side. These changes are very minor and are typical when evolving from a conceptual design phase to a construction document phase. No building locations, drive aisles or required parking was changed.

Please do not hesitate to call if you have any comments or questions.

Sincerely,



Kristen G. Neuman
APTUS

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F 951.823.0550



Benjamin Sticka

From: Doug Rankin
Sent: Wednesday, January 05, 2011 4:05 PM
To: Benjamin Sticka
Subject: FW: Fairway Showroom (Hanson #40476)
Attachments: image001.jpg; image002.jpg; SDR 8-04-10 L100 (1).pdf

Can you confirm if this is the approved landscape plan?

Doug Rankin, AICP
Planning Manager
City of Las Vegas
229-5408

From: Chris Brown [<mailto:Chrisb@aptusgroup.com>]
Sent: Wednesday, January 05, 2011 4:04 PM
To: Doug Rankin
Cc: Kevin Berg; Boyd Martin; Kristen Neuman
Subject: RE: Fairway Showroom (Hanson #40476)

It appears the amended site plan does not have a tree at the southwest corner where the existing sign is (see attached). There were a few shrubs in this location, but these can be relocated accordingly.

Hopefully this will resolve the issue.

Thanks Doug.

Chris Brown, PE

APTUS

Las Vegas - Riverside
1200 South 4th Street, Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213
chrisb@aptusgroup.com
aptusgroup.com



Please consider the environment before printing this email.

From: Doug Rankin [<mailto:drankin@LasVegasNevada.GOV>]
Sent: Wednesday, January 05, 2011 3:55 PM
To: Chris Brown
Cc: Kevin Berg; Boyd Martin
Subject: RE: Fairway Showroom (Hanson #40476)

Any hope of finding a location on site for it? As it was shown on the approved Site Plan.

Doug Rankin, AICP

HIS
12/10

Parcels 271
Labels 251

Report of All Selected Parcels

Case Number: SDR-38855

Printed On: Thu: July 22, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
3188 FREMONT STREET L L C	5243 W CHARLESTON BLVD #8 LAS VEGAS NV	16212597001
3188 FREMONT STREET L L C	5243 W CHARLESTON BLVD #8 LAS VEGAS NV	16201701008
3188 FREMONT STREET L L C	5243 W CHARLESTON BLVD #8 LAS VEGAS NV	16201701010
AGEEFF FEODOR	3050 E ST LOUIS AVE LAS VEGAS NV	16201701009
AGUILAR GUADALUPE R & MARY L	3001 SCARLET OAK AVE LAS VEGAS NV	16201810014
ALKAY LIMITED INC	2007 PARADISE RD LAS VEGAS NV	16201811008
ALVAREZ VICTOR	3112 HOLLY HILL AVE LAS VEGAS NV	16212511048
ANDERSDN ROBERT E JR	2924 E ST LOUIS AVE LAS VEGAS NV	16201812033
ARIAS CUAHTEMOC & SANORA	624 BADLANDS AVE HENDERSON NV	16201810007
ARIAS SILVINO G	1809 GINGER TREE LN LAS VEGAS NV	16201811001
ARTIGAS MARITZA	3124 SCARLET OAK AVE LAS VEGAS NV	16201713006
AVILES VICTOR & ROSA	2904 SCARLET OAK AVE LAS VEGAS NV	16201812031
AVINA ESTREBERTO	1909 CHERRY LN LAS VEGAS NV	16201811042
B & K O'HANA NEVADA L L C	%B IGLINSKI 981 RHYOLITE TERR HENDERSON NV	16201313001
B & K O'HANA NEVADA L L C	%B IGLINSKI 981 RHYOLITE TERR HENDERSON NV	16201803001
B & K O'HANA NEVADA L L C	%B IGLINSKI 981 RHYOLITE TERR HENDERSON NV	16201802005
BAKER NORMAN	P O BOX 60237 LAS VEGAS NV	16201802004
BARAJAS ARMANDO	2917 HOLLY HILL AVE LAS VEGAS NV	16212510011
BARNES JOYCE A	3210 N HERITAGE WY LAS VEGAS NV	16201812005
BASSLER JANE G	2615 RUTHE OUARTE AVE LAS VEGAS NV	16212510002
BEAUDRY DEBORAH A	3105 HOLLY HILL AVE LAS VEGAS NV	16212511046
BEJARANO RIGOBERTO & JOSE	3013 HOLLY HILL AVE LAS VEGAS NV	16201812019
BLOOD BETH W	2619 HERITAGE DR LAS VEGAS NV	16201812010
BRUNER HELEN G & VIRGINIA A	1805 GINGER TREE LN LAS VEGAS NV	16212510017
BRUNO FAMILY TRUST	630 TOY LN BOSQUE FARMS NM	16201713005
C K 3200 FREMONT STREET L L C	%L SHAPIRO 10300 W CHARLESTON BLVD #13-156 LAS VEGAS NV	16201812052
C O & M J L P	%FINDLAY OLDSMOBILE 315 AUTOMALL DR HENDERSON NV	16201706001
CANTWELL BERNARD & CHARLOTTE E	2904 ST LOUIS AVE LAS VEGAS NV	16201701007
CARDENAS CARLOS X	2917 SCARLET OAK AVE LAS VEGAS NV	16201810002
CARY JAMES A & CATHERINE M	3033 HOLLY HILL AVE LAS VEGAS NV	16201811005
CASTRO SILVIA	3025 HOLLY HILL LAS VEGAS NV	16201812015
		16201812013

Report of All Selected Parcels**Case Number:** SDR-38855**Printed On:** Thu: July 22, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CAUDILLO ELVA	1821 SILVER BIRCH LN LAS VEGAS NV	16201711024
CAWLEY FRANCIS & F KELLY	808 S 6TH ST LAS VEGAS NV	16201801001
CEJA ALBERTO & JUANA	10511 DALEROSE AVE INGLEWOOD CA	16201711040
CHANG HSING LIANG & DO CHEN	3000 SCARLET OAK AVE LAS VEGAS NV	16201811036
CHAPMAN LAS VEGAS L L C	1150 N 54TH ST CHANDLER AZ	16212501005
CHIAO KAO CHEN	3105 SCARLET OAK LAS VEGAS NV	16201811006
CHIAO KAO CHEN	3105 SCARLET OAK AVE LAS VEGAS NV	16201811020
CHIAO KAO CHEN	3105 SCARLETT OAK AVE LAS VEGAS NV	16201811015
CHIAO KAO-CHEN	3105 SCARLETT OAK AVE LAS VEGAS NV	16201811018
CHRYSLER GROUP REALTY CO L L C	%TAX AFFAIRS 485-12-30 1000 CHRYSLER OR AUBURN HILLS MI	16107101001
CIRCLE K CORPORATION	%PPTY TAX DEPT - OC17 P O BOX 52085 PHOENIX AZ	16201801003
CIRCLE K STORES INC	%PPTY TAX DEPT DC-17 P O BOX 52085 PHOENIX AZ	16106402001
CLAIBORNE LYNN 1993 REVOCABLE TR	973 W CLYDE MOORE RD COCHRAN GA	16212510048
COLL EMMA OR DANIEL	2901 HOWARD DR LAS VEGAS NV	16201711038
CONTRERAS JUAN M & ARACELI REYES	2913 HOLLY HILL AVE LAS VEGAS NV	16201812004
COPA CABANA HOMEOWNERS ASSN	2606 ARACATUBA AVE LAS VEGAS NV	16212511049
CORTEZ ROYDER	3100 SCARLET OAK AVE LAS VEGAS NV	16201811024
COX BRENDA ILENE	3040 HOLLY HILL AVE LAS VEGAS NV	16201812037
CRAIG MICHAEL D & ELAINE F	16630 ARMSTRON WOODS DR GUERNEVILLE CA	16201812039
CROWN REALTY INC	3280 N HERITAGE WY LAS VEGAS NV	16212510009
CRUZ MORENA A	2901 E ST LOUIS AVE LAS VEGAS NV	16201714002
CUTINO PLAUCIDES	2645 HERITAGE CT LAS VEGAS NV	16212510065
DEFLOREZ BEATRICE NAVARRO	3121 SCARLET OAK AVE LAS VEGAS NV	16201812023
OELACERDA ANTONIO & MARIA	2916 SCARLET OAK AVE LAS VEGAS NV	16201811039
DELATORRE MARIA LUISA & FORTINO	3116 HOLLY HILL AVE LAS VEGAS NV	16201812032
DELATORRE RAMON & TERESA	1355 WIND COVE ST LAS VEGAS NV	16201811035
DELGADO URIEL A & HORTENCIA	2809 E ST LOUIS AVE LAS VEGAS NV	16201314003
DENNISON ALICE L	3009 E ST LOUIS AVE LAS VEGAS NV	16201711032
DERBY JERRY L	3001 HOLLY HILL AVE LAS VEGAS NV	16201812007
DEVRIES EDWARD & MARTA TRUST	91 SUNSHINE COAST LN LAS VEGAS NV	16212511047
DEVRIES EDWARD & MARTA TRUST	91 SUNSHINE COAST LN LAS VEGAS NV	16212511001
DIAZ AUOEL & BOUDELIO	7708 LEAVORITE DR LAS VEGAS NV	16201711025

Report of All Selected Parcels**Case Number:** SDR-38855**Printed On:** Thu: July 22, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
DIAZ JOSE GUADALUPE & ROSA	2912 E ST LOUIS AVE LAS VEGAS NV	16201810004
DIFFER PATRICK J & CECILIA T	1223 STARSTONE CT HENDERSON NV	16201711039
DIVECCHIO ROBERT	4765 VISTA FLORA LAS VEGAS NV	16201711003
DONALD MICHAEL M & MARY J	3017 SCARLET OAK AVE LAS VEGAS NV	16201811012
DONALDSON GARLAND J	4298 E TWAIN AVE LAS VEGAS NV	16201812027
DOUBLE E INVESTMENTS L L C	3105 E SAHARA AVE LAS VEGAS NV	16212501003
DUARTE GILBERTO & ALMA	3100 E ST LOUIS AVE LAS VEGAS NV	16201810019
DUFFY FAMILY TRUST	7595 IRONWOOD KNOLL AVE LAS VEGAS NV	16201811030
EQUITY GIBRALTAR INVEST CORP	952 SONGBIRD LN BONITA CA	16201810013
ESCALERA PATRICIA & JUAN	3024 HOLLY HILL AVE LAS VEGAS NV	16201812040
ESCOBEDO EDMUNDO & P FAM TR	3008 HOLLY HILL AVE LAS VEGAS NV	16201812044
ESPINOSA ARTURO & GUADALUPE M	1905 CHERRY LN LAS VEGAS NV	16201313002
ESPINOZA CLEMENTE	1412 FRANKLIN AVE LAS VEGAS NV	16201812035
ESPINOZA EPIFANIO MEZA & MARTHA	3113 SCARLET OAK AVE LAS VEGAS NV	16201811022
ESPINOZA-BLANCAS ROBERTO	3005 E ST LOUIS AVE LAS VEGAS NV	16201711031
ESQUEDA ISABEL	2916 HOWARD DR LAS VEGAS NV	16201711033
ESTEFAN ILEANA D	1913 SILVER BIRCH LN LAS VEGAS NV	16201711028
F A ACQUISITIONS III L L C	630 S 4TH ST LAS VEGAS NV	16212501011
F A ACQUISITIONS L L C	3250 E SAHARA AVE LAS VEGAS NV	16201801017
FAIR PAVINEE	3105 SCARLET OAK AVE LAS VEGAS NV	16201811028
FAIRWAY CHEVROLET COMPANY	3222 E SAHARA AVE LAS VEGAS NV	16201801022
FEDERAL HOME LOAN MORTGAGE CORP	5000 PLANO PKWY CARROLLTON TX	16201711045
FERNANDEZ MARIA T	2917 E ST LOUIS AVE LAS VEGAS NV	16201711001
FIGUEROA MANUEL	1912 SILVER BIRCH LN LAS VEGAS NV	16201711002
FIGUEROA REYNALDO	1816 SILVER BIRCH LN LAS VEGAS NV	16201711007
FLASTER JUDY A LIVING TRUST	3041 HOLLY HILL AVE LAS VEGAS NV	16201812017
FLORES EULOGIO & ROSARIO	3029 SCARLET OAK AVE LAS VEGAS NV	16201811014
FUKUNAGA SUSAN N	1901 GINGER TREE LN LAS VEGAS NV	16201713007
G M F INC	P O BOX 42162 LAS VEGAS NV	16201801008
G M F INC	P O BOX 42162 LAS VEGAS NV	16201801009
GAIL KAREN E & STEPHEN M	607 BRYANT CT BOULDER CITY NV	16201711034
GAMEROS ARGELIA M	3020 SCARLET OAK AVE LAS VEGAS NV	16201811031

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
GAMETT FAMILY TRUST	2924 SCARLET OAK AVE LAS VEGAS NV	16201811037
GAONA VICENTE & ELVIRA	1917 SILVER BIRCH LN LAS VEGAS NV	16201711029
GARCIA MAGALY RUIZ REV LIV TR	1904 SILVER BIRCH AVE LAS VEGAS NV	16201711004
GARCIA MARCELINA	2220 FRANKLIN AVE SAN DIEGO CA	16201711035
GARCIA PEDRO A & ROSARIO	2916 HOLLY HILL AVE LAS VEGAS NV	16201812048
GARCIA-VASQUEZ RAFAEL	3101 SCARLET OAK AVE LAS VEGAS NV	16201811019
GERMAN JOSE ALBERTO & TERESITA	2816 HOWARD DR LAS VEGAS NV	16201710020
GERMANO MICHAEL	3430 E TROPICANA AVE #33 LAS VEGAS NV	16212510015
GIDDINGS BRANDFORD JR	2624 MATOGROSO LN LAS VEGAS NV	16212511006
GIRON JUAN J & MIRTHA L	3040 SCARLET OAK AVE LAS VEGAS NV	16201811026
GODINEZ IGNACIO & MARIA L	2909 SCARLET OAK AVE LAS VEGAS NV	16201811003
GODINEZ JOSE & SILVIA	2905 SCARLET OAK AVE LAS VEGAS NV	16201811002
GOMEZ ROSA L	3133 SCARLET OAK AVE LAS VEGAS NV	16201812026
GONZALES ZEFERINO & ROSA M	2913 HOWARD DR LAS VEGAS NV	16201711041
GONZALEZ-MENA FERNANDO A	3132 SCARLET OAK AVE LAS VEGAS NV	16201812029
GRISSOM RAE	3141 SCARLET OAK AVE LAS VEGAS NV	16201812028
GRYMYR DANIEL W	2635 HERITAGE CT LAS VEGAS NV	16212510066
GUERRA JOSE ROLANDO	3041 SCARLET OAK AVE LAS VEGAS NV	16201811017
GUERRA-ESCALERA JOSE L	3021 HOLLY HILL AVE LAS VEGAS NV	16201812012
GUNTHER DANIEL J	2801 E ST LOUIS AVE LAS VEGAS NV	16201314001
GUTIERREZ MARIA DEL CARMEN J	3020 HOLLY HILL AVE LAS VEGAS NV	16201812041
HADEN BILL INC	%L A SALO CPA LTD 2625 WIGWAM PKWY #106 HENDERSON NV	16201801021
HADEN BILL INC	%L A SALO CPA LTD 2625 WIGWAM PKWY #106 HENDERSON NV	16201801018
HADEN BILL INC	%L A SALO CPA LTD 2625 WIGWAM PKWY #106 HENDERSON NV	16201801020
HADEN BILL INC	%L A SALO CPA LTD 2625 WIGWAM PKWY #106 HENDERSON NV	16201801019
HAND WILLIAM A	2638 HERITAGE CIR LAS VEGAS NV	16212510021
HANSON DONALD G	3016 SCARLET OAK AVE LAS VEGAS NV	16201811032
HARDWICK S TRUST	3028 SCARLET OAK AVE LAS VEGAS NV	16201811029
HERINK FAMILY 1996 TRUST	900 TONI LAS VEGAS NV	16201811010
HERITAGE SQUARE ASSN INC	2675 HERITAGE CIR LAS VEGAS NV	16212510001
HERITAGE SQUARE ASSN INC	2675 HERITAGE CIR LAS VEGAS NV	16212510016
HERITAGE SQUARE ASSN INC	2675 HERITAGE CIR LAS VEGAS NV	16212510047

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
HERITAGE SQUARE ASSN INC	2675 HERITAGE CIR LAS VEGAS NV	16212510056
HERNANDEZ ANTONIO	3125 SCARLET OAK AVE LAS VEGAS NV	16201812024
HERNANDEZ ROSA E	3012 SCARLET OAK AVE LAS VEGAS NV	16201811033
HILTBRAND RONALD W	1801 GINGER TREE LN LAS VEGAS NV	16201713004
HISEL LELAND	2625 HERITAGE DR LAS VEGAS NV	16212510018
HOM AREY	2912 SCARLET OAK AVE LAS VEGAS NV	16201811040
HURST IRMA MAE	3066 E ST LOUIS AVE LAS VEGAS NV	16201810018
HURT SHIRLEY F	2630 N HERITAGE CIR LAS VEGAS NV	16212510022
JACOBS MARTIN REVOCABLE LIV TR	2631 HERITAGE DR LAS VEGAS NV	16212510019
JAEGER JULIA	3240 HERITAGE WY NO LAS VEGAS NV	16212510005
JAM PROPERTIES INTERNATIONAL LLC	930 S 4TH ST #202 LAS VEGAS NV	16201810016
JIMENEZ JUAN	2913 SCARLET OAK AVE LAS VEGAS NV	16201811004
JONES EAST SAHARA R P L L C	%S DETTREY 7300 W SAHARA AVE LAS VEGAS NV	16212502009
JONES EAST SAHARA R P L L C	%S DETTREY 7300 W SAHARA AVE LAS VEGAS NV	16212502011
JONES FLETCHER SR TRUST	7300 W SAHARA AVE LAS VEGAS NV	16212512001
K PROPERTIES	%SAN SEBASTIAN PPTYS 600 ANTON BLVD - 11TH FL CDSTA MESA CA	16201801007
KING THOMAS A & ADELA P	42536 RANCHO MIRAGE LN #26 RANCHO MIRAGE CA	16212510010
LAMENDOLA NICHOLAS & FAITH	5990 SIERRA MEDINA AVE LAS VEGAS NV	16201313011
LARSON GLEN LIVING TRUST	%G LARSON P O BOX 364857 NO LAS VEGAS NV	16201713008
LEMASTERS H G & JANE E FAMILY TR	3321 HERITAGE LN LAS VEGAS NV	16212510013
LILLY MARC	3331 HERITAGE LN LAS VEGAS NV	16212510014
LIPPERT RUTH	2905 E ST LOUIS AVE LAS VEGAS NV	16201714004
LOPEZ ISMAEL & ALEIDA	3012 HOLLY HILL AVE LAS VEGAS NV	16201812043
LOPEZ NESTOR	3008 SCARLET OAK AVE LAS VEGAS NV	16201811034
LOZA GERARDO	2620 MATOGROSO LN LAS VEGAS NV	16212511005
LOZOYA JUAN & ALMA	2908 SCARLET OAK AVE LAS VEGAS NV	16201811041
LUCAS JUAN M	1804 GINGER TREE LN LAS VEGAS NV	16201713002
LUCIO JUAN CARLOS	3004 E ST LOUIS AVE LAS VEGAS NV	16201810009
MADERO ACEANO B & PAULA	2904 HOWARD DR LAS VEGAS NV	16201711036
MADI ADAM A	2925 HOWARD DR LAS VEGAS NV	16201711044
MAITA GUILLERMO & RAQUEL	3012 E ST LOUIS AVE LAS VEGAS NV	16201810011
MANUEL LUDWIG & LUDWIG A	%L MANUEL 1410 EASTWOOD DR LAS VEGAS NV	16201313015

Report of All Selected Parcels**Case Number:** SDR-38855**Printed On:** Thu: July 22, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
MARTINEZ MANUEL & DUBINA	2912 HOLLY HILL AVE LAS VEGAS NV	16201812049
MARTINEZ OSCAR	3016 E ST LOUIS LAS VEGAS NV	16201810012
MASSEY CONNIE RAE ADAMS	1921 SILVER BIRCH LN LAS VEGAS NV	16201711030
MCLAUGHLIN WADE	3054 LAKE BARKLEY RD HENDERSON NV	16201801006
MCLELLAN LOUIS CURTIS	4001 S DECATUR #37-195 LAS VEGAS NV	16201810001
MICKENS CLAUDIA A	2821 E ST LOUIS AVE LAS VEGAS NV	16201314006
MIRAMAR CORPORATION	%A EGTEDAR 2601 W CHARLESTON BLVD LAS VEGAS NV	16201704005
MOLLER WILLIAM & A REV LIV TR	9517 ARMLEY AVE WHITTIER CA	16212511045
MONTES MARIO & ROSA	1752 BLUE SPRUCE CIR LAS VEGAS NV	16201313014
MONTES MARIO & ROSA E	3000 E ST LOUIS AVE LAS VEGAS NV	16201810008
MORRIS WANDA	3013 SCARLET OAK AVE LAS VEGAS NV	16201811011
MUNCIOIU FAMILY LIVING TRUST	3250 N HERITAGE WY LAS VEGAS NV	16212510006
MURALLES EGIDIO	1909 SILVER BIRCH LN LAS VEGAS NV	16201711027
NAVA AGUSTIN	3005 SCARLET OAK AVE LAS VEGAS NV	16201811009
NEMO MOTEL L L C	3245 FREMONT ST LAS VEGAS NV	16201704004
NESMITH GEORGE H	2616 MATOGROSO LN LAS VEGAS NV	16212511004
NEVADA FEDERAL CREDIT UNION	P O BOX 15400 LAS VEGAS NV	16212501010
NISSE BUTCH	3008 E ST LOUIS AVE LAS VEGAS NV	16201810010
OGAS HORACE B	1820 SILVER BIRCH LN LAS VEGAS NV	16201711006
OROZCO HUGO A	1744 BLUE SPRUCE CIR LAS VEGAS NV	16201313012
ORYNIAK LIVING TRUST	2540 S MARYLAND PKWY #150 LAS VEGAS NV	16212511002
OSBORNE KENNETH TRUST	10660 S RANCHO DESTINO RD LAS VEGAS NV	16201812046
PADILLA LUCY	2640 HERITAGE CT LAS VEGAS NV	16212510049
PALM PROPERTIES L L C	2075 PALM ST #C-1 LAS VEGAS NV	16201712005
PALM PROPERTY L L C	2075 PALM ST #C-1 LAS VEGAS NV	16201705001
PALM SAHARA ASSOCIATION	%L KUTCHER 2075-A PALM ST LAS VEGAS NV	16201712007
PATEL GIRISHBHAI P & DHARMISTHA	%LUCKY CUSS MOTEL 3305 E FREMONT LAS VEGAS NV	16201802002
PAYAN HECTOR	2908 E ST LOUIS AVE LAS VEGAS NV	16201810003
PENA-ROMERO JAVIER	2817 E ST LOUIS AVE LAS VEGAS NV	16201314005
PEREZ FRANK & NOHEMI	P O BOX 42099 LAS VEGAS NV	16201802001
PEREZ MANUEL A	3260 N HERITAGE WY LAS VEGAS NV	16212510007
PETERSON RICHARD E & JEMINA V	2612 MATOGROSO LN LAS VEGAS NV	16212511003

Report of All Selected Parcels**Case Number:** SDR-38855**Printed On:** Thu: July 22, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
PHILLIPS HOWARD A	2917 HOWARD DR LAS VEGAS NV	16201711042
PONCE ALVARO & NORMA	3029 HOLLY HILL AVE LAS VEGAS NV	16201812014
PONDEROSA MOTEL	3325 E FREMONT ST LAS VEGAS NV	16201802003
PRINDL JASON & KATIE WATTERS	11433 PARKERSBURG AVE LAS VEGAS NV	16201812003
PUCKDEE PANIDA	3036 SCARLET OAK AVE LAS VEGAS NV	16201811027
RAMOS JAVIER	1500 N 19TH ST MONROE LA	16201812042
RAVAS JANET	2920 HOLLY HILL AVE LAS VEGAS NV	16201812047
REL P VEGAS L L C	%REL P VEGAS L L C 810 7TH AVE 28TH FLDOR NEW YORK NY	16212102004
RIDLEN LARRY	3009 HOLLY HILL AVE LAS VEGAS NV	16201812009
ROBERTS LIA ARNOLD REV FAM TR	711 RANCHO CIR LAS VEGAS NV	16201704002
ROBERTS LIA ARNOLD REV FAM TR	711 RANCHO CIR LAS VEGAS NV	16201704003
ROBLES JESUS	1905 SILVER BIRCH LN LAS VEGAS NV	16201711026
ROJAS MANUEL	3108 HOLLY HILL AVE LAS VEGAS NV	16201812034
ROJAS MIRIAM E	3004 HOLLY HILL AVE LAS VEGAS NV	16201812045
ROMERO LUIS & YOLANDA	2813 E ST LOUIS AVE LAS VEGAS NV	16201314004
ROMERO MARIA I	3036 HOLLY HILL AVE LAS VEGAS NV	16201812038
ROMERO MARIA I & SILVINO	3109 SCARLET OAK AVE LAS VEGAS NV	16201811021
ROMERO MARIA ISABEL	3109 SCARLET OAK AVE LAS VEGAS NV	16201811016
ROMERO NANCY LIZETTE	3100 HOLLY HILL AVE LAS VEGAS NV	16201812036
ROSAS DAVID	2820 HOWARD DR LAS VEGAS NV	16201710019
RUBIO CARLOS	2825 E ST LOUIS AVE LAS VEGAS NV	16201714001
RUIZ ANTONIO HERNANDEZ ETAL	3129 SCARLET OAK AVE LAS VEGAS NV	16201812025
RUSSELL WILLIAM S	P O BOX 43186 LAS VEGAS NV	16201812016
S K ENTERPRISES INC	3572 TIOGA WY LAS VEGAS NV	16201801010
S K ENTERPRISES INC	P O BOX 42162 LAS VEGAS NV	16201801011
SAHARA SALOON & LIQUOR STORE INC	3345 E SAHARA AVE LAS VEGAS NV	16201804002
SAHARA SALOON & LIQUOR STORE INC	3345 E SAHARA AVE LAS VEGAS NV	16201804004
SALAZAR ALVARO	3117 SCARLET OAK AVE LAS VEGAS NV	16201812022
SALAZAR ANDRES & MIRTALA	2920 E ST LOUIS AVE LAS VEGAS NV	16201810006
SALAZAR MARCELO	3104 SCARLET OAK AVE LAS VEGAS NV	16201811023
SALDIVAR CARLOS A & OSBELIA	2925 SCARLET OAK AVE LAS VEGAS NV	16201811007
SALINAS MIGUEL A	3044 SCARLET OAK AVE LAS VEGAS NV	16201811025

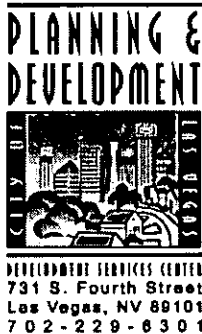
Report of All Selected Parcels**Case Number:** SDR-38855**Printed On:** Thu: July 22, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
SANCHEZ CLAUDIA B	2904 HOLLY HILL AVE LAS VEGAS NV	16201812051
SANTOS MARC C & HEIDARI MARIE	2805 E ST LOUIS AVE LAS VEGAS NV	16201314002
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO LAS VEGAS NV	16201301001
SCHOW ROGER S	2641 HERITAGE CIR LAS VEGAS NV	16212510045
SECRETARY HOUSING & URBAN DEV	%MICHAELSON CONNOR & BOUL 13832 N 32ND ST #D150 PHOENIX AZ	16201812050
SHERRILL EDNA	3101 HOLLY HILL AVE LAS VEGAS NV	16201812018
SIERRA MOBILE PK CO	1940 W ORANGEWOOD AVE #209 ORANGE CA	16212501004
SINGH MARIA	1812 SILVER BIRCH LN LAS VEGAS NV	16201711008
SMITH FAMILY TRUST	3114 SCARLET OAK AVE LAS VEGAS NV	16201812021
SMITH ROBERT E & DOREEN A	3109 HOLLY HILL AVE LAS VEGAS NV	16201812020
SMITH STEVEN	3558 LEGENDARY DR LAS VEGAS NV	16212510003
SOARING PEAK L L C ETAL	%BOULDER HWY OAKLEY L L C 7568 BELGIAN LION LAS VEGAS NV	16201801002
SOARING PEAK L L C ETAL	%BOULDER HWY OAKLEY L L C 7568 BELGIAN LION LAS VEGAS NV	16201801004
SOARING PEAK L L C ETAL	%BOULDER HWY OAKLEY L L C 7568 BELGIAN LION LAS VEGAS NV	16201801005
STATE OF NEVADA BLDG & GROUNDS	CARSON CITY NV	16201402006
STATE OF NEVADA BLDG & GROUNDS	% DIVISIONS OF STATE LANDS CARSON CITY NV	16201402008
STATE OF NEVADA DIV OF LANDS	201 S FALL ST #120 CARSON CITY NV	16201402004
T L C HOMES INC	6600 W CHARLESTON BLVD #124 LAS VEGAS NV	16212510004
TARIN MOHAMMED M & ROSA FLOR	3054 E ST LOUIS AVE LAS VEGAS NV	16201810015
TAYAG ERNESTO F	3270 N HERITAGE WY LAS VEGAS NV	16212510008
THAMES HERBERT JESSE & NANCY L	1900 SILVER BIRCH LN LAS VEGAS NV	16201711005
TRUSTEE CLARK COUNTY TREASURER	%KIBIZOFF GARY S 3375 GLEN AVE #1 LAS VEGAS NV	16212502010
TURRIETTA LUCIANO G & ROSE	1304 BONITA AVE LAS VEGAS NV	16201711043
UBALDE FERNANDO A	2900 DCARLET OAK AVE LAS VEGAS NV	16201811043
UHLE & PARTNERS L L C	P O BOX 1104 LAYTON UT	16201714003
UREMOVICH MARK ANTHONY	3021 SCARLET OAK AVE LAS VEGAS NV	16201811013
USA	%63RD ARMY RESERVE %AFRC-CCA-EN 4 235 YORKTOWN AVE LOS ALAMITOS CA	16201402005
VALERAS FAMILY TRUST	1504 ATLANTIC ST LAS VEGAS NV	16201711046
VALERAS FATIMA	3062 E ST LOUIS AVE LAS VEGAS NV	16201810017
VALLE ROXANA	3311 HERITAGE LN LAS VEGAS NV	16212510012
VARGAS JOSE H & BLANCA M	2900 HOWARD DR LAS VEGAS NV	16201711037
VASQUEZ MARIA F & ADRIANO	2633 HERITAGE CIR LAS VEGAS NV	16212510046

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
VELARDE ALEJO GARCIA	2901 HOLLY HILL AVE LAS VEGAS NV	16201812001
VELASCO JUAN J	3017 HOLLY HILL AVE LAS VEGAS NV	16201812011
VERA-MELCHOR VERONICA	2920 SCARLET OAK AVE LAS VEGAS NV	16201811038
VICTORIO-CASTELAN FELIPE S	1900 GINGER TREE LN LAS VEGAS NV	16201713001
WALGREEN CO	%TAX DEPT MS #1435 104 WILMOT RD DEERFIELD IL	16201804006
WALGREEN CO	%TAX DEPT MS #1435 104 WILMOT RD DEERFIELD IL	16201804007
WALGREEN CO	%TAX DEPT MS #1435 104 WILMOT RD DEERFIELD IL	16106403001
WALLACE ESMA C	2921 HOLLY HILL AVE LAS VEGAS NV	16201812006
WARD LINDA LEE REVOCABLE LIV TR	11278 WINTER COTTAGE PL LAS VEGAS NV	16201801013
WEISS BRIAN D & JAMI C	1748 BLUE SPRUCE CIR LAS VEGAS NV	16201313013
WELTY LINDA	3128 SCARLET OAK AVE LAS VEGAS NV	16201812030
WIENS SHARIE MARIE IRR TR ETAL	1701 LAS VEGAS BLVD S LAS VEGAS NV	16201801012
WONG GING BEW & SU HUA HUANG	6084 VILLA TRIESTE CT LAS VEGAS NV	16201812002
ZEPEDA OTTO & JUANA	3005 HOLLY HILL AVE LAS VEGAS NV	16201812008
ZUNINO OSVALDO LIVING TRUST	3575 TIOGA WY LAS VEGAS NV	16201810005

MEMORANDUM



To: Land Development
From: Fred Solis, AICP
Phone: (702) 229-5409 Fax: (702) 385-0352
CC: Land Development Civil Plan Ref. # 39923
Date: 10/20/10 1st Review
Re: Fairway Chevrolet – Building expansion

STATUS:

☐ Cond. Appr.

☒ Denied

The Planning Department has reviewed the aforementioned plans and has the following comments:

1. The signature line on the cover sheet should state "Doug Rankin, AICP, Planning Manager" and "This plan meets the applicable standards of the Planning and Development Department".
2. Per Title 19.12, along streets that border a residential subdivision, all utility boxes and above-ground utility installations, other than utility poles, that are in excess of twenty-seven cubic feet in size and that are to be placed back of the sidewalk shall be installed with landscaping on two sides, with one side being available for access by utility companies. The landscaping must include tall grasses and shrubbery which, at maturity, will provide adequate screening of the utility structures. Please revise the Utility Plan UT 1 to depict the installation of the RPPA and RPDA (if over 27 cubic feet) along Scarlet Oak Avenue as being located a minimum of three (3) feet from the back of the ROW, whichever is nearer to the structures to provide for landscaping. Place a general note within the Utility Plan stating: "All above ground utility appurtenances shall conform to the requirements of Title 19.12.040."
3. Per Title 19.12, along streets that border nonresidential development, all utility boxes and aboveground utility installations, other than utility poles, that are in excess of twenty-seven cubic feet in size (excluding pad and concrete collars) shall be set back a sufficient distance so that a minimum of three feet of landscaping separates the utility structure from the public street right-of-way or sidewalk, whichever is nearer to the structures. Please revise the Utility Plan UT 2 to depict the installation of the RPPA's if they are over 27 cubic feet as being located a minimum of three (3) feet from the back of the ROW, whichever is nearer to the structures to provide for landscaping. Place a general note within the Utility Plan stating: "All above ground utility appurtenances shall conform to the requirements of Title 19.12.040." *It is noted that the RPDA depicted in Enlarged Plan A is a "remove and replace" situation utilizing the existing pad and is therefore not subject to the three-foot setback from ROW.*
4. Please revise all sheets to show wheel stops adjacent to all landscape planters (regardless of planter width), walls, fences, and sidewalks that are less than 7'-0" wide. Include a construction note to reference the wheel stops (see Horizontal Control Plan for required locations).
5. Per the approved site plan associated with SDR-38855, two handicapped spaces (one van accessible) are required within the customer parking area. Las Vegas Zoning Code Title 19.10.G Handicap Parking Requirements: Design standards require a minimum 5'-0" wide access aisle on *each* side of the parking space and *at least one* van accessible space with a minimum 8'-0" access aisle (aisles may be shared). Please revise all sheets accordingly.
6. Add a site section and detail as indicated on sheet GP2. Indicate the required 7.5 landscape area and sidewalk as approved with SDR-38855.
7. Add a site section and detail as indicated on GP2. Indicate the landscape area to be located to the immediately to the west of the drive lanes for the quick lube as approved with SDR-38855.
8. On section detail D, please indicate and label the 5.5 foot landscape planter as required per the approved landscape plan associated with SDR-38855.
9. *Please make corrections and bring in a second bond copy along with the redlines for express review on November 2nd. Please contact me if you have any questions.*

NOTE: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits, including civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

August 27, 2010

Mr. Greg Heinrich
Fairway Chevrolet Company
3100 East Sahara Avenue
Las Vegas, Nevada 89104

**RE: SDR-38855 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF AUGUST 26, 2010**

Dear Mr. Heinrich:

Your request for a Site Development Plan Review FOR THE ADDITION OF 32,667 SQUARE FEET OF FLOOR AREA, CHAIN LINK, AND SITE MODIFICATIONS TO AN EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW ZERO FEET ON THE SOUTH PERIMETER WHERE FIVE FEET WAS PREVIOUSLY APPROVED on 17.01 acres at 3100 and 3222 East Sahara Avenue (APN 162-01-801-022), C-2 (General Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on August 26, 2010.

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

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan date stamped 08/04/10, landscape plan date stamped 08/24/10, and building elevations date stamped 08/04/10 and 07/13/10, except as amended by conditions herein.
3. A Waiver from Title 19.12.040 is hereby approved, to allow a zero-foot perimeter landscape buffer where five feet is required along the south property line.
4. An Exception from Title 19.10.010(J) is hereby approved, to allow 12 trees and two interior parking lot landscape islands where 25 trees and six interior islands are required.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



5. Prior to occupancy, 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 Building and Safety Department.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 08/24/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
8. 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.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. Mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets for any new construction.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A Master Sign Plan shall be submitted to the City of Las Vegas for approval prior to the issuance of any sign permits for any additional signage.

14. 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.
15. A Comprehensive Construction Staging Plan for each phase shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits for that phase. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
16. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. The existing driveways servicing this site from Sahara Avenue may remain as-is; however driveway #2 (as shown on the submitted site plan dated July 13, 2010) shall be gated and posted as "Emergency Vehicle Access Only". This condition shall not be enforced if a median modification in Sahara Avenue eliminates left-turn movements out from this driveway.
19. All delivery vehicles shall maneuver for loading and unloading on site; there shall be no parking, loading or unloading of vehicles within the Sahara Avenue public right-of-way.
20. Vehicles shall be neither displayed nor stored within the public right of way adjacent to this site.
21. Meet with the Flood Control Section of the Department of Public Works prior to submittal of any construction drawings for Phase I. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings for any construction beyond Phase I, or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Mr. Greg Heinrich
SDR-38855 - Page Four
August 27, 2010

This action by the Planning Commission on **August 26, 2010** 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 **September 7, 2010**. 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,

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

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Kristen Neuman
APTUS
1200 South 4th Street, Suite #206
Las Vegas, Nevada 89104

August 24, 2010

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

RE: APN: 162-01-801-022
Re: A. Construction Phasing

Architecture

Engineering

Planning

Interiors

Landscape

To whom it may concern:

This project is part of the General Motors "Essential Brand Elements" improvement program and will be completed in phases so that the major operations of the dealerships can remain intact during construction. The first phase of the project is to enclose the existing covered patio of the GMC/Buick dealership to create a larger showroom and to complete façade upgrades to match the new GMC Buick/prototypical standards. This building is labeled as "Building #13" on the site plan. This phase will include site work associated with the building, the installation of a fire sprinkler system and the relocation of a transformer on the west side of the site. This phase is anticipated to take approximately (4) four months to complete.

Phase two of the project will include demolishing building 11 (labeled as such on the site plan) and then adding on to the south side of Building #10 to create additional service bays and constructing a new service writer's building, both of which will be connected with a canopy. This phase will include site work associated with the building and the installation of a fire sprinkler system. This phase is anticipated to take approximately (4-5) four to five months to complete.

Phase three of the project will include demolishing buildings 6, 8, 9 (labeled as such on the site plan) and then constructing a new Chevrolet showroom and parts building. This will be connected to the new service writer's building with a new canopy. Building #5 will now be visible from the street and will receive only minor treatments such as paint, new signage and metal panels to match the new prototypical standards. This phase will include site work associated with the building and the installation of a fire sprinkler system. This phase is anticipated to take approximately (8-9) eight to nine months to complete.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS (owner's representative)

Las Vegas
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Riverside
3750 Sante Fe Avenue
Suite 106
Riverside, California 92507
P 951.823.0555
F 951.823.0550

aptusgroup.com

SDR-38855
SUPPLEMENTAL

RECEIVED
AUG 24 2010

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

August 13, 2010

Mr. Greg Heinrich
Fairway Chevrolet Company
3100 East Sahara Avenue
Las Vegas, Nevada 89104

**RE: SDR-38855 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF AUGUST 26, 2010**

Dear Mr. Heinrich:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **August 26, 2010** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, August 20, 2010** 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 731 South Fourth Street to request your copies.

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

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Kristen Neuman
APTUS
1200 South 4th Street, Suite #206
Las Vegas, Nevada 89104

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

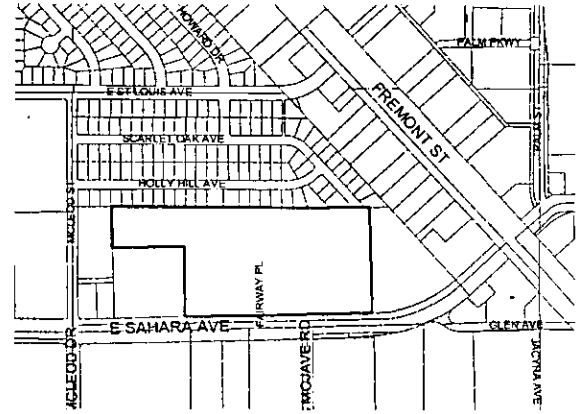
City Manager
Elizabeth N. Freitwell



Application Information

SDR-38855 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY - Request for a Site Development Plan Review FOR THE ADDITION OF 32,667 SQUARE FEET OF FLOOR AREA, CHAIN LINK, AND SITE MODIFICATIONS TO AN EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW ZERO FEET ON THE SOUTH PERIMETER WHERE FIVE FEET WAS PREVIOUSLY APPROVED on 17.01 acres at 3100 and 3222 East Sahara Avenue (APN 162-01-801-022), C-2 (General Commercial) Zone, Ward 3 (Reese).

Application Location



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

Public Hearing Information

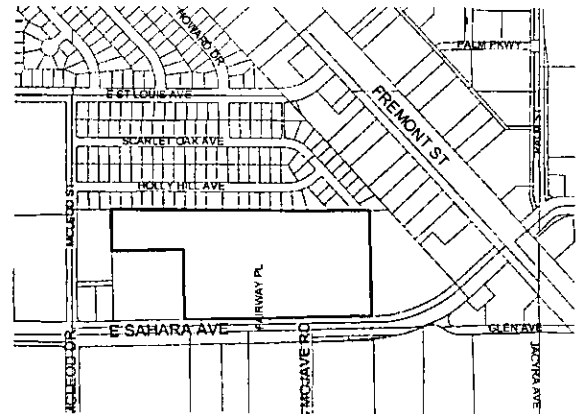
Meeting: Planning Commission
Date: August 26, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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 Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. 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

SDR-38855 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY - Request for a Site Development Plan Review FOR THE ADDITION OF 32,667 SQUARE FEET OF FLOOR AREA, CHAIN LINK, AND SITE MODIFICATIONS TO AN EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW ZERO FEET ON THE SOUTH PERIMETER WHERE FIVE FEET WAS PREVIOUSLY APPROVED on 17.01 acres at 3100 and 3222 East Sahara Avenue (APN 162-01-801-022), C-2 (General Commercial) Zone, Ward 3 (Reese).

Application Location



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

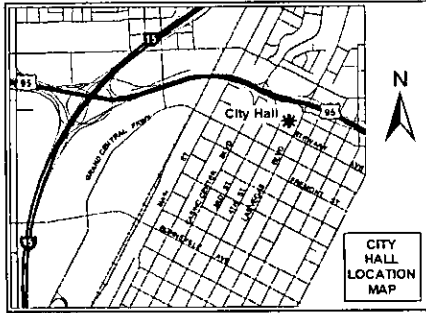
Public Hearing Information

Meeting: Planning Commission
Date: August 26, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
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 Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. 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>.

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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 Planning & Development Department 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

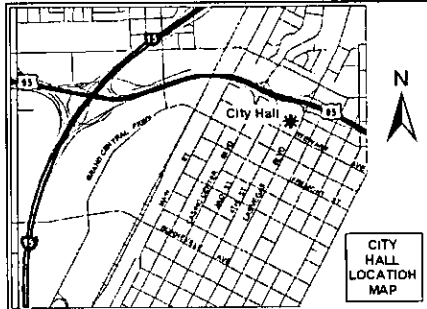
Please use available blank space on card for your comments.

SDR-38855

Planning Commission Meeting of 8/26/2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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 Planning & Development Department 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.

SDR-38855

Planning Commission Meeting of 8/26/2010

Development Notification

PC Meeting: 08-26-2010

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

SDR-38855

Charlestonwood Apartments

Crestwood NA

Desert Rose Apartments

Oasis Ridge Apartments

Palm Terrace Apartments

Showboat NA

Summer Place Apartments

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: July 29, 2010
Re: **SDR-38855** Fairway Chevrolet Company 3100 & 3222 E. Sahara Ave.
Request for a Site Development Plan Review for additional floor area and modifications to existing buildings

CONDITIONS OF APPROVAL:

1. The existing driveways servicing this site from Sahara Avenue may remain as-is; however driveway #2 (as shown on the submitted site plan dated July 13, 2010) shall be gated and posted as "Emergency Vehicle Access Only".
2. Remove all substandard sidewalk improvements and adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.
3. All delivery vehicles shall maneuver for loading and unloading on site; there shall be no parking, loading or unloading of vehicles within the Sahara Avenue public right-of-way.
4. Vehicles shall be neither displayed nor stored within the public right of way adjacent to this site.
5. Meet with the Flood Control Section of the Department of Public Works prior to submittal of any construction drawings for Phase I. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings for any construction beyond Phase I, or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

August 4, 2010

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

RE: APN: 162-01-801-022

Re: A. Site Development Review

To whom it may concern:

Fairway Chevrolet and Fairway GMC/Buick auto dealerships are located on an existing 17.01 acre site at 3100 and 3222 E. Sahara (APN 162-01-801-022). Both dealerships are existing and are housed in aging structures totaling approximately 145,000 sf. We are requesting a Site Development Review to construct new façade upgrades and an expansion to the existing GMC/Buick showroom, a new Chevrolet showroom and parts building, a new service writer's building and an addition to the service building. We feel this project will be a tremendous catalyst to help jumpstart the revitalization of the eastern end of Sahara in Las Vegas. The property is currently zoned C-2. No change to the zoning is desired or required. On site uses include Motor Vehicle Sales (New), Motor Vehicle Sales (Used), Auto Repair Garage (Major), Auto Paint and Body Repair Shop, Auto parts, Automobile Rental and Truck Rental.

Currently, this development employs 155 sales people, technicians and other support staff. The facility's hours of operation are Monday through Saturday 7am-9pm.

This project is part of the General Motors dealership improvement program and will be completed in phases so that the major operations of the dealerships can remain intact during construction. The first phase of the project is to enclose the existing covered patio of the GMC/Buick dealership to create a larger showroom and to complete façade upgrades to match the new GMC Buick/prototypical standards. This building is labeled as "Building #13" on the site plan. We are requesting that phase one of the project related to building #13 be independent of the rest of the project and not be tied to the approvals of any drainage studies, traffic studies etc.

Phases two and three of the project will include demolishing buildings 6, 8, 9 and 11 (labeled as such on the site plan and totaling approximately +/-45,000 sf) and then building an entirely new structure to house the Chevrolet Showroom, customer lounge and parts sales and then adding on to the south side of Building #10 to create additional service bays and constructing a new service writer's building. The new Chevrolet showroom, service writer's building and the service building will be connected with a new canopy to unify the view from Sahara, to create a cohesive campus and to help with way finding. Building #5 (Body Shop) will now be visible from the street and will receive only minor treatments such as paint, new signage and metal panels to match the new prototypical standards. All new mechanical units will be screened from public view. New construction totals approximately +/- 77,000 sf making the net square footage increase for onsite structures approximately +/-32,000sf.

Customer access to the site is directly off of Sahara via five existing driveways. We are requesting that all driveways remain as is and no work will be done within the right of way. Code required parking is provided in addition to the parking provided for the vehicles on display. New vehicles are delivered to the site via semi-trucks. These trucks pull onto Fairway Place and offload the vehicles from there. No vehicle unloading is done from Sahara.

On site refuse is collected and taken to a compactor behind building #8. Republic services exchanges an empty bin for the full bin on site.

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SDR-38855
REVISED
AUG 04 2010

This dealership has been operating since the late 1960's and was rezoned in 1987. At that time, the site was approved with no landscape buffer on the north, east or west sides and with a 5'-0" buffer containing "Astroturf" along Sahara. Over the years, the "Astroturf" has been removed and replaced with concrete and solar light poles. We are requesting a waiver of the original 5'-0" landscape buffer so that the concrete will remain as it is. We feel this waiver is justified since there are existing power poles along the north side of Sahara that could be affected by the addition of trees and other landscaping. In addition, landscaping along Sahara would block the customer's view of the display vehicles. Therefore, we have located on site landscaping set in from the street creating a buffer between the new car display and the customer parking. In lieu of the buffer adjacent to the street we have added approximately 13,000 sf of landscaping including 19 Mexican Fan Palms and other associated shrubs and ground cover within the new car display and customer parking areas and have added enhanced landscaping at the corners of the main buildings.

General Motors is encouraging all of its dealerships to utilize and incorporate Green building strategies. For this project we will attempt to incorporate water and energy saving measures such as the utilization of skylights, occupancy sensors, drought tolerant landscaping, insulated windows, light colored paint, appropriately sized mechanical units and charging stations for electric cars.

We feel this project meets and supports existing city regulations for Site Development Plans. This development is being upgraded aesthetically to be compatible with other development in the area and it is generally consistent with Title 19 standards. Site access has been improved with the addition of the service writer's building in that all service customers will know to come to a central location.

We have made every attempt to follow City of Las Vegas Title 19. Please join us in our attempt to bring much-needed high caliber product to Las Vegas residents.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture (owner's representative)

SDR-38855
REVISED

RECEIVED
AUG 04 2010

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-38855

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE 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
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*STREETS & SANITATION (DPW)	JERRY WALKER	2875 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2875 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<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)	SHARON RICE (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 ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SDPR
07/13/2010

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-38855 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER:
FAIRWAY CHEVROLET COMPANY - Request for a Site Development Plan Review FOR THE ADDITION OF 32,667 SQUARE FEET OF FLOOR AREA AND SITE MODIFICATIONS TO AN EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT, WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ON THE SOUTH PERIMETER WHERE FIVE FEET WAS PREVIOUSLY APPROVED on 17.01 acres at 3100 and 3222 East Sahara Avenue (APN 162-01-801-022), C-2 (General Commercial) Zone, Ward 3 (Reese).

PLANNING COMMISSION: **AUGUST 26, 2010**

CITY COUNCIL: **OCTOBER 6, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **JULY 27, 2010**

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:

4

Report Date 07/13/2010 02:52 PM

Submitted By

Page 1

A/P # 38855 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	07/13/2010 11:58	984757	Temp CDO		
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-38855 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY - Request for a Site Development Plan Review for an existing auto dealership and Waviers of the required perimeter landscape of zero feet where eight feet are required on the north and east property lines and zero feet where 15- feet are required on the south and west property lines at 3100 East Sahara Avenue (APN 162-01-801-022), C-2 (General Commercial) Zone, Ward 3 (Reese).

Parent A/P #

Project # 38855 Project/Phase Name FAIRWAY CHEVROLET COMPANY Phase #
Size/Area 17.01 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16201801022

Location

Owner/Tenant

Contact ID AC1346761 Name FAIRWAY CHEVROLET CO
Mailing Address 3100 E SAHARA Organization
City LAS VEGAS State/Province NV
ZIP/PC 89104-4301 Country
Day Phone (702)558-2438 x Evening Phone
Fax Mobile # ☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

3100 E SAHARA AVE
LAS VEGAS, 89104-

3222 E SAHARA AVE
LAS VEGAS, 89104-

3200 E SAHARA AVE
LAS VEGAS, 89104-

Report Date 07/13/2010 02:52 PM

Submitted By

Page 2

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16201801022

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1346761 ☐ Foreign
Effective		Expire			
Name	FAIRWAY CHEVROLET CO				
Day Phone	(702)558-2438 x	Eve Phone		Organization	
Pager		PIN #		Position	
Fax		Mobile		Profession	
E-Mail					
Address	3100 E SAHARA LAS VEGAS, NV 89104-4301				
Seasonal Addr					
Valid From		To			
Comments	Greg Heinrich: Point of Contact				

Primary	N	Capacity	OTHER	Contact ID	AC1220962 ☐ Foreign
Effective		Expire			
Name	APTUS ARCHITECTURE				
Day Phone	(702)839-1200 x	Eve Phone		Organization	
Pager		PIN #		Position	
Fax	(702)839-1213	Mobile		Profession	
E-Mail					
Address	1200 SOUTH 4TH STREET, SUITE 206 LAS VEGAS, NV 89104				
Seasonal Addr					
Valid From		To			
Comments	Kristen Neuman : Point of Contact				

Primary	Y	Capacity	APPL	Contact ID	AC1346761 ☐ Foreign
Effective		Expire			
Name	FAIRWAY CHEVROLET CO				
Day Phone	(702)558-2438 x	Eve Phone		Organization	
Pager		PIN #		Position	
Fax		Mobile		Profession	
E-Mail					
Address	3100 E SAHARA LAS VEGAS, NV 89104-4301				
Seasonal Addr					
Valid From		To			
Comments	Greg Heinrich: Point of Contact				

Report Date 07/13/2010 02:52 PM

Submitted By

Page 3

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	07/13/2010 12:03	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	07/13/2010 12:03	30.00
PROCESSING FEE	P	07/13/2010 12:03	500.00
Total Unpaid	0.00	Total Paid	1030.00

Inspections

There are no inspections for this Report

Review/Activities Review # Comments

Review Type # Status Waived Issued Started Completed Comp By

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR) Modified By JBOYLES Modified Date/Time 07/13/2010 11:58

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions

Condition Approval Approved By Approved Date Applied By Applied Date Assigned

Z-LEGAL 984757 07/13/2010 11:58
N

Project# AP Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

Report Date 07/13/2010 02:52 PM

Submitted By

Page 4

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

N Parent Project link required?

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

Hearing Type

Public, Non-Public, Admin PUBLIC

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Info
Meeting Date
Comments
Added By

Meeting Type

Add Date

Meeting Status

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

08/26/2010

PC

SCHEDULED

0

0

0

JBOYLES

07/13/2010

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#

890381

07/13/2010 12:03

0.00

KRISTEN NEWMAN; APTUS; CK#16164; BOYD MARTIN CONST; 702-454-9731;

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
 Project Address (Location) 3100 E. Sahara Avenue
 Project Name Fairway Chevrolet and Buick / GMC Proposed Use Motor Vehicle Sales
 Assessor's Parcel #(s) 162-01-801-022 Ward # 3-Reese
 General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed n/a
 Commercial Square Footage _____ Floor Area Ratio n/a
 Gross Acres 17.01 Lots/Units n/a Density n/a
 Additional Information _____

PROPERTY OWNER Fairway Chevrolet Company Contact Greg Heinrich
 Address 3100 E. Sahara Avenue Phone: (702) 558-2438 Fax: (702) 641-1460
 City Las Vegas State NV Zip 89104
 E-mail Address gwhceo@aol.com

APPLICANT Fairway Chevrolet Contact Greg Heinrich
 Address 3100 E. Sahara Avenue Phone: (702) 558-2438 Fax: (702) 641-1460
 City Las Vegas State NV Zip 89104
 E-mail Address gwhceo@aol.com

REPRESENTATIVE APTUS Contact Kristen Neuman
 Address 1200 S. 4th Street, Suite 206 Phone: (702) 839-1200 Fax: (702) 839-1213
 City Las Vegas State NV Zip 89104
 E-mail Address kristen@aptusgroup.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 GREG W. HEINRICH

Subscribed and sworn before me

This 7th day of July, 20 10

[Signature]

Notary Public in and for said County and State **BOYD D. MARTIN**
 Notary Public, State of Nevada
 Appointment No. 98-5205-1
 My Appl. Expires Oct. 9, 2010

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-38855</u>
Meeting Date:	<u>08/26/10</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>07/13/10</u>
Received By:	<u>[Signature]</u>

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

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-38855** APN: 162-01-801-022

Name of Property Owner: Fairway Chevrolet Company

Name of Applicant: Fairway Chevrolet

Name of Representative: APTUS

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: _____

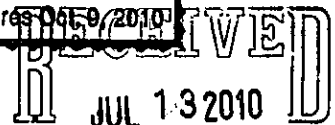
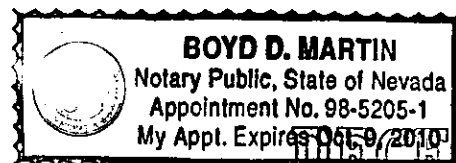
Signature of Property Owner: *Greg W. Heinrich*

Print Name: GREG W. HEINRICH

Subscribed and sworn before me

This 2ND day of July, 20 10

Boyd D. Martin
Notary Public in and for said County and State



July 13, 2010

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

RE: APN: 162-01-801-022
Re: A. Site Development Review

To whom it may concern:

Fairway Chevrolet and Fairway GMC/Buick auto dealerships are located on an existing 17.01 acre site at 3100 and 3222 E. Sahara (APN 162-01-801-022). Both dealerships are existing and are housed in aging structures totaling approximately 145,000 sf. We are requesting a Site Development Review to construct new façade upgrades and an expansion to the existing GMC/Buick showroom, a new Chevrolet showroom and parts building, a new service writer's building and an addition to the service building. We feel this project will be a tremendous catalyst to help jumpstart the revitalization of the eastern end of Sahara in Las Vegas. The property is currently zoned C-2. No change to the zoning is desired or required. On site uses include Motor Vehicle Sales (New), Motor Vehicle Sales (Used), Auto Repair Garage (Major), Auto Paint and Body Repair Shop, Auto parts, Automobile Rental and Truck Rental.

Currently, this development employs 155 sales people, technicians and other support staff. The facility's hours of operation are Monday through Saturday 7am-9pm.

This project is part of the General Motors dealership improvement program and will be completed in phases so that the major operations of the dealerships can remain intact during construction. The first phase of the project is to enclose the existing covered patio of the GMC/Buick dealership to create a larger showroom and to complete façade upgrades to match the new GMC Buick/prototypical standards. This building is labeled as "Building #13" on the site plan. We are requesting that phase one of the project related to building #13 be independent of the rest of the project and not be tied to the approvals of any drainage studies, traffic studies etc.

Phases two and three of the project will include demolishing buildings 6, 8, 9 and 11 (labeled as such on the site plan and totaling approximately +/-45,000 sf) and then building an entirely new structure to house the Chevrolet Showroom, customer lounge and parts sales and then adding on to the south side of Building #10 to create additional service bays and constructing a new service writer's building. The new Chevrolet showroom, service writer's building and the service building will be connected with a new canopy to unify the view from Sahara, to create a cohesive campus and to help with way finding. Building #5 (Body Shop) will now be visible from the street and will receive only minor treatments such as paint, new signage and metal panels to match the new prototypical standards. All new mechanical units will be screened from public view. New construction totals approximately +/- 77,000 sf making the net square footage increase for onsite structures approximately +/-32,000sf.

Customer access to the site is directly off of Sahara via five existing driveways. We are requesting that all driveways remain as is and no work will be done within the right of way. Code required parking is provided in addition to the parking provided for the vehicles on display. New vehicles are delivered to the site via semi-trucks. These trucks pull onto Fairway Place and offload the vehicles from there. No vehicle unloading is done from Sahara.

On site refuse is collected and taken to a compactor behind building #8. Republic services exchanges an empty bin for the full bin on site.

SDR-38855

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JUL 13 2010

This dealership has been operating since the late 1960's and was rezoned in 1987. At that time, the site was approved with no landscape buffer on the north, east or west sides and with a 5'-0" buffer containing "Astroturf" along Sahara. Over the years, the "Astroturf" has been removed and replaced with concrete and solar light poles. We are requesting a waiver of the original 5'-0" landscape buffer so that the concrete will remain as it is. We feel this waiver is justified since there are existing power poles along the north side of Sahara that could be affected by the addition of trees and other landscaping. In addition, landscaping along Sahara would block the customer's view of the display vehicles. Therefore, we have located on site landscaping set in from the street creating a buffer between the new car display and the customer parking. In lieu of the buffer adjacent to the street we have added approximately 15,000 sf of landscaping including 56 Mexican Fan Palms and other associated shrubs and ground cover within the new car display and customer parking areas and have added enhanced landscaping at the corners of the main buildings.

General Motors is encouraging all of its dealerships to utilize and incorporate Green building strategies. For this project we will attempt to incorporate water and energy saving measures such as the utilization of skylights, occupancy sensors, drought tolerant landscaping, insulated windows, light colored paint, appropriately sized mechanical units and charging stations for electric cars.

We feel this project meets and supports existing city regulations for Site Development Plans. This development is being upgraded aesthetically to be compatible with other development in the area and it is generally consistent with Title 19 standards. Site access has been improved with the addition of the service writer's building in that all service customers will know to come to a central location.

We have made every attempt to follow City of Las Vegas Title 19. Please join us in our attempt to bring much-needed high caliber product to Las Vegas residents.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture (owner's representative)

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JUL 13 2010
SDR-38855

7-2

20070522-0003123

A.P.N.: 162-01-801-014 and 162-01-801-015
R.P.T.T.: \$0.00

Fee: \$18.00 RPTT: EX#003
N/C Fee: \$0.00

05/22/2007 14:19:31
T20070092671

Requestor:
JOLLEY URGAL WIRTH ET AL

Debbie Conway STN
Clark County Recorder Pgs: 7

Recorded at the Request of:
Jolley Urga Wirth Woodbury & Standish
3800 Howard Hughes Parkway, 16th Floor
Las Vegas, NV 89169

Escrow No.: N/A

Mail tax bill to and when recorded mail to:
Fairway Chevrolet Company
Attn: John Gibbons
3100 E. Sahara Avenue
Las Vegas, NV 89116

RE-RECORDED

GRANT, BARGAIN, SALE DEED

(This Deed is being re-recorded to correct the legal description.)

This page is added to provided additional information required by NRS 111.312
Sections 1-2 (Additional recording fee applies).

RECEIVED
JUL 13 2010

9-1

20070425-0001453

A.P.N.: 162-01-801-014 and 162-01-801-015
R.P.T.T.: \$0.00

Recorded at the Request of:
Jolley Urga Wirth Woodbury & Standish
3800 Howard Hughes Parkway, 16th Floor
Las Vegas, NV 89169

Escrow No.: N/A

Mail tax bill to and when recorded mail to:
Fairway Chevrolet Company
Attn: John Gibbons
3100 E. Sahara Avenue
Las Vegas, NV 89116

Fee: \$16.00 RPTT: EX#001
N/C Fee: \$0.00

04/25/2007 10:39:44
T20070070379

Requestor:
JOLLEY URG A ET AL

Debbie Conway KAH
Clark County Recorder Pgs: 4

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, that Fairway Chevrolet Company, a Nevada Corporation Survivor by Merger with Fairway Chevrolet Company, a Delaware Corporation, for a valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Fairway Chevrolet Company, a Nevada Corporation, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

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

SUBJECT TO:

1. Taxes for the current fiscal year, paid current.
2. Restrictions, conditions, restrictions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

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

///

///

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JUL 13 2010

IN WITNESS WHEREOF, this instrument has been executed this 24th day of April, 2007.

Fairway Chevrolet Company

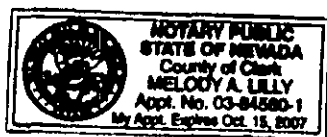
by: Gregory Heinrich
Gregory Heinrich, President

Attest

by: John R. Gibbons
John Gibbons, Secretary

State of Nevada)
)ss:
County of Clark)

This instrument was acknowledged before me on April 24, 2007, 2007, by Gregory Heinrich, President of Fairway Chevrolet Company and John Gibbons, Secretary of Fairway Chevrolet Company.



(Notary Seal)

Melody A. Lilly
NOTARY PUBLIC

RECEIVED
JUL 13 2010

EXHIBIT A

Parcel One: APN: 162-01-801-014

That portion of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 1, Township 21 South, Range 61 East, M.D.M., described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 1; thence North 0°10'43" West along the West line of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 1 a distance of 75.01 feet to a point on the North line of Sahara Avenue; thence North 88°53'00" East along the said North line a distance of 630.00 feet to the TRUE POINT OF BEGINNING; thence North 1°07'00" West a distance of 400.00 feet to a point; thence South 88°53'00" West a distance of 40.00 feet to a point; thence North 1°07'00" West a distance of 237.73 feet to a point on the South line of Dawson Park Tract No. 5, as shown by map thereof on file in Book 6 of Plats, page 97, in the Office of the County Recorder of Clark County, Nevada; thence South 89°41'45" East a distance of 830.26 feet to a point; thence South 1°07'00" East a distance of 617.15 feet to a point on the North line of Sahara Avenue; thence South 88°53'00" West along the said North line of Sahara Avenue a distance of 430.00 feet to the True Point of Beginning.

Parcel Two: APN: 162-01-801-015

That portion of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 1, Township 21 South, Range 61 East, M.D.M., described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 1; thence North 0°10'43" West along the West line of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 1 a distance of 75.01 feet to a point on the North line of Sahara Avenue; thence North 88°53'00" East along the said North line a distance of 1060.00 feet to the TRUE POINT OF BEGINNING; thence North 1°07'00" West a distance of 617.15 feet to a point on the South line of Dawson Park Tract No. 5, as shown by map thereof on file in Book 6 of plats, page 97, in the Office of the County Recorder of Clark County, Nevada; thence South 89°41'45" East a distance of 258.08 feet to a point; thence South 1°07'00" East a distance of 610.75± feet to a point on the North line of Sahara Avenue; thence South 88°53'00" West along the said North line of Sahara Avenue a distance of 258.00 feet to the TRUE POINT OF BEGINNING.

RECEIVED
JUL 13 2010

EXHIBIT A

Parcel One: APN: 162-01-801-014

That portion of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section 1, Township 21 South, Range 61 East, M.D.M., described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of said Section 1; thence North 0°10'43" West along the West line of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of said Section 1 a distance of 75.01 feet to a point on the North line of Sahara Avenue; thence North 88°53'00" East along the said North line a distance of 630.00 feet to the TRUE POINT OF BEGINNING; thence North 1°07'00" West a distance of 400.00 feet to a point; thence South 88°53'00" West a distance of 400.00 feet to a point; thence North 1°07'00" West a distance of 237.73 feet to a point on the South line of Dawson Park Tract No. 5, as shown by map thereof on file in Book 6 of Plats, page 97, in the Office of the County Recorder of Clark County, Nevada; thence South 89°41'45" East a distance of 830.26 feet to a point; thence South 1°07'00" East a distance of 617.15 feet to a point on the North line of Sahara Avenue; thence South 88°53'00" West along the said North line of Sahara Avenue a distance of 430.00 feet to the True Point of Beginning.

Parcel Two: APN: 162-01-801-015

That portion of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section 1, Township 21 South, Range 61 East, M.D.M., described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of said Section 1; thence North 0°10'43" West along the West line of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of said Section 1 a distance of 75.01 feet to a point on the North line of Sahara Avenue; thence North 88°53'00" East along the said North line a distance of 1060.00 feet to the TRUE POINT OF BEGINNING; thence North 1°07'00" West a distance of 617.15 feet to a point on the South line of Dawson Park Tract No. 5, as shown by map thereof on file in Book 6 of plats, page 97, in the Office of the County Recorder of Clark County, Nevada; thence South 89°41'45" East a distance of 258.08 feet to a point; thence South 1°07'00" East a distance of 610.75± feet to a point on the North line of Sahara Avenue; thence South 88°53'00" West along the said North line of Sahara Avenue a distance of 258.00 feet to the TRUE POINT OF BEGINNING.

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JUL 13 2010

State of Nevada

Declaration of Value

1. Assessor Parcel Number(s)

- a) 162-01-801-014
- b) 162-01-801-015
- c) _____
- d) _____
- _____
- _____
- _____

2. Type of Property:

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

FOR RECORDERS'S OPTIONAL USE ONLY

Document/Instrument #: _____
 Book: _____ Page: 02
 Date of Recording: Jul 13 2010
 Notes: See page 02

3. Total Value/Sales Price of Property

\$ 9,405,878

Deed in Lieu of Foreclosure Only (value of property) _____

Transfer Tax Value: _____

\$ 9,405,878

Real Property Transfer Tax Due _____

\$ -0-

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 28

b. Explain Reason for Exemption: _____

Grantee corporation is the survivor by merger with Grantor corporation

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: [Signature] Capacity: GRANTOR/SELLER

Signature: [Signature] Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Fairway Chevrolet Company
 Address: 3100 E. Sahara
 City/State/Zip: Las Vegas, NV 89104

Print Name: Fairway Chevrolet Company
 Address: 3100 E. Sahara
 City/State/Zip: Las Vegas, NV 89104

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

Print Name: Jolley Urga Wirth Woodbury & Standish Esc. #: _____
 Address: 3800 Howard Hughes Parkway, Sixteenth Floor
 City: Las Vegas State: Nevada Zip: 89169

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

RE-RECORDED RECEIVED
 JUL 13 2010

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a. 162-01-801-014
b. 162-01-801-015
c. _____
d. _____

2. Type of Property:

a. ☐ Vacant Land b. ☐ Single Fam. Res.
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg f. ☒ Comm'/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 \$ _____
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ _____
d. Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 3
b. Explain Reason for Exemption: Recycled to correct legal description

5. Partial Interest: Percentage being transferred: _____ %

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 [Signature] Capacity Grantor/Seller

Signature [Signature] Capacity Grantee/Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Fairway Chevrolet Co.
Address: 3100 E. Sahara
City: Las Vegas
State: NV Zip: 89104

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Fairway Chevrolet Co.
Address: 3100 E Sahara
City: Las Vegas
State: NV Zip: 89104

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

Print Name: Jolley, Virginia Wirth Escrow #: _____
Address: 3800 Howard Hughes Pkwy/11th Fl.
City: Las Vegas State: NV Zip: 89169

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

3
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JUL 13 2010

FAIRWAY CHEVROLET COMPANY**Business Entity Information**

Status:	Active	File Date:	5/15/1998
Type:	Domestic Corporation	Entity Number:	C11454-1998
Qualifying State:	NV	List of Officers Due:	5/31/2011
Managed By:		Expiration Date:	
NV Business ID:	NV19981228433	Business License Exp:	5/31/2011

Additional Information

Name Consent Date:	05/15/1998
--------------------	------------

Registered Agent Information

Name:	GREGORY W. HEINRICH	Address 1:	3100 E. SAHARA AVENUE
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89116
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 315,000.00
Par Share Count:	105,000.00	Par Share Value:	\$ 3.00

Officers☐ Include Inactive Officers

Secretary - JOHN L GIBBONS			
Address 1:	3100 E SAHARA	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89116	Country:	
Status:	Active	Email:	
Treasurer - JOHN L GIBBONS			
Address 1:	3100 E SAHARA	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89116	Country:	
Status:	Active	Email:	
President - GREGORY W HEINRICH			
Address 1:	3100 E SAHARA	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89116	Country:	
Status:	Active	Email:	
Director - GREGORY W HEINRICH			
Address 1:	3100 E SAHARA	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89116	Country:	
Status:	Active	Email:	

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JUL 13 2010

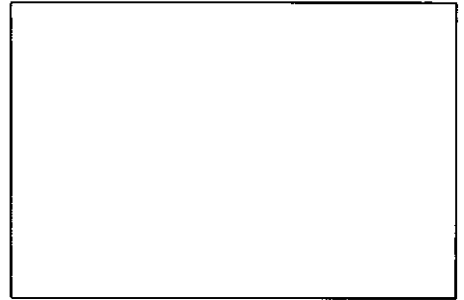
Actions\Amendments

Action Type:	Articles of Incorporation		
Document Number:	C11454-1998-001	# of Pages:	8
File Date:	5/15/1998	Effective Date:	
(No notes for this action)			
Action Type:	Merger		
Document Number:	C11454-1998-003	# of Pages:	3
File Date:	7/23/1998	Effective Date:	
ARTICLES OF MERGER FILED MERGING FAIRWAY CHEVROLET COMPANY, A (DE) CORPORATION, #C2953-70 INTO THIS CORPORATION. (3)PGS. DMF			
Action Type:	Annual List		
Document Number:	C11454-1998-005	# of Pages:	1
File Date:	8/03/1998	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C11454-1998-007	# of Pages:	1
File Date:	4/24/1999	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C11454-1998-008	# of Pages:	1
File Date:	4/06/2000	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C11454-1998-009	# of Pages:	1
File Date:	4/16/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C11454-1998-006	# of Pages:	1
File Date:	4/15/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C11454-1998-004	# of Pages:	1
File Date:	4/09/2003	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C11454-1998-002	# of Pages:	1
File Date:	4/06/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050134741-17	# of Pages:	1
File Date:	4/14/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060160562-18	# of Pages:	1
File Date:	3/15/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070187646-01	# of Pages:	1
File Date:	3/16/2007	Effective Date:	
(No notes for this action)			

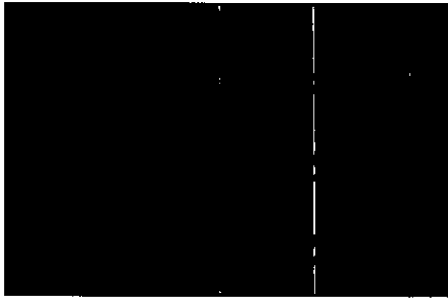
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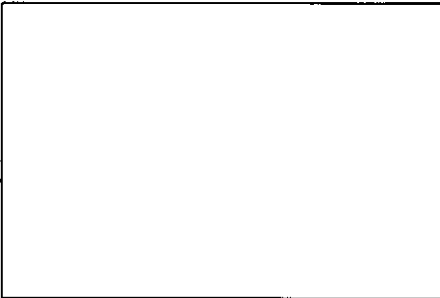
Aluminum Composite 2



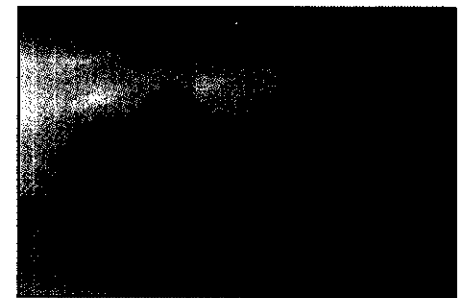
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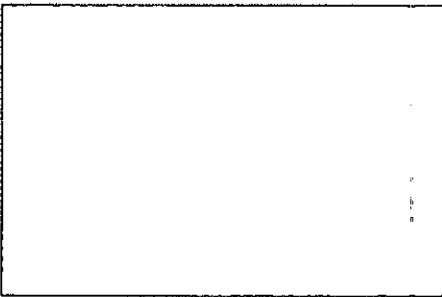
Aluminum Composite 1



Paint (white)



Glazing



Aluminum Storefront Framing

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