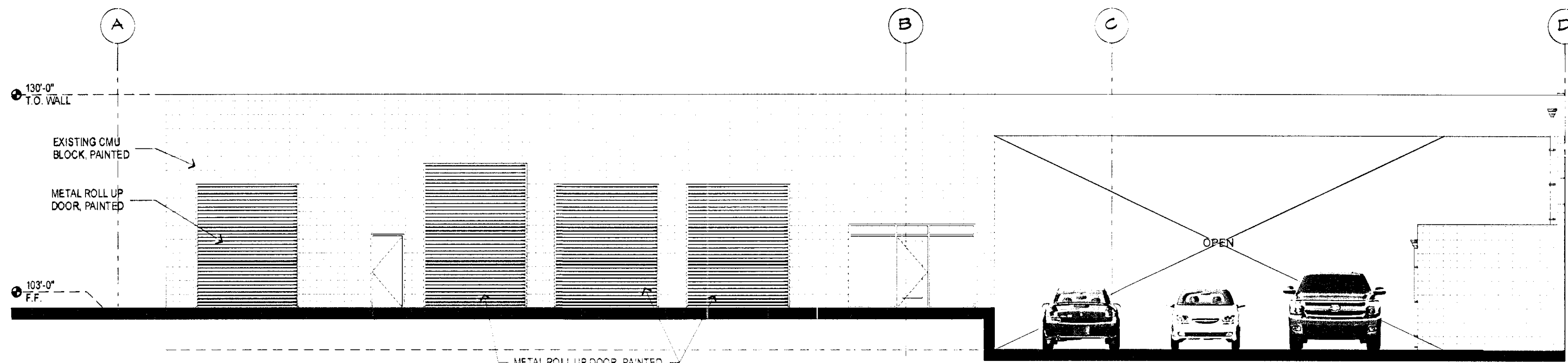
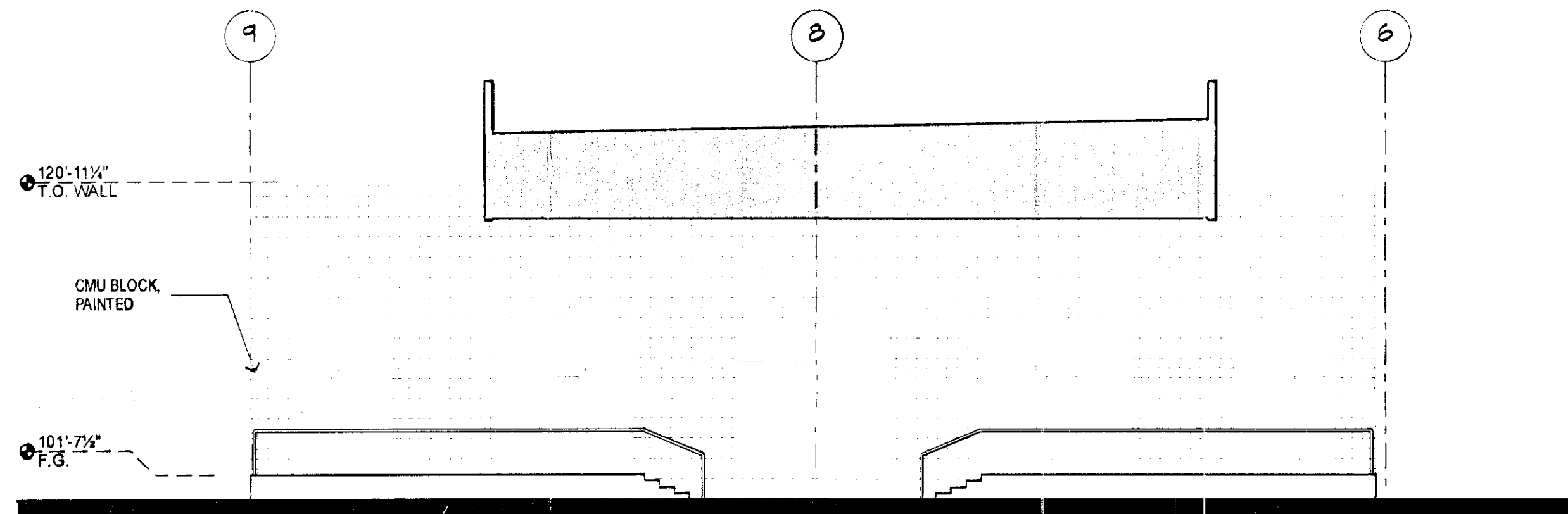
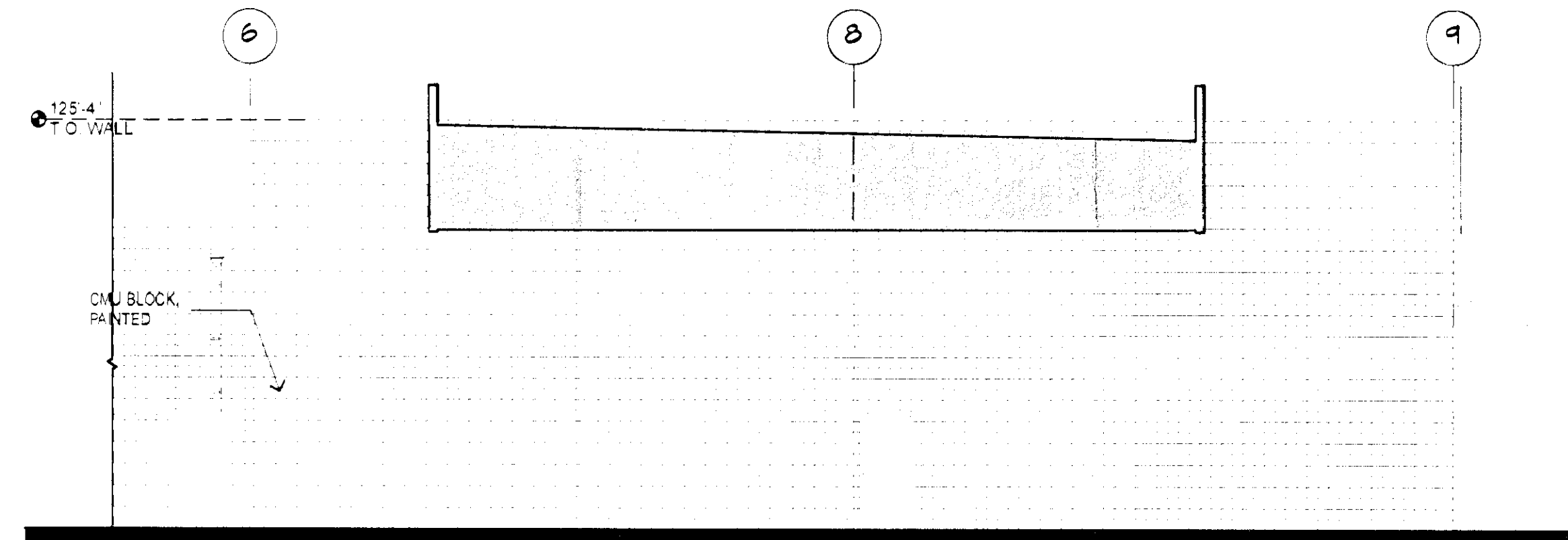




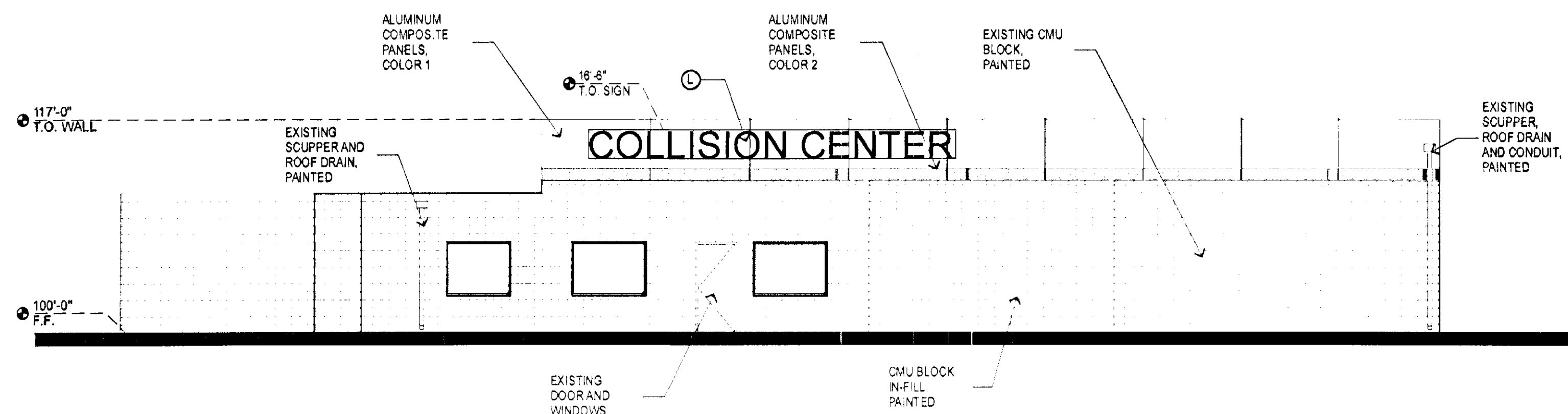
A1 SOUTH ELEVATION - QUICK LUBE
1/8" = 1'-0"



B1 EAST ELEVATION - SERVICE WRITERS
1/8" = 1'-0"



B3 WEST ELEVATION - SERVICE
1/8" = 1'-0"



C1 BODY SHOP SOUTH ELEVATION
1/8" = 1'-0"

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EXTERIOR
ELEVATIONS -
SVC. WRITERS,
QUICK LUBE &
BODY SHOP

A202

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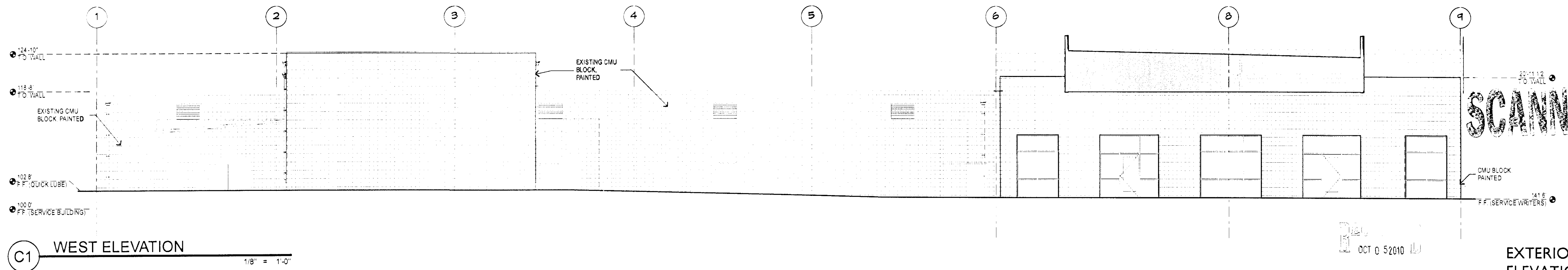
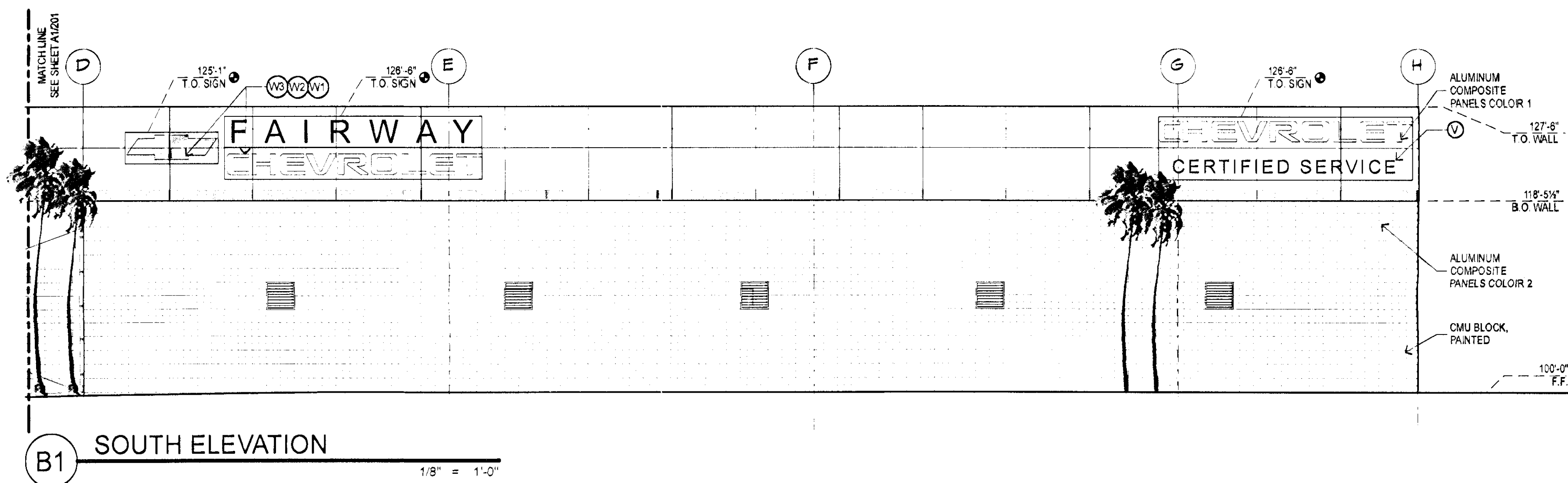
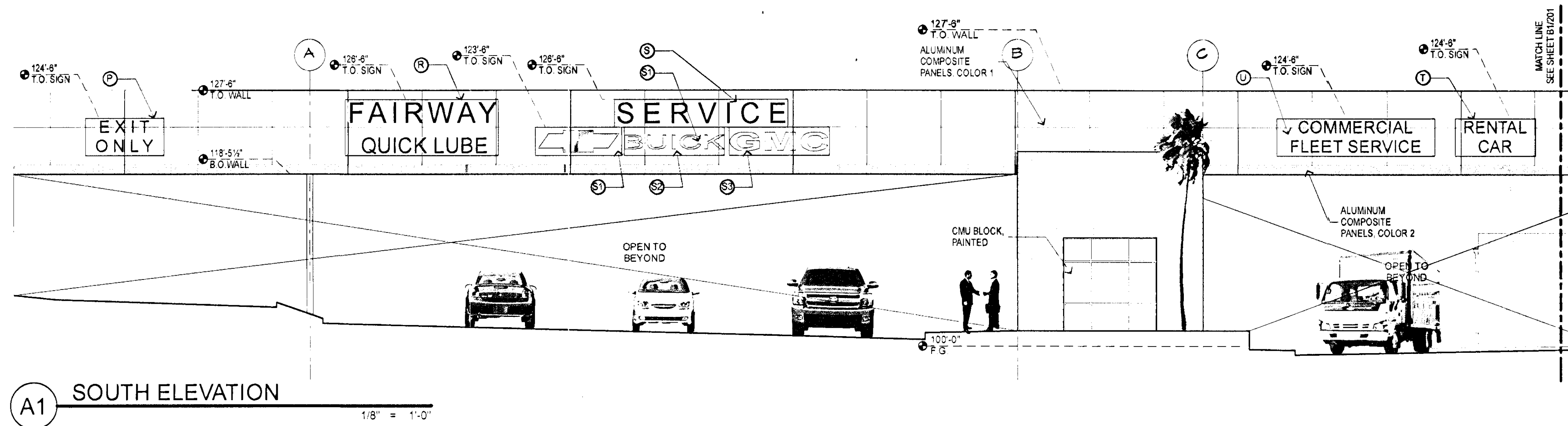
Fairway Chevrolet and Fairway GMC/Buick
Master Sign Plan
3040-3244 East Sahara
Las Vegas, Nevada 89104

Master Sign Plan Submittal

10.05.10

10.069 Fairway Chevrolet and Fairway GMC/Buick

F:\10069 Fairway Chevrolet - BMC\DWG\10069 Fairway Chevrolet - Master Sign Plan.dwg, 9/20/2010, 4:27 PM, Khaman



MSP-39809

Fairway Chevrolet and Fairway GMC/Buick Master Sign Plan 3040-3244 East Sahara Las Vegas, Nevada 89104

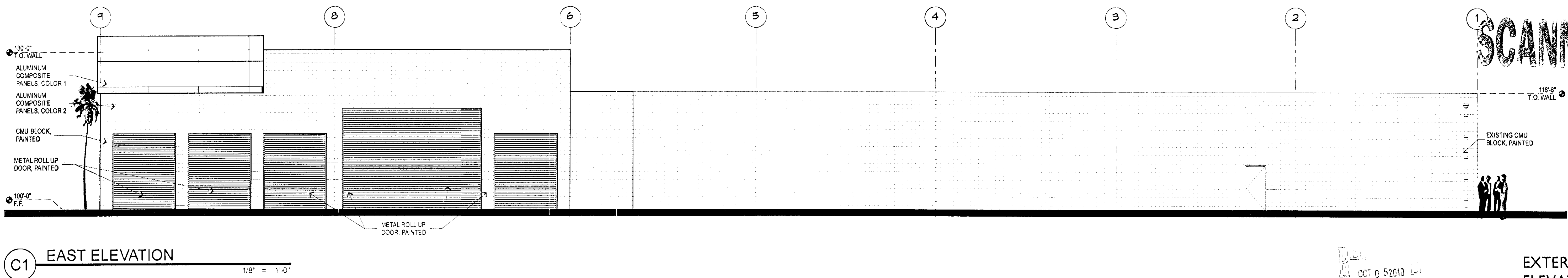
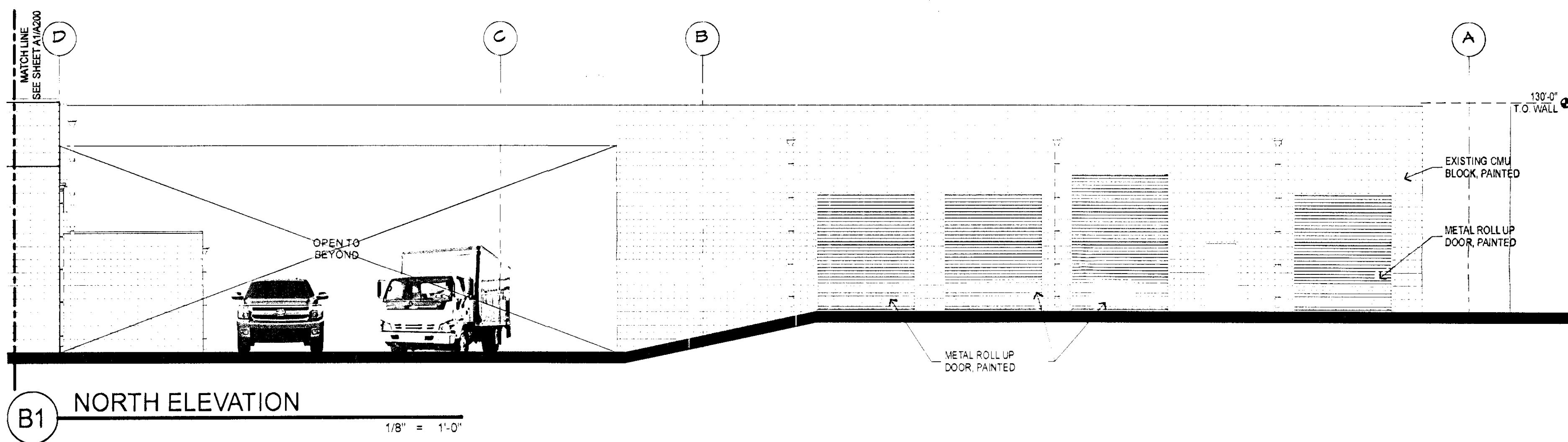
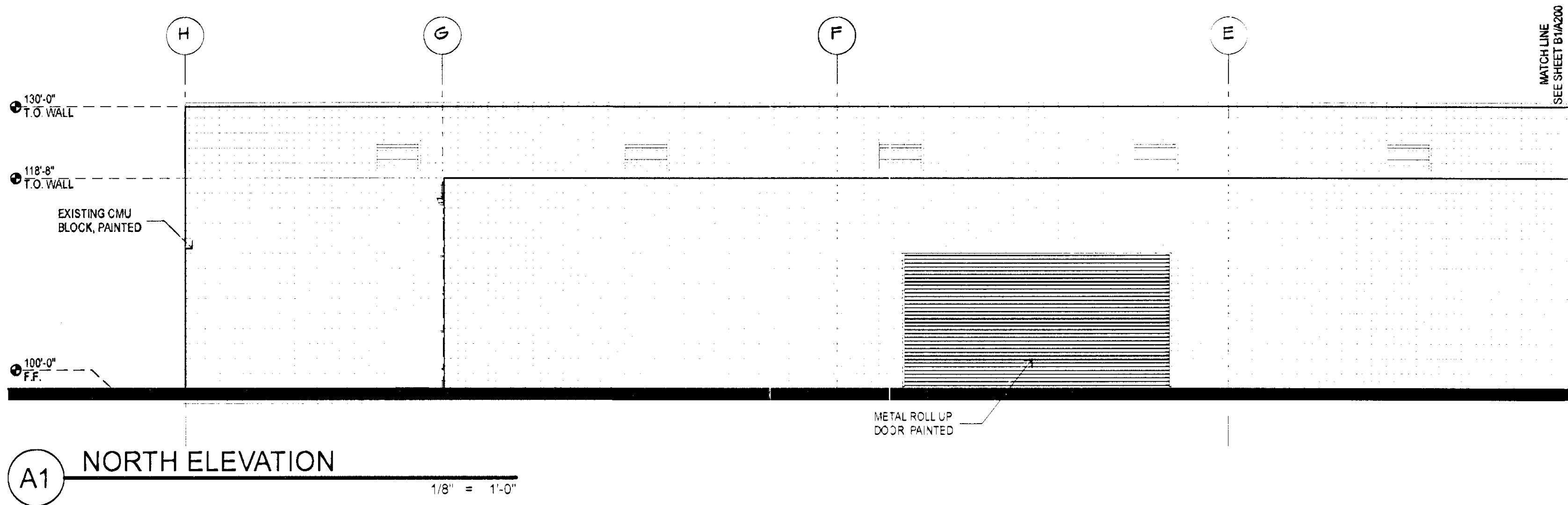
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Master Sign Plan Submittal 10.05.10

EXTERIOR
ELEVATIONS -
SERVICE BLDG.
ADDITION

A201

10.069 Fairway Chevrolet and Fairway GMC/Buick



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Fairway Chevrolet and Fairway GMC/Buick Master Sign Plan 3040-3244 East Sahara Las Vegas, Nevada 89104

OCT 0 5 2010

Master Sign Plan Submittal

10.05.10

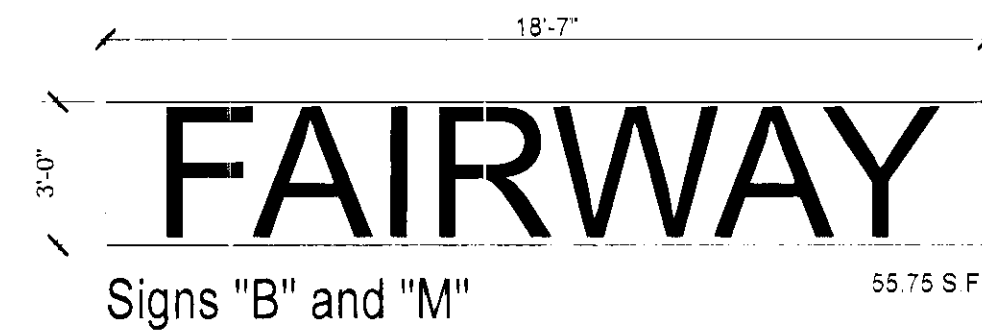
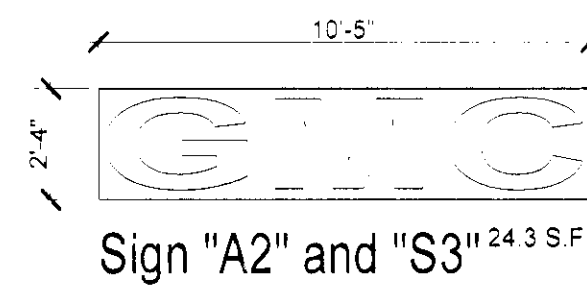
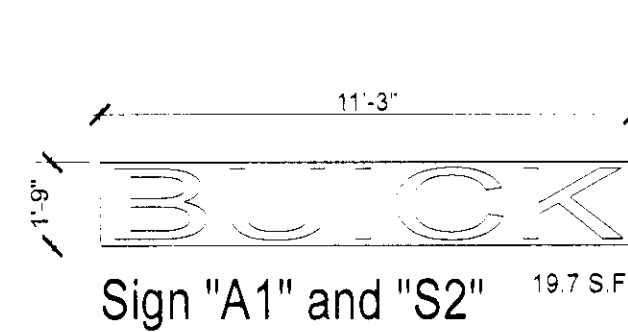
EXTERIOR
ELEVATIONS -
SERVICE BLDG.
ADDITION

A200

10.069 Fairway Chevrolet and Fairway GMC/Buick

F:\10069 Fairway Chevrolet - 39809\DWG\310.069 Fairway Chevrolet - Master Sign Plan.dwg, 9/30/2010, 12:54 PM, Ksherman

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Sign "C"



Sign "D"



Sign "E"



Sign "F"



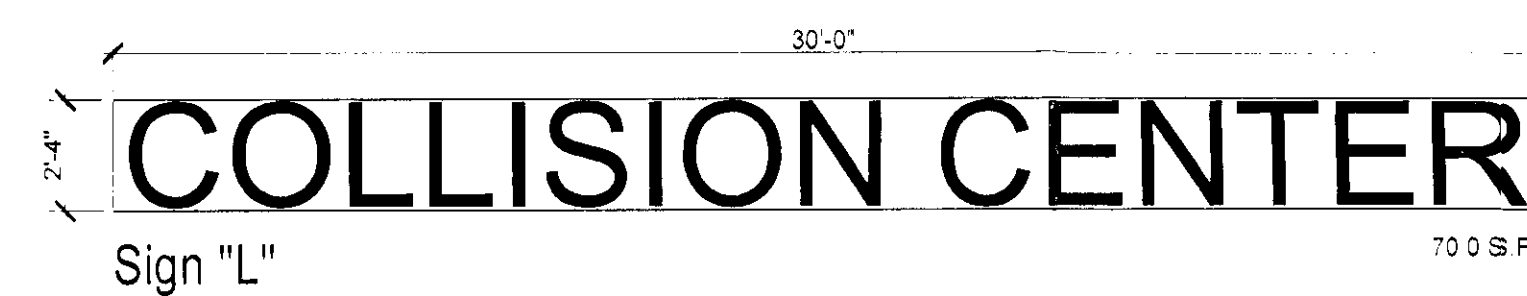
Sign "G" and "H"



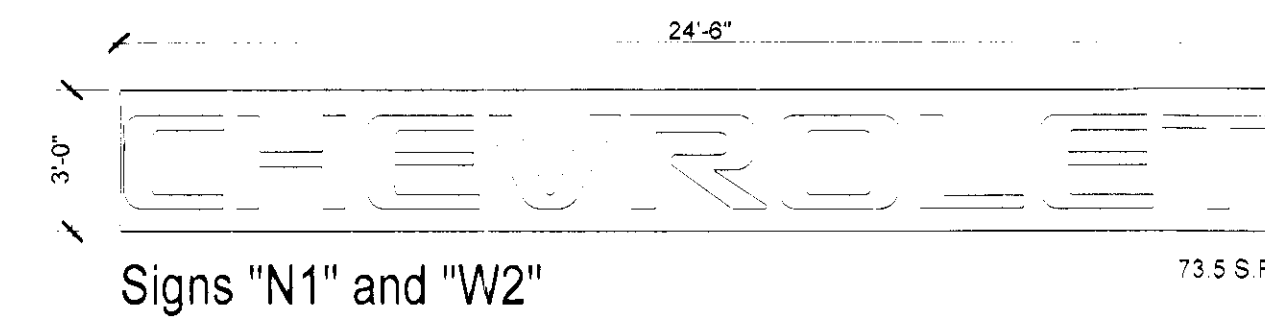
Sign "J"



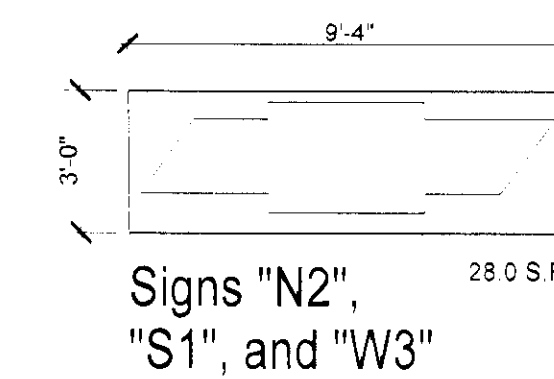
Sign "K"



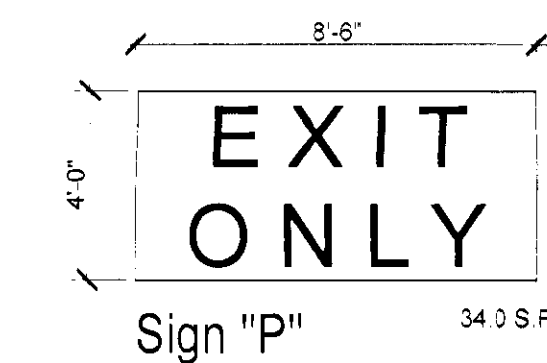
Sign "L"



Signs "N1" and "W2"



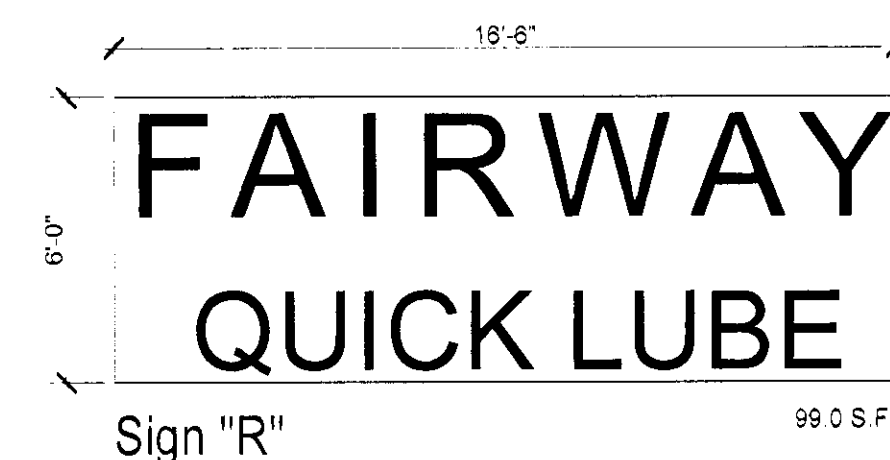
Signs "N2",
"S1", and "W3"



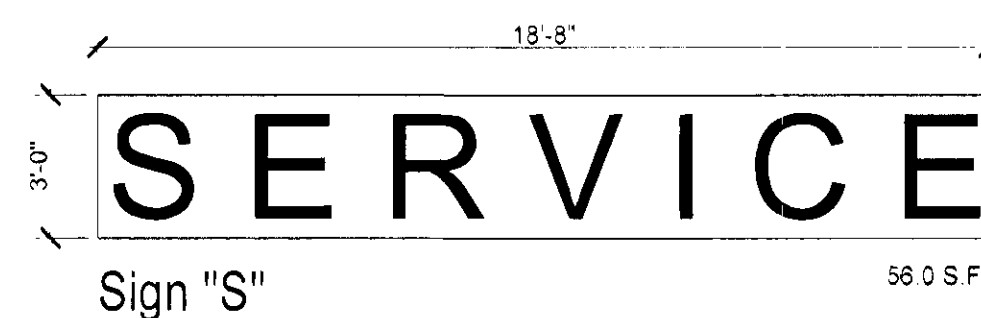
Sign "P"



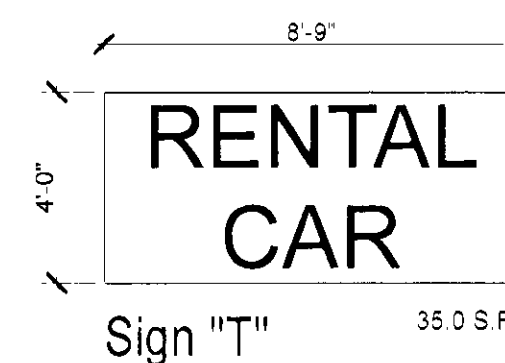
Sign "Q"



Sign "R"



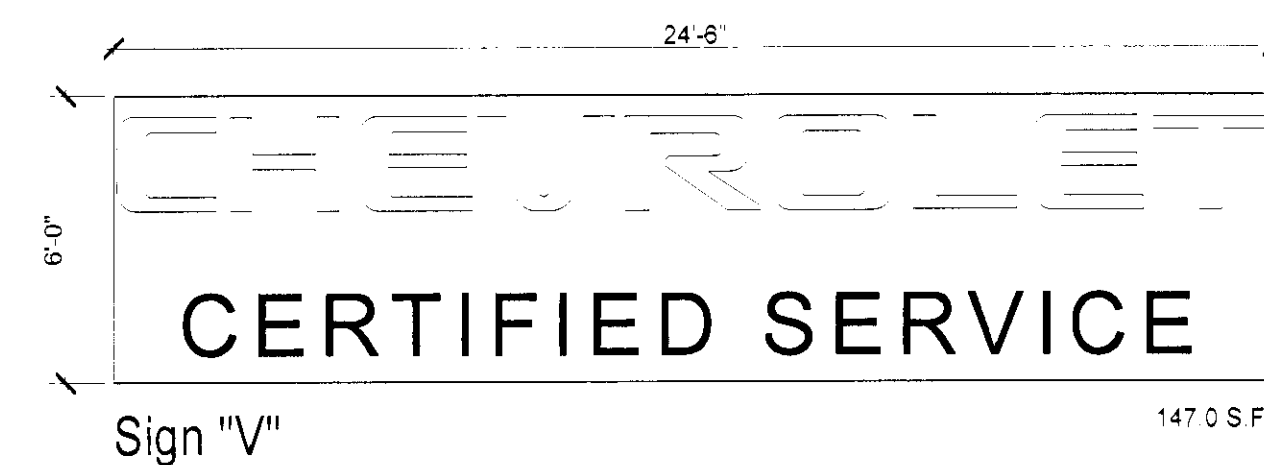
Sign "S"



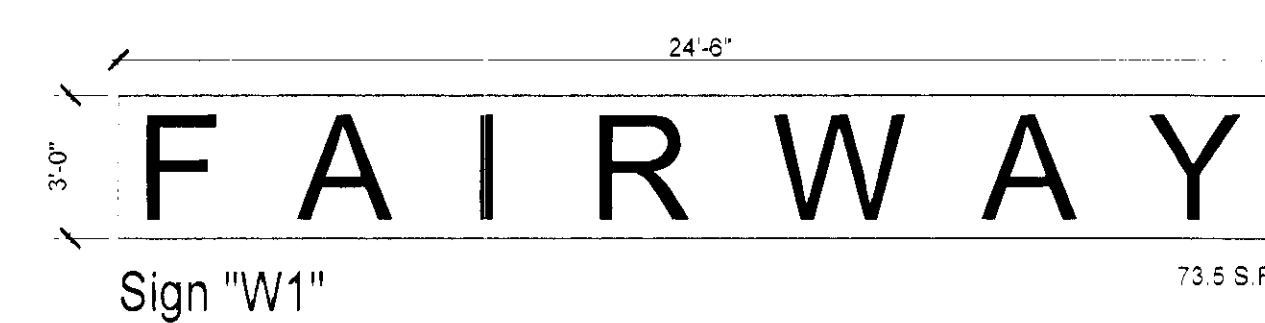
Sign "T"



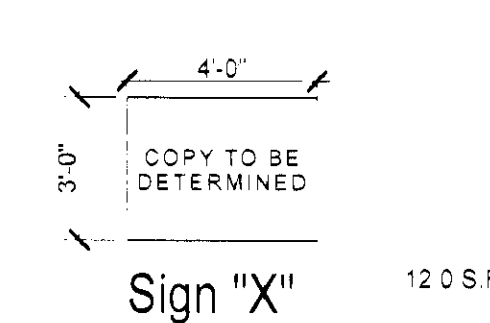
Sign "U"



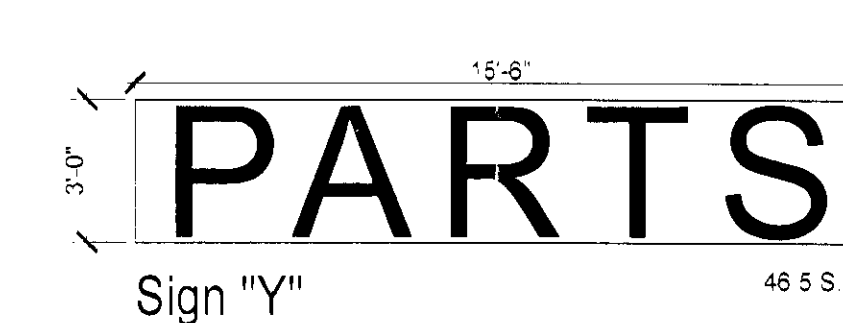
Sign "V"



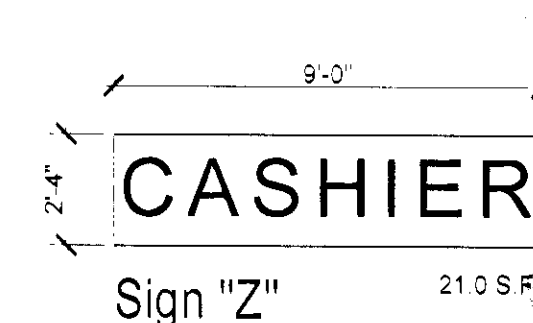
Sign "W1"



Sign "X"



Sign "Y"



Sign "Z"

****ALL SIGNS - ACTUAL COPY MAY VARY****

Fairway Chevrolet and Fairway GMC/Buick

Master Sign Plan
3040-3244 East Sahara
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SIGNAGE
DRAWINGS /
PHOTOS

ASI01

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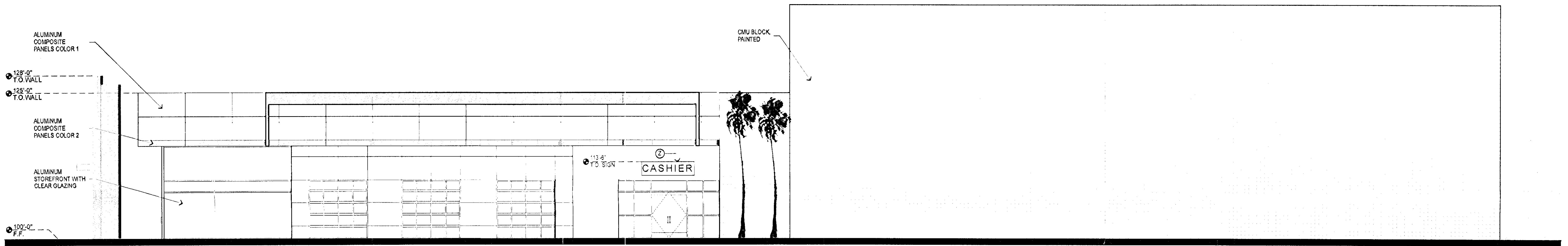
MSP-39809
11/18/10 PC

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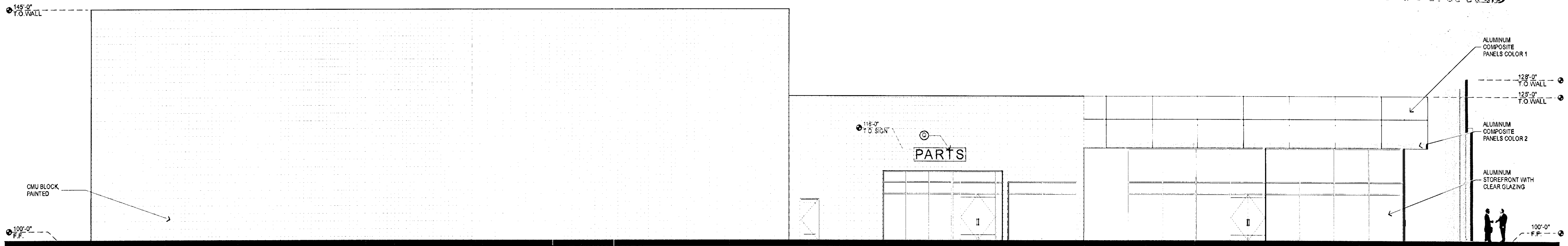
10.05.10

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B1 EAST ELEVATION

1/8" = 1'-0"



C1 WEST ELEVATION

1/8" = 1'-0"

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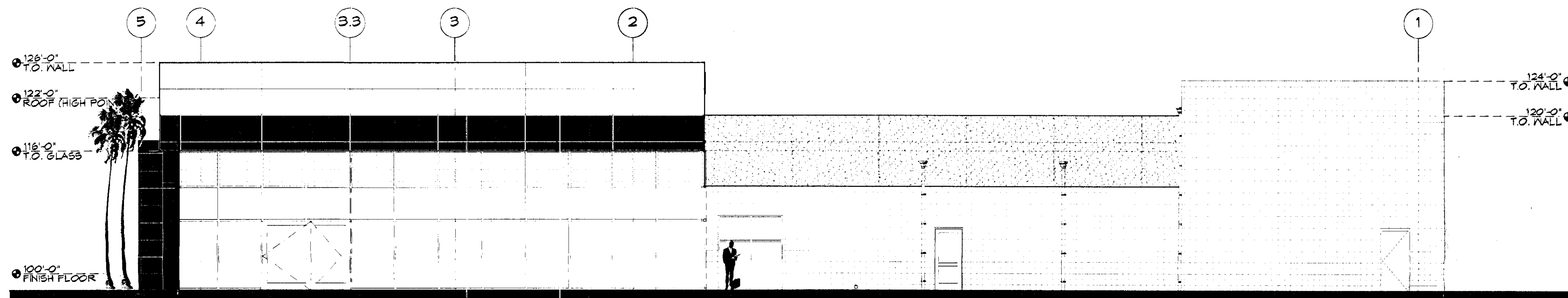
10.05.10

EXTERIOR
 ELEVATIONS -
 CHEVROLET
 SHOWROOM

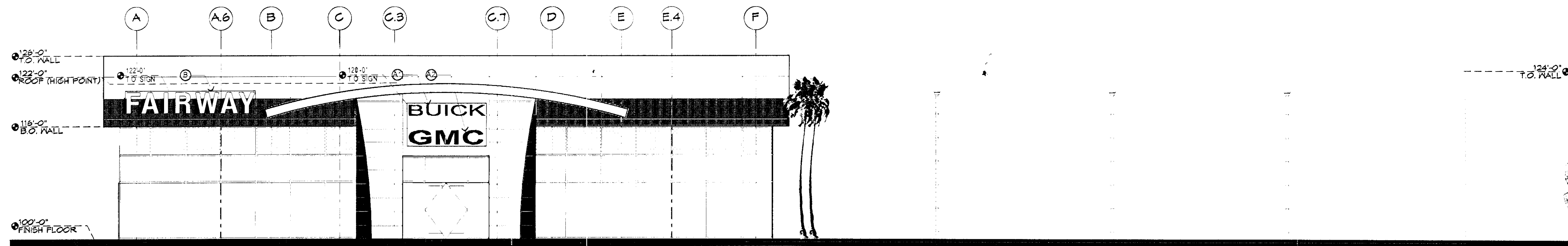
A204

10.06.9 Fairway Chevrolet and Fairway GMC/Buick

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B1 EAST ELEVATION
1/8" = 1'-0"



C1 SOUTH ELEVATION
1/8" = 1'-0"

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3040-3244 East Sahara
Las Vegas, Nevada 89104

Master Sign Plan Submittal

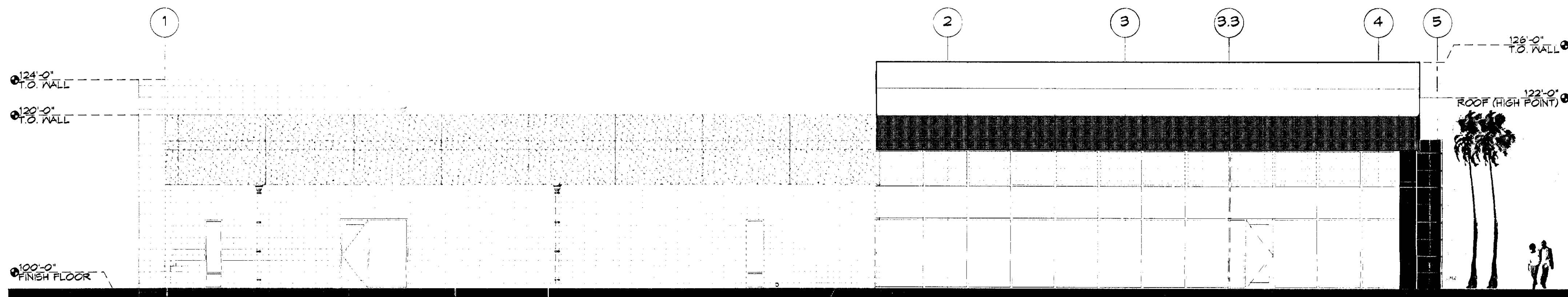
OCT 0 5 2010

10.05.10

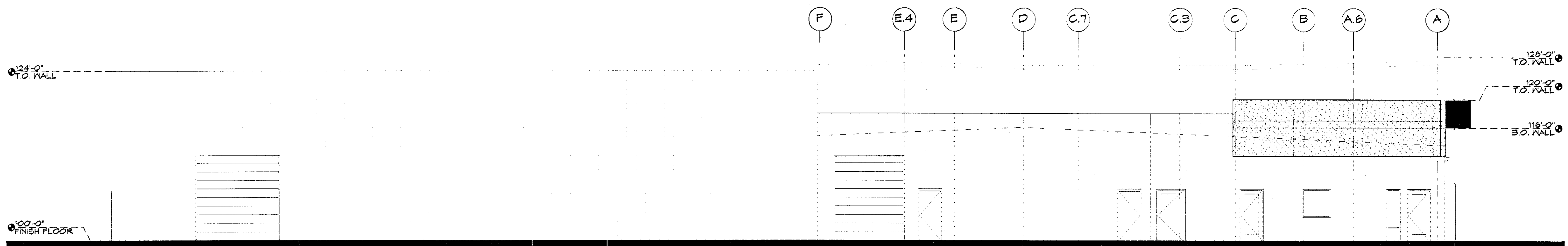
EXTERIOR
ELEVATIONS -
GMC
SHOWROOM

A205

10.069 Fairway Chevrolet and Fairway GMC/Buick



B1 WEST ELEVATION
1/8" = 1'-0"



C1 NORTH ELEVATION
1/8" = 1'-0"

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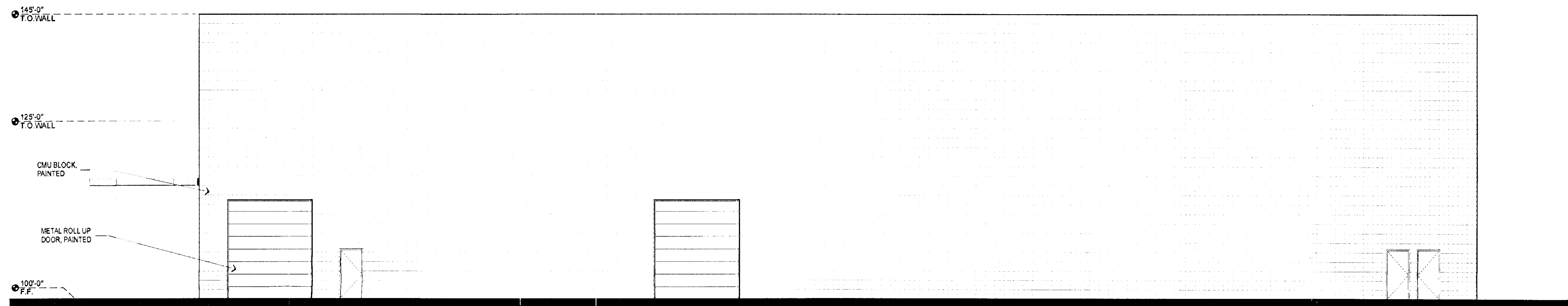
Master Sign Plan Submittal

10.05.10

EXTERIOR
ELEVATIONS -
GMC
SHOWROOM

A206

10.069 Fairway Chevrolet and Fairway GMC/Buick



B1 NORTH ELEVATION
1/8" = 1'-0"



C1 SOUTH ELEVATION
1/8" = 1'-0"

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Fairway Chevrolet and Fairway GMC/Buick

Master Sign Plan

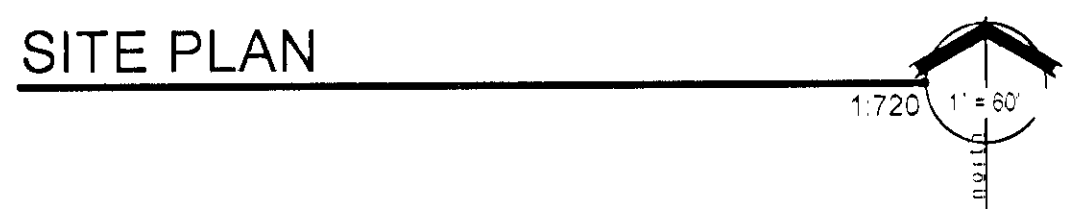
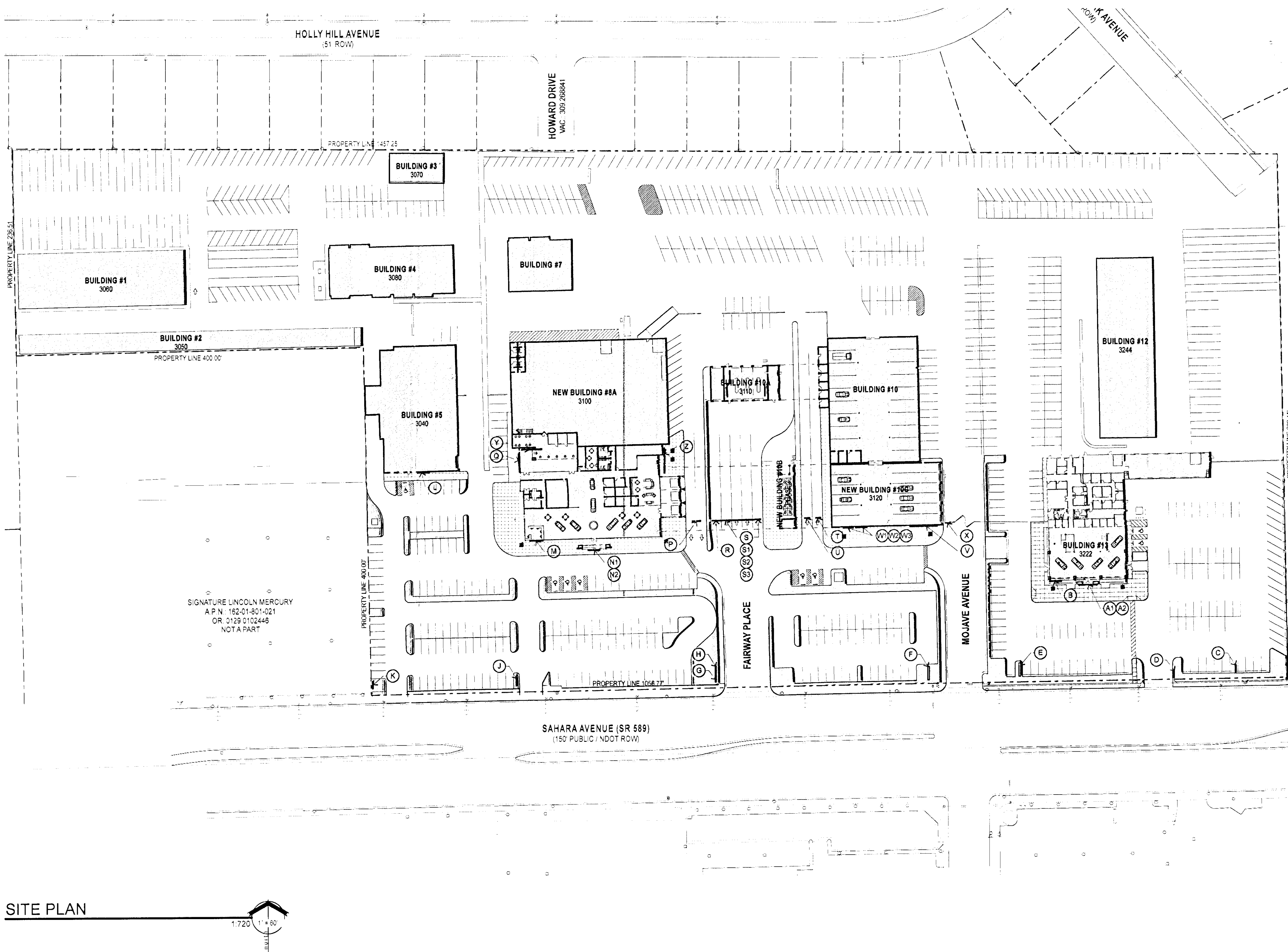
3040-3244 East Sahara
Las Vegas, Nevada 89104

Master Sign Plan Submittal 10.05.10

EXTERIOR
ELEVATIONS -
CHEVROLET
SHOWROOM

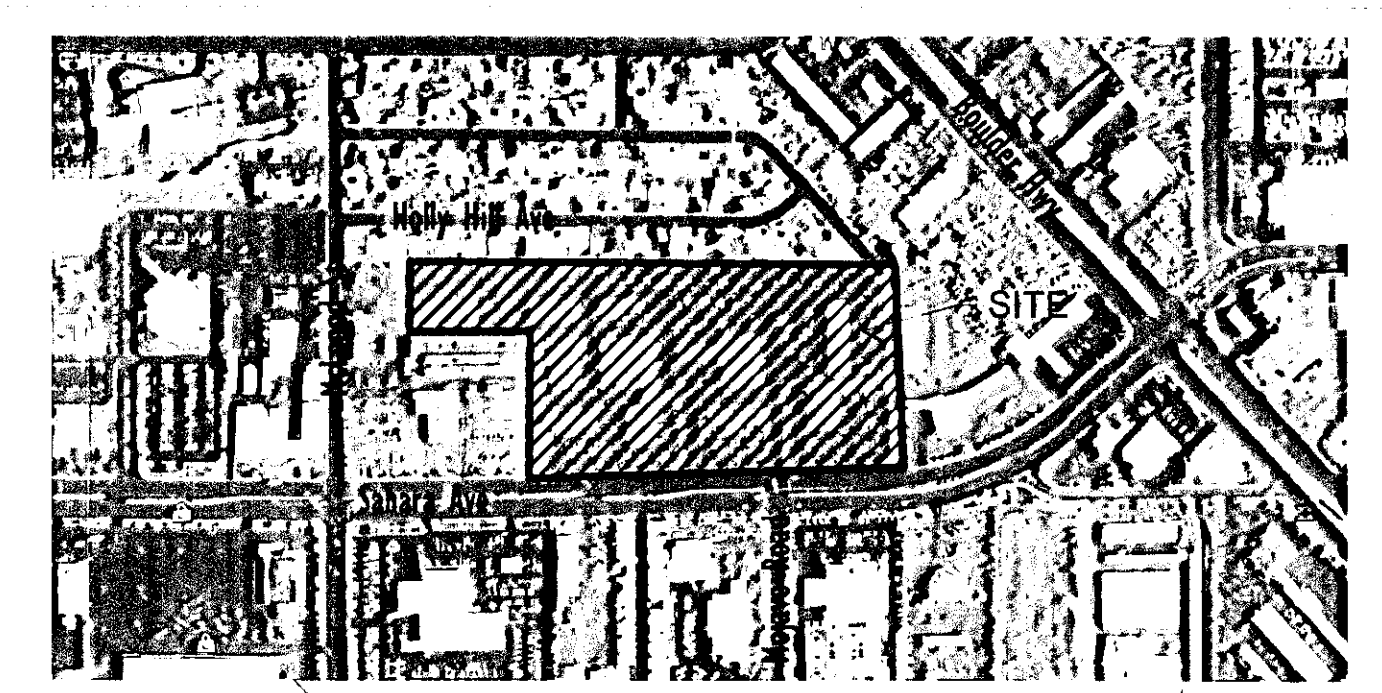
A203

10.069 Fairway Chevrolet and Fairway GMC/Buick



SITE PLAN

VICINITY MAP (N.T.S.)



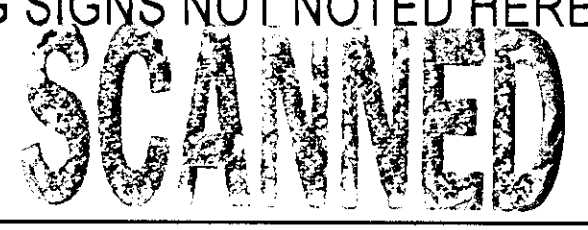
Site and Project Information

ADDRESS	3040 to 3244 East Sahara Avenue
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)

SIGN ANALYSIS TABLE

Sign	Exist. or New	Copy	Type	Location	Height	Width	Overall Height	Area of Sign SF	Wall/Canopy SF	Actual Sign SF	Type of Sign	Animated
A1	N	BUICK	Wall	On Building	1'-9"	11'-3"	see elev.	19.7	2464	0.8	Internal	No
A2	N	GMC	Wall	On Building	2'-4"	10'-5"	see elev.	24.3	2464	1.0	Internal	No
B	N	Fairway	Wall	On Building	3'-0"	18'-7"	see elev.	55.75	2464	2.3	Internal	No
C	E	Fairway Certified Used Vehicles	Freestanding	Site	8'-6"	8'-6"	30'-0"	72.25	n/a	n/a	Internal	No
D	E	Entrance	Directional	Site	1'-9"	6'-5"	7'-8"	11.23	n/a	n/a	Internal	No
E	E	Fairway GMC/Buick	Freestanding	Site	14'-0"	14'-6"	47'-0"	203	n/a	n/a	Internal	No
F	E	Fairway Chevrolet	Freestanding	Site	11'-0"	11'-3"	36'-0"	123.75	n/a	n/a	Internal	No
G	E	Fairway Chevrolet	Freestanding	Site	14'-0"	14'-6"	47'-0"	203	n/a	n/a	Internal	No
H	E	Parts Service	Directional	Site	3'-2"	12'-4"	9'-1"	39	n/a	n/a	Internal	No
I	E	Fairway Commercial Specialty Vehicles	Freestanding	Site	6'-0"	6'-0"	21'-0"	36	n/a	n/a	Internal	No
K	E	Fairway Certified Used Vehicles	Freestanding	Site	8'-6"	8'-6"	30'-0"	72.25	n/a	n/a	Internal	No
L	N	Collision Center	Wall	On Building	2'-4"	30'-0"	see elev.	70	1439	4.9	Internal	No
M	N	Fairway	Wall	On Building	3'-0"	18'-7"	see elev.	55.75	8055	0.7	Internal	No
N1	N	Chevrolet	Wall	On Building	3'-0"	24'-6"	see elev.	73.8	8055	0.9	Internal	No
N2	N	*Bowtie*	Wall	On Building	3'-0"	9'-4"	see elev.	28	8055	0.3	Internal	No
P	N	Exit Only	Canopy	On Canopy	4'-0"	8'-6"	see elev.	34	1548	2.2	Internal	No
Q	N	Parts	Canopy	On Building	2'-4"	8'-0"	see elev.	19	1275	1.5	Internal	No
R	N	Fairway Quick Lube	Canopy	On Canopy	6'-0"	18'-6"	see elev.	99	1548	6.4	Internal	No
S	N	Service	Canopy	On Canopy	3'-0"	18'-8"	see elev.	56	1548	3.6	Internal	No
S1	N	*Bowtie*	Canopy	On Canopy	3'-0"	9'-4"	see elev.	28	1548	1.8	Internal	No
S2	N	BUICK	Canopy	On Canopy	1'-9"	11'-3"	see elev.	19.7	1548	1.3	Internal	No
S3	N	GMC	Canopy	On Canopy	2'-4"	10'-5"	see elev.	24.3	1548	1.6	Internal	No
T	N	Renta Car	Canopy	On Canopy	4'-0"	8'-9"	see elev.	35	1548	2.3	Internal	No
V	N	Commercial Fleet Service	Canopy	On Canopy	4'-0"	17'-0"	see elev.	68	1548	4.4	Internal	No
W	N	Certified Chevrolet Service	Wall	On Building	6'-0"	24'-6"	see elev.	147	3520	4.2	Internal	No
W1	N	Fairway	Wall	On Building	3'-0"	24'-6"	see elev.	73.5	3520	2.1	Internal	No
W2	N	Chevrolet	Wall	On Building	3'-0"	24'-6"	see elev.	73.5	3520	2.1	Internal	No
W3	N	*Bowtie*	Wall	On Building	3'-0"	9'-4"	see elev.	28	3520	0.8	Internal	No
X	N	*Directional Sign*	Directional	On Wall	3'-0"	4'-0"	7'-0"	12	n/a	n/a	Internal	No
Y	N	Parts	Wall	On Building	3'-0"	15'-6"	see elev.	46.5	8055	0.6	Internal	No
Z	N	Cashier	Wall	On Building	2'-4"	9'-0"	see elev.	21	925	2.3	Internal	No

* ALL EXISTING SIGNS NOT NOTED HERE WILL BE REMOVED.



Fairway Chevrolet and Fairway GMC/Buick
Master Sign Plan
3040-3244 East Sahara
Las Vegas, Nevada 89104

OVERALL SITE PLAN

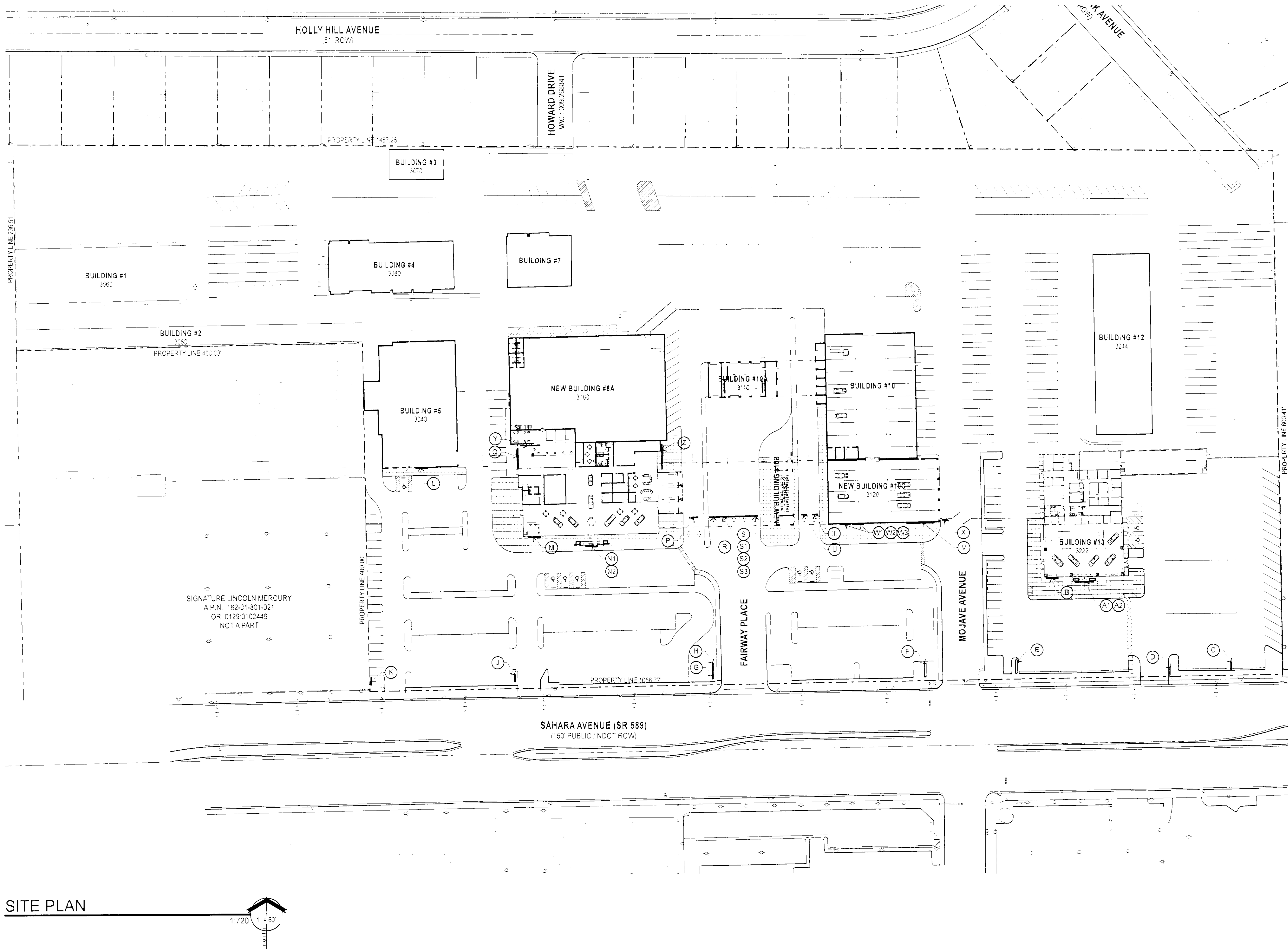
ASI00

Master Sign Plan Submittal 10.05.10
Master Sign Plan Submittal (Rev.) 10.26.10

10.069 Fairway Chevrolet and Fairway GMC/Buick
OCT 28 2010

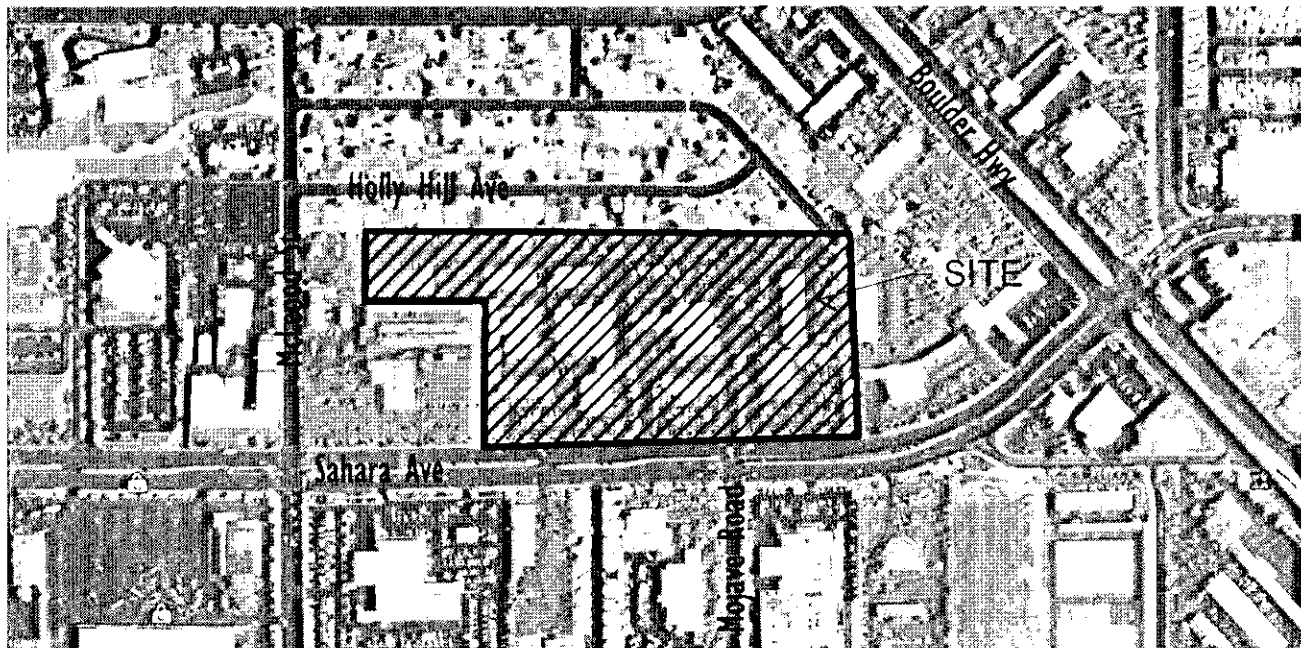
MSP-39809
REVISED

E:\10069 Fairway Chevrolet - BPC\DWG\10.069 Fairway Chevrolet - Master Sign Plan.dwg, 10/26/2010, 9:11 AM, Kkhanna



SITE PLAN

VICINITY MAP (N.T.S.)



Site and Project Information

ADDRESS	3040 to 3244 East Sahara Avenue
PARCEL NUMBER	182-01-901-022
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)

SIGN ANALYSIS TABLE

Sign	View	Copy	Type	Location	Height	Width	Overall Height	Area of Sign SF	Wall / Canopy SF	Actual %	Type of Sign	Animated
A2	N	BUICK	Wall	On Building	11'-0"	12'-0"	see elev.	19.7	2454	0.8	Internal	No
A2	N	GMC	Wall	On Building	2'-4"	10'-0"	see elev.	24.3	2454	0.0	Internal	No
B	N	Fairway	Wall	On Building	3'-0"	18'-0"	see elev.	55.75	2454	2.3	Internal	No
C	E	Fairway Certified Used Vehicles	Freestanding	Site	8'-6"	8'-0"	30'-0"	72.25	n/a	n/a	Internal	No
D	E	Entrance	Sign	Site	4'-9"	8'-0"	7'-0"	11.33	n/a	n/a	Internal	No
E	E	Fairway GMC/Buick	Freestanding	Site	14'-0"	14'-0"	47'-0"	203	n/a	n/a	Internal	No
F	E	Fairway Chevrolet	Freestanding	Site	11'-0"	11'-0"	35'-0"	123.75	n/a	n/a	Internal	No
G	E	Fairway Chevrolet	Freestanding	Site	14'-0"	14'-0"	47'-0"	203	n/a	n/a	Internal	No
H	E	Parts Service	Directional	Site	3'-0"	12'-0"	9'-0"	39	n/a	n/a	Internal	No
I	E	Fairway Commercial	Freestanding	Site	6'-0"	6'-0"	22'-0"	36	n/a	n/a	Internal	No
K	E	Fairway Certified Used Vehicles	Freestanding	Site	8'-6"	8'-6"	30'-0"	72.25	n/a	n/a	Internal	No
L	N	Collision Center	Wall	On Building	2'-4"	30'-0"	see elev.	70	1439	4.9	Internal	No
M	N	Fairway	Wall	On Building	3'-0"	18'-0"	see elev.	55.75	8055	0.7	Internal	No
N2	N	Chevrolet	Wall	On Building	3'-0"	24'-0"	see elev.	73.5	8055	0.9	Internal	No
N2	N	"Bowtie"	Wall	On Building	3'-0"	9'-0"	see elev.	28	8055	0.3	Internal	No
P	N	Ext. Only	Canopy	On Canopy	4'-0"	8'-6"	see elev.	34	1546	2.2	Internal	No
Q1	N	Parts	Wall	On Building	2'-4"	8'-0"	see elev.	19	1276	1.5	Internal	No
R	N	Fairway Buick	Canopy	On Canopy	6'-0"	16'-0"	see elev.	99	1546	6.4	Internal	No
S	N	Service	Canopy	On Canopy	3'-0"	18'-0"	see elev.	55	1246	3.6	Internal	No
S1	N	"Bowtie"	Canopy	On Canopy	3'-0"	9'-0"	see elev.	28	1546	1.8	Internal	No
S2	N	"Bowtie"	Canopy	On Canopy	1'-9"	11'-0"	see elev.	19.7	1546	1.3	Internal	No
S3	N	GMC	Canopy	On Canopy	2'-4"	10'-0"	see elev.	24.3	1546	1.6	Internal	No
T	N	Rent a Car	Canopy	On Canopy	4'-0"	8'-0"	see elev.	35	1546	2.3	Internal	No
U	N	Commercial Fleet Service	Canopy	On Canopy	4'-0"	17'-0"	see elev.	58	1546	4.1	Internal	No
V	N	Certified Chevrolet Service	Wall	On Building	6'-0"	24'-0"	see elev.	147	3520	4.2	Internal	No
W1	N	Fairway	Wall	On Building	3'-0"	24'-0"	see elev.	73.5	3520	2.1	Internal	No
W2	N	Chevrolet	Wall	On Building	3'-0"	24'-0"	see elev.	73.5	3520	2.1	Internal	No
W3	N	"Bowtie"	Wall	On Building	3'-0"	9'-0"	see elev.	28	3520	0.8	Internal	No
X	N	"Directional Sign"	Directional	On Wall	3'-0"	4'-0"	7'-0"	12	n/a	n/a	Internal	No
Y	N	Parts	Wall	On Building	3'-0"	13'-0"	see elev.	46.5	8055	0.8	Internal	No
Z	N	Canter	Wall	On Building	2'-4"	9'-0"	see elev.	21	312	2.3	Internal	No

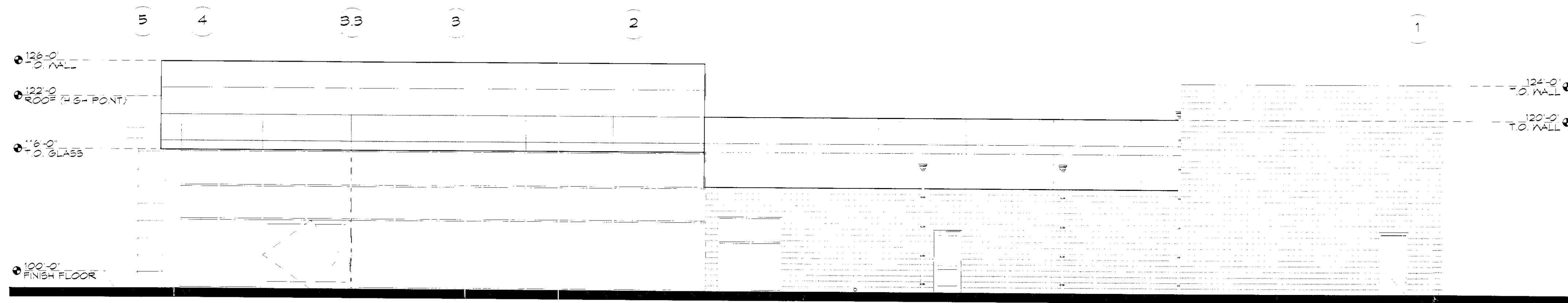
* ALL EXISTING SIGNS NOT NOTED HERE WILL BE REMOVED.

OVERALL SITE PLAN

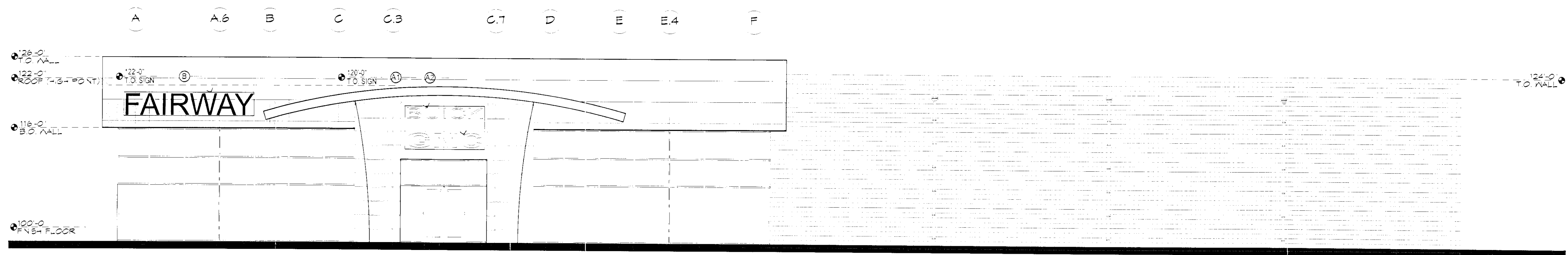
ASI00
MSP-39809

10.069 Fairway Chevrolet and Fairway GMC/Buick

REVISED



B1 EAST ELEVATION
1/8" = 1'-0"

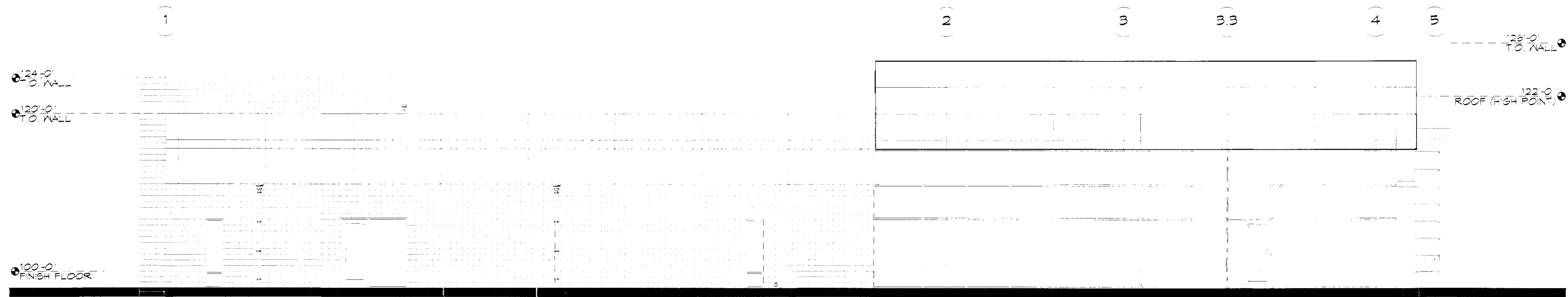


C1 SOUTH ELEVATION
1/8" = 1'-0"

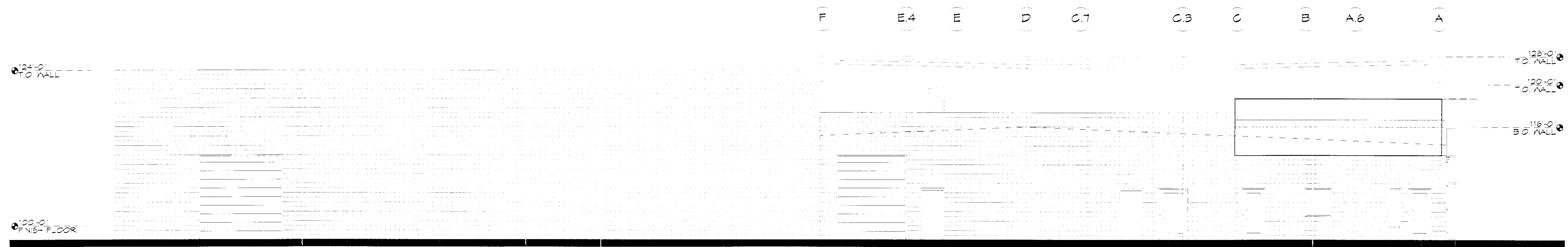
Fairway Chevrolet and Fairway GMC/Buick Master Sign Plan 3040-3244 East Sahara Las Vegas, Nevada 89104

EXTERIOR
ELEVATIONS -
GMC
SHOWROOM

A205
MSP-39809
10.069 Fairway Chevrolet and Fairway GMC/Buick



B1 WEST ELEVATION
1/8" = 1'-0"



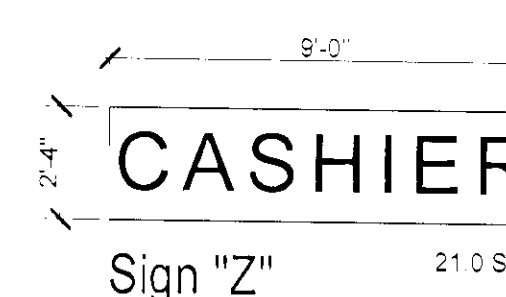
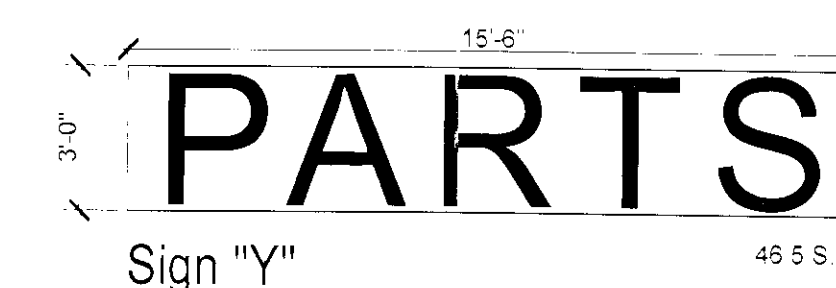
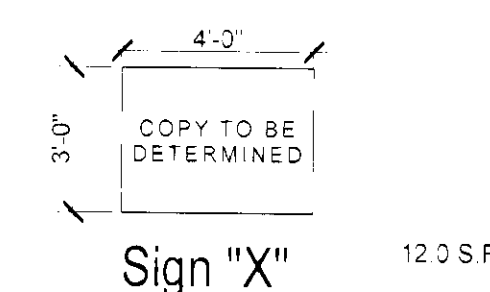
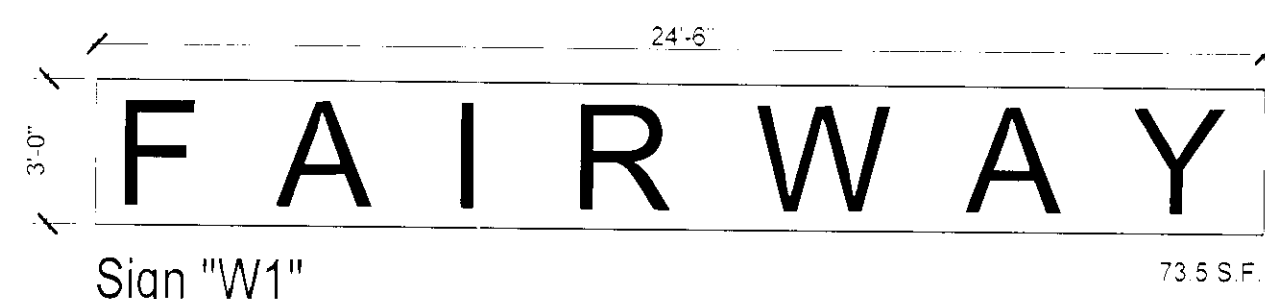
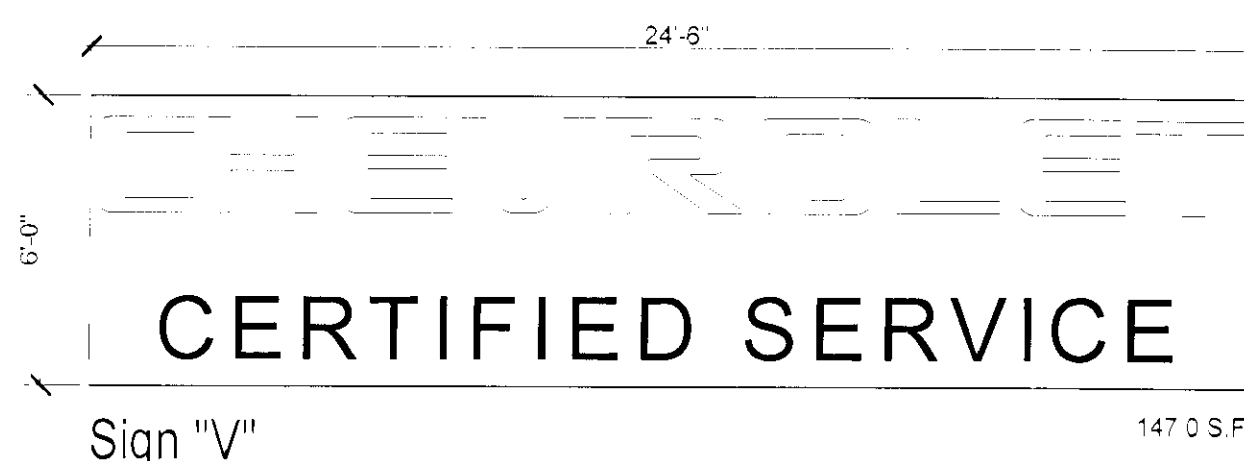
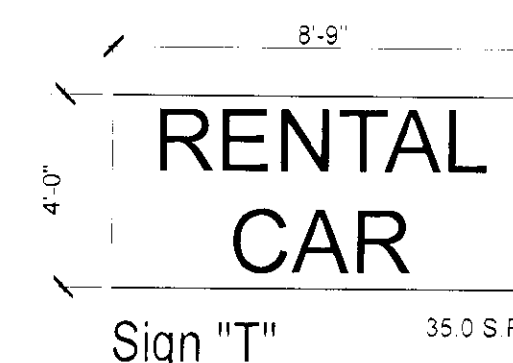
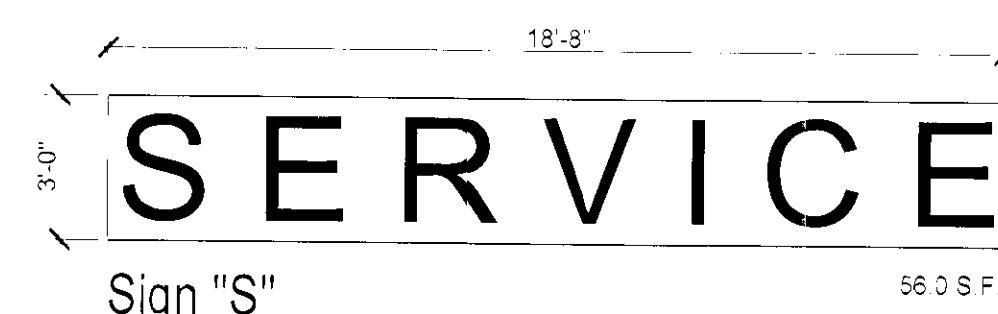
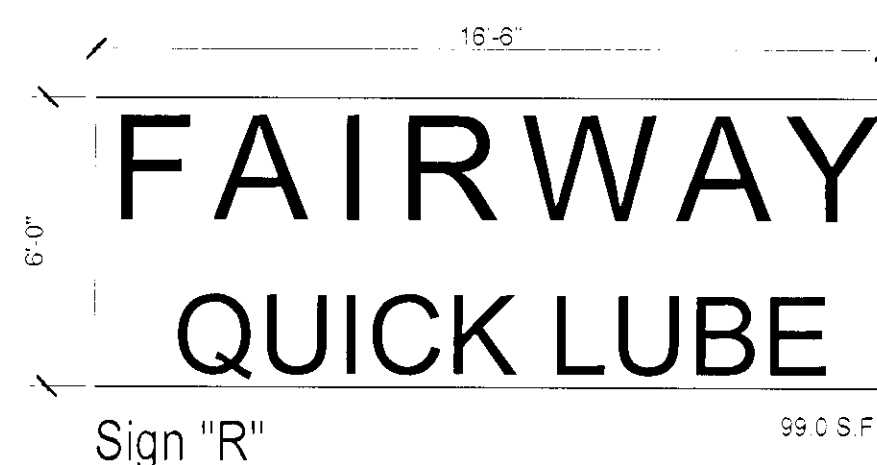
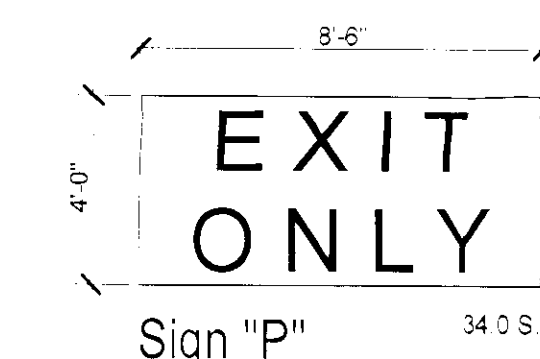
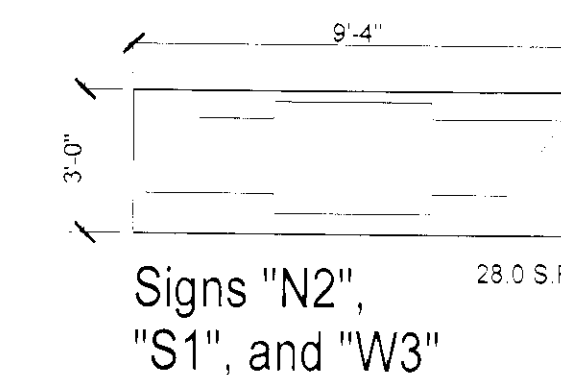
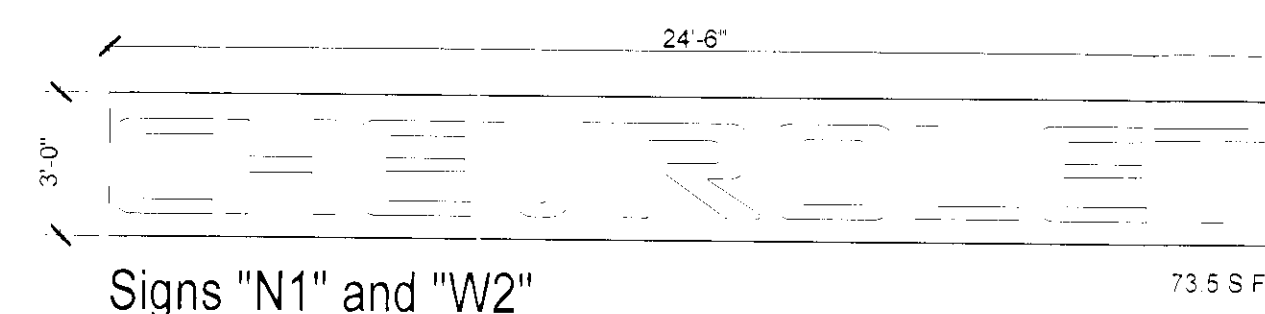
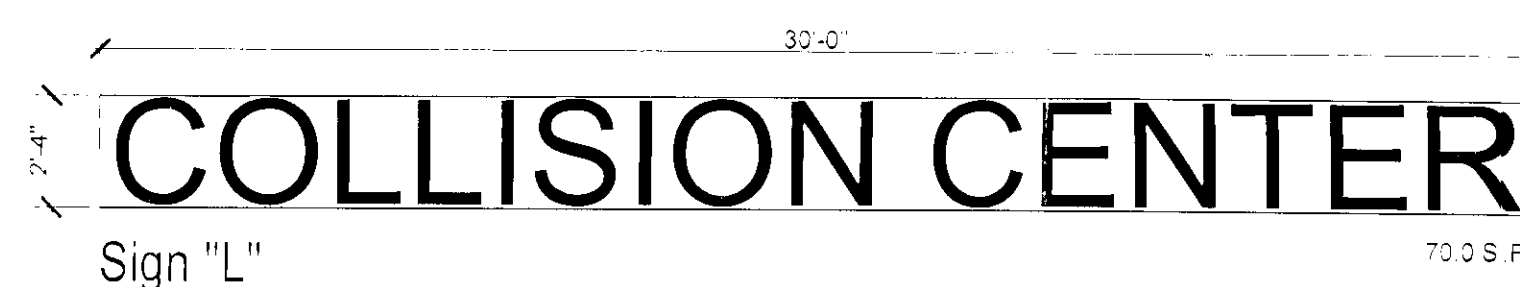
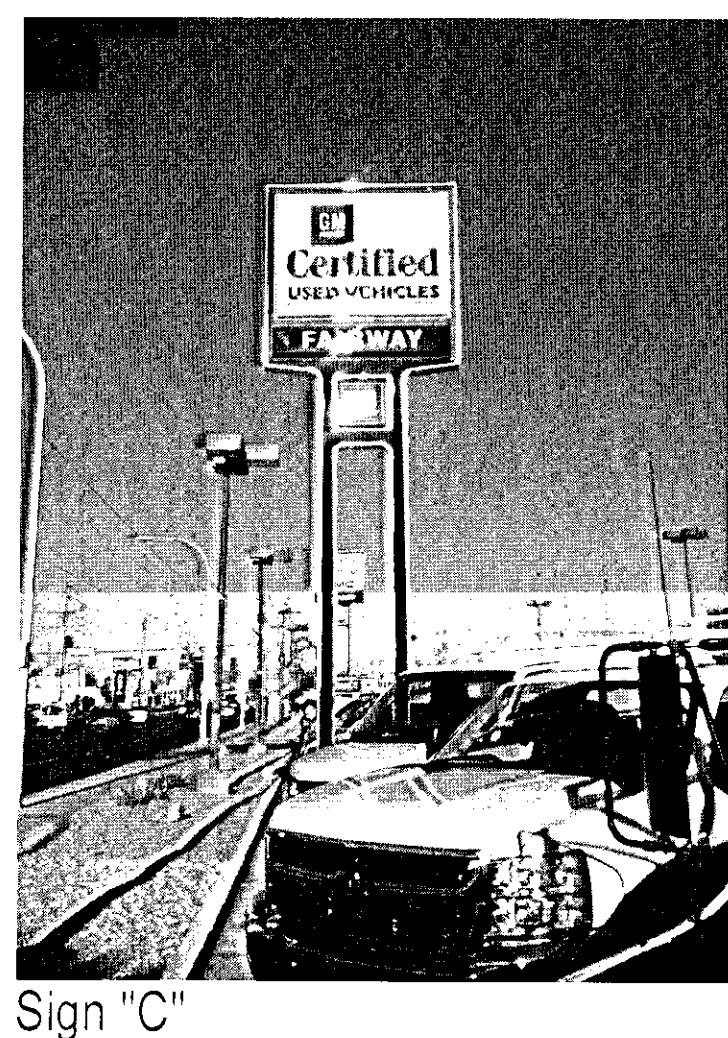
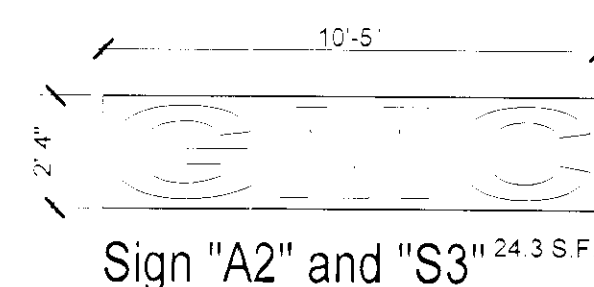
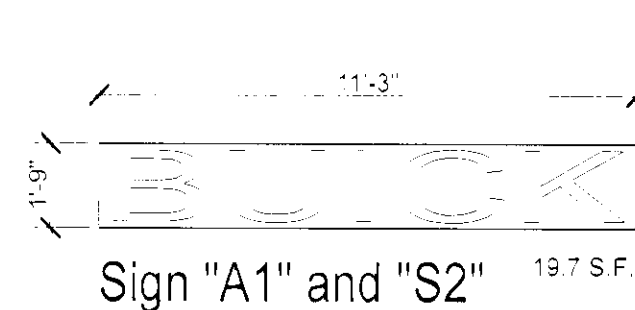
C1 NORTH ELEVATION
1/8" = 1'-0"

Fairway Chevrolet and Fairway GMC/Buick
Master Sign Plan
3040-3244 East Sahara
Las Vegas, Nevada 89104

EXTERIOR
ELEVATIONS -
GMC
SHOWROOM

A206
MSP-39809

10.069 Fairway Chevrolet and Fairway GMC/Buick



ALL SIGNS - ACTUAL COPY MAY VARY

Fairway Chevrolet and Fairway GMC/Buick

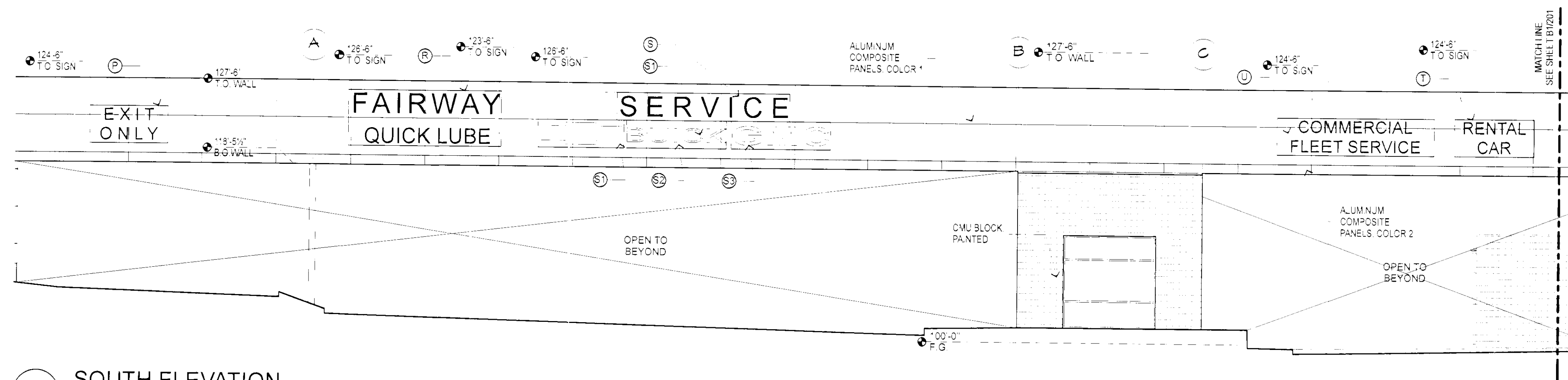
Master Sign Plan

3040-3244 East Sahara
Las Vegas, Nevada 89104

SIGNAGE
DRAWINGS /
PHOTOS

ASI01
MSP-39809

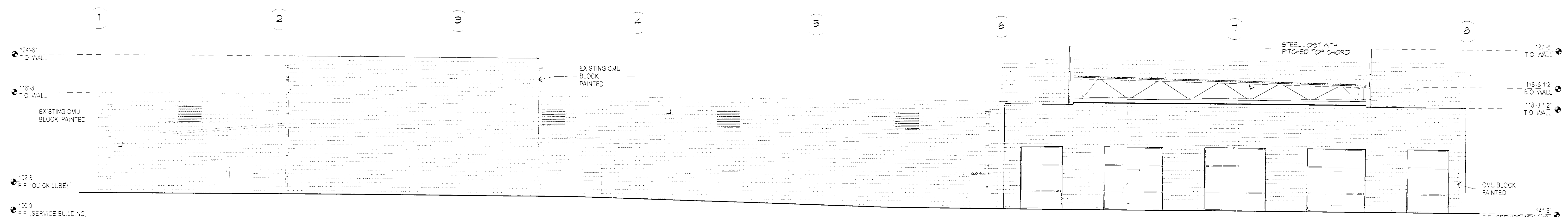
10.069 Fairway Chevrolet and Fairway GMC/Buick



A1 SOUTH ELEVATION
1/8" = 1'-0"



B1 SOUTH ELEVATION
1/8" = 1'-0"



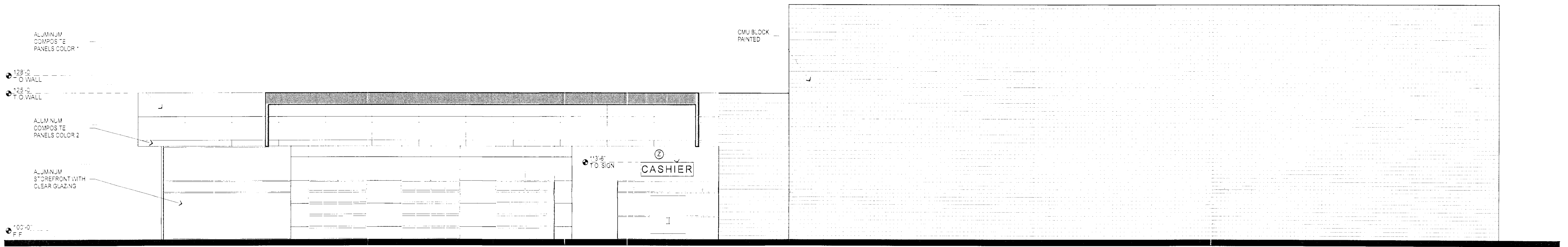
C1 WEST ELEVATION
1/8" = 1'-0"

Fairway Chevrolet and Fairway GMC/Buick Master Sign Plan 3040-3244 East Sahara Las Vegas, Nevada 89104

EXTERIOR
ELEVATIONS -
SERVICE BLDG.
ADDITION

A201
MSP-39809

10.069 Fairway Chevrolet and Fairway GMC/Buick



B1 EAST ELEVATION

1/8" = 1'-0"



C1 WEST ELEVATION

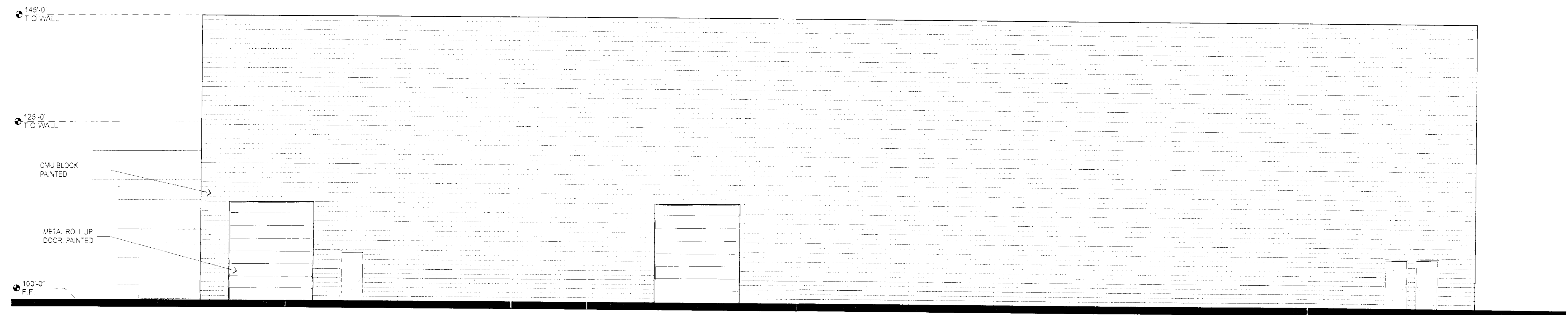
1/8" = 1'-0"

Fairway Chevrolet and Fairway GMC/Buick

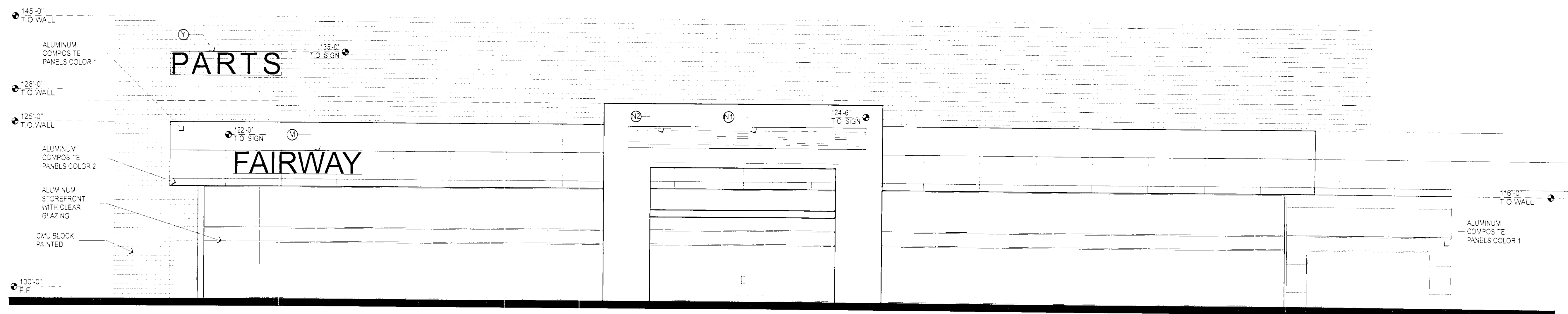
Master Sign Plan

3040-3244 East Sahara
Las Vegas, Nevada 89104

EXTERIOR
ELEVATIONS -
CHEVROLET
SHOWROOM



B1 NORTH ELEVATION
1/8" = 1'-0"



C1 SOUTH ELEVATION
1/8" = 1'-0"

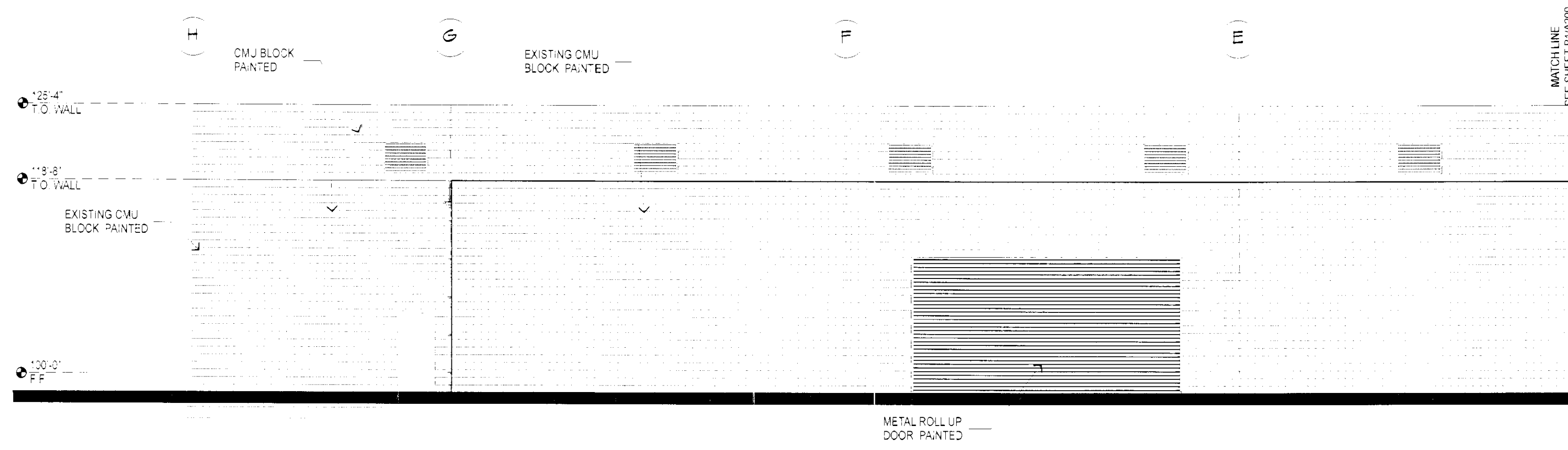
Fairway Chevrolet and Fairway GMC/Buick Master Sign Plan 3040-3244 East Sahara Las Vegas, Nevada 89104

EXTERIOR
ELEVATIONS -
CHEVROLET
SHOWROOM

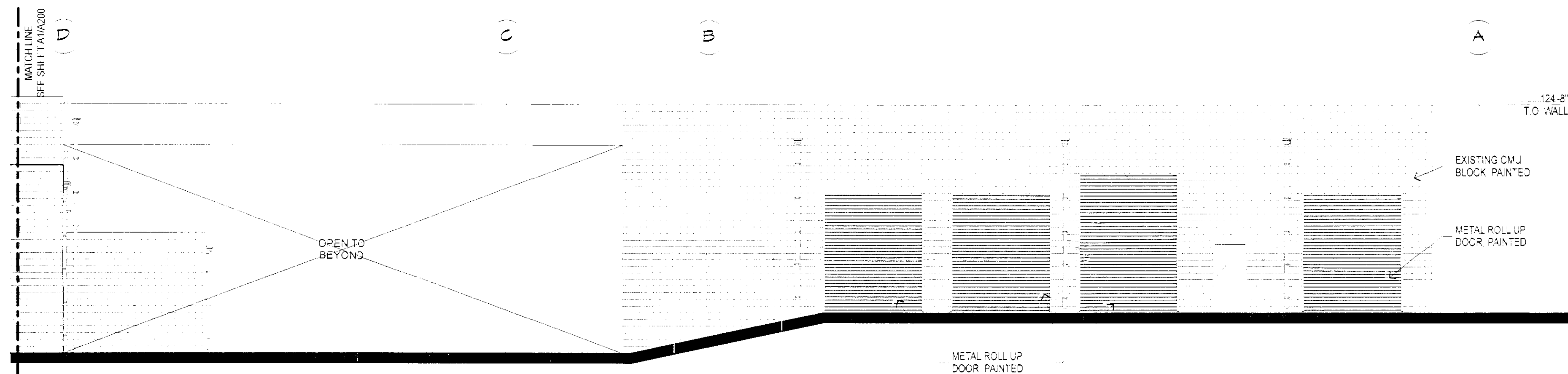
A203
MSP-39809

10.069 Fairway Chevrolet and Fairway GMC/Buick

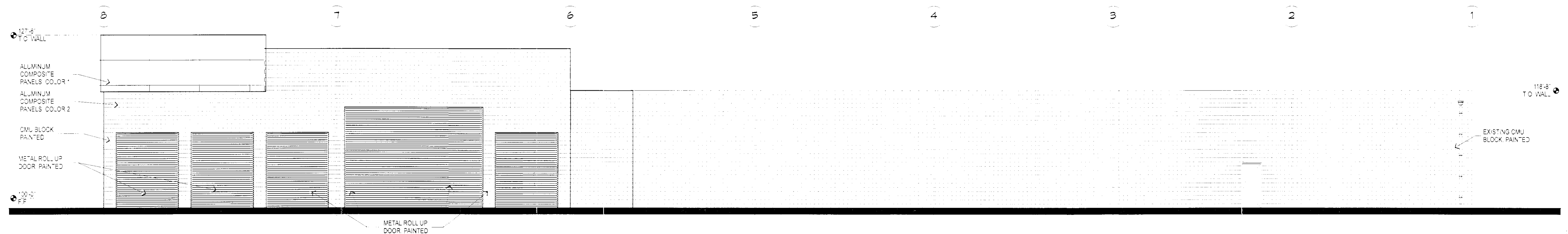
Master Sign Plan Submittal 10.05.10



A1 NORTH ELEVATION
1/8" = 1'-0"



B1 NORTH ELEVATION
1/8" = 1'-0"



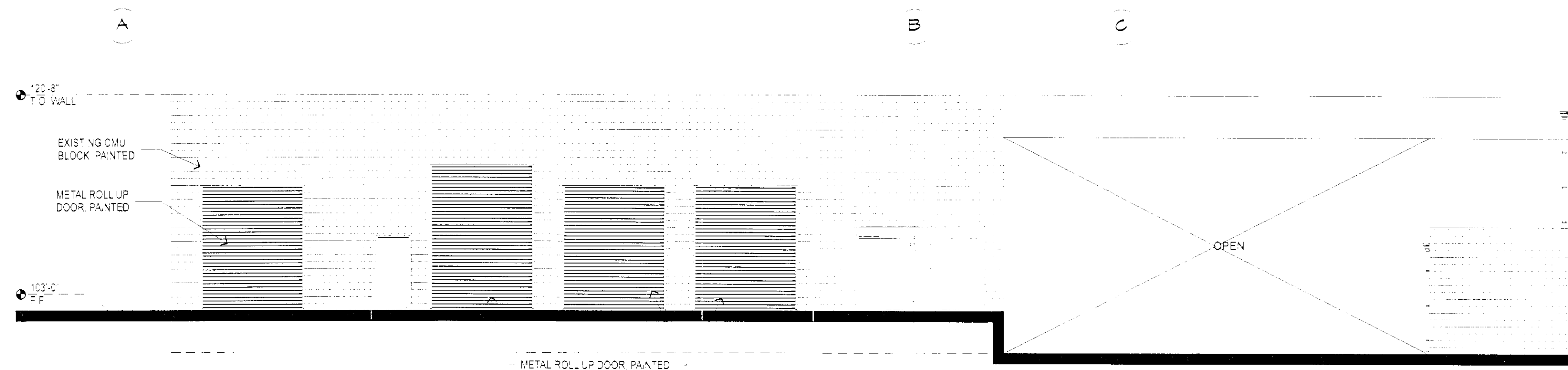
C1 EAST ELEVATION
1/8" = 1'-0"

Fairway Chevrolet and Fairway GMC/Buick Master Sign Plan 3040-3244 East Sahara Las Vegas, Nevada 89104

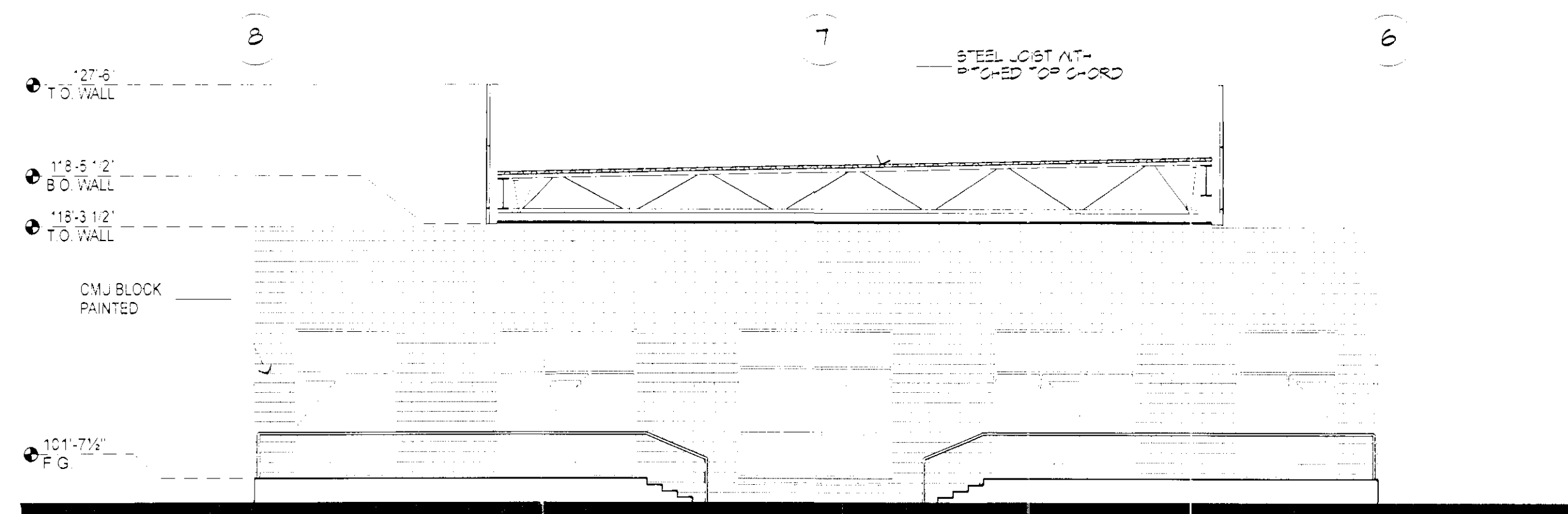
EXTERIOR
ELEVATIONS -
SERVICE BLDG.
ADDITION

A200
MSP-39809

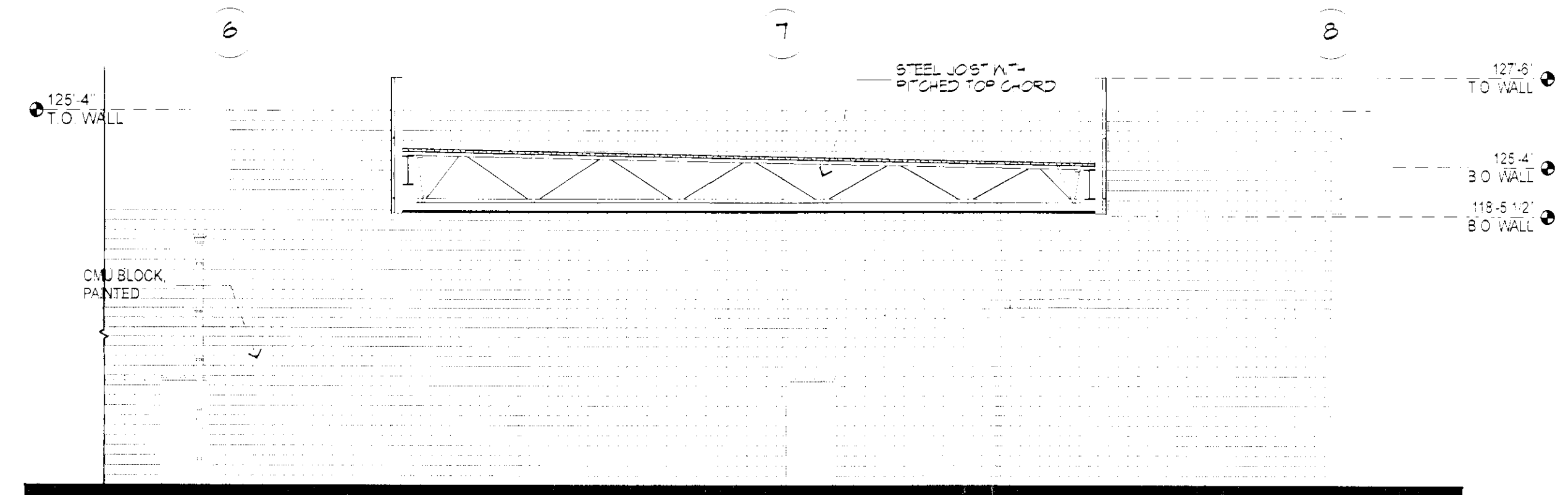
10.069 Fairway Chevrolet and Fairway GMC/Buick



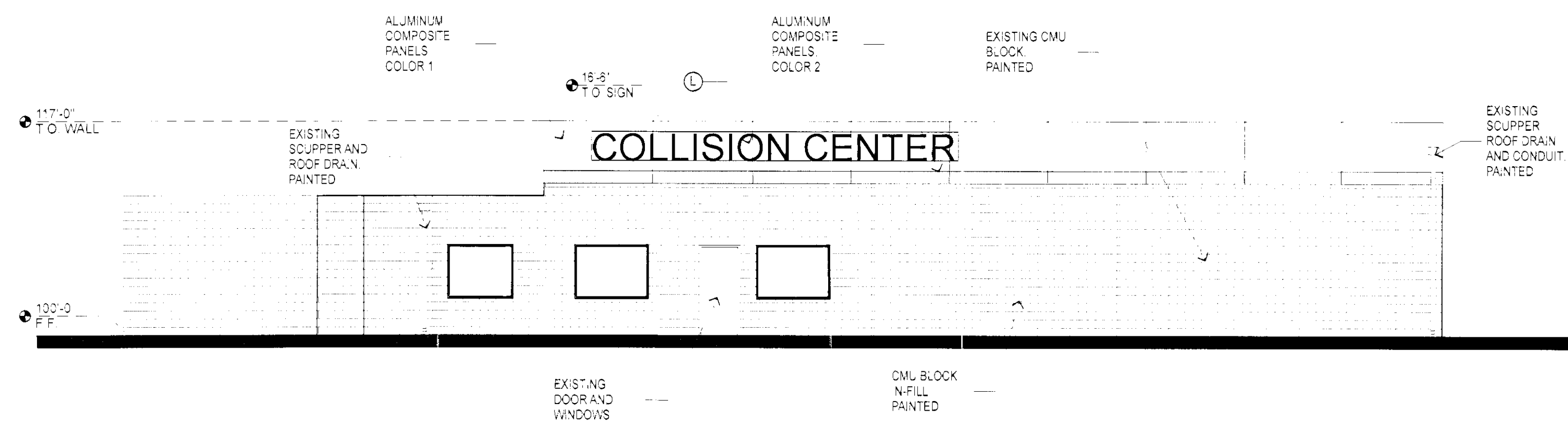
A1 SOUTH ELEVATION - QUICK LUBE
1/8" = 1'-0"



B1 EAST ELEVATION - SERVICE WRITERS
1/8" = 1'-0"



B3 WEST ELEVATION - SERVICE
1/8" = 1'-0"



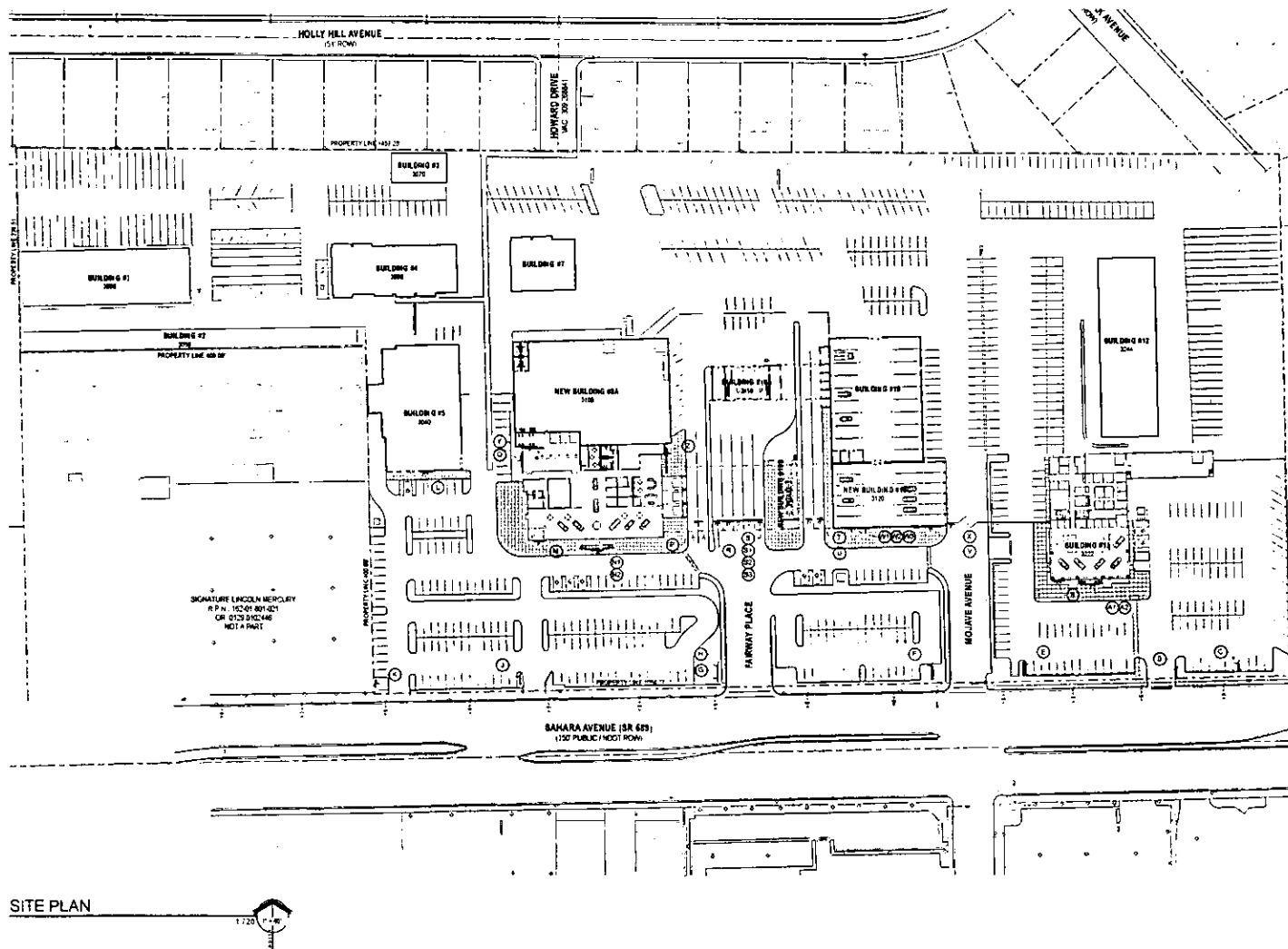
C1 BODY SHOP SOUTH ELEVATION
1/8" = 1'-0"

Fairway Chevrolet and Fairway GMC/Buick Master Sign Plan 3040-3244 East Sahara Las Vegas, Nevada 89104

EXTERIOR
ELEVATIONS -
SVC. WRITERS,
QUICK LUBE &
BODY SHOP

A202
MSP-39809

10.069 Fairway Chevrolet and Fairway GMC/Buick

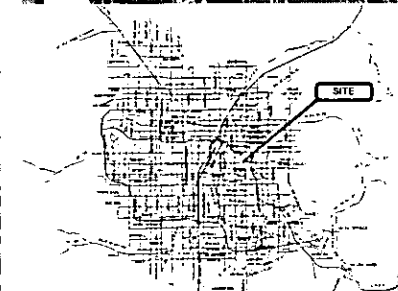


SITE PLAN

Fairway Chevrolet and Fairway GMC/Buick
Master Sign Plan
 3040-3244 East Sahara
 Las Vegas, Nevada 89104

Copyright 2010 by APTUS
APTUS
 1300 South West Street
 Suite 200
 Las Vegas, Nevada 89104
 Phone: 702.891.1200
 Fax: 702.891.1201

VICINITY MAP (N.T.S.)



Site and Project Information

ADDRESS: 3040 to 3244 East Sahara Avenue
 PARCEL NUMBER: M2-01-001-022
 JURISDICTION: City of Las Vegas
 EXISTING GENERAL PLAN: General Commercial
 EXISTING ZONING: C-2 (General Commercial)
 PROPOSED USE: Auto Dealership
 SITE AREA: 740,963 sq. ft. (17.01 Acres (Net))

SIGN ANALYSIS TABLE

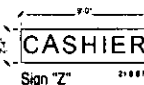
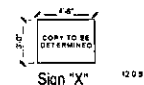
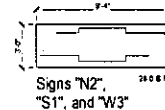
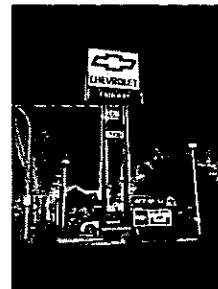
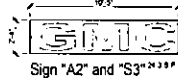
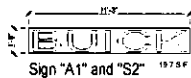
Item #	Code	Location	Height	Area	Color	Material	Notes	Remarks
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2	Sign	On Building	10' x 12'	120 sq. ft.	Blue	Aluminum	Existing	Remove
3	Sign	On Building	10' x 12'	120 sq. ft.	Blue	Aluminum	Existing	Remove
4	Sign	On Building	10' x 12'	120 sq. ft.	Blue	Aluminum	Existing	Remove
5	Sign	On Building	10' x 12'	120 sq. ft.	Blue	Aluminum	Existing	Remove
6	Sign	On Building	10' x 12'	120 sq. ft.	Blue	Aluminum	Existing	Remove
7	Sign	On Building	10' x 12'	120 sq. ft.	Blue	Aluminum	Existing	Remove
8	Sign	On Building	10' x 12'	120 sq. ft.	Blue	Aluminum	Existing	Remove
9	Sign	On Building	10' x 12'	120 sq. ft.	Blue	Aluminum	Existing	Remove
10	Sign	On Building	10' x 12'	120 sq. ft.	Blue	Aluminum	Existing	Remove
11	Sign	On Building	10' x 12'	120 sq. ft.	Blue	Aluminum	Existing	Remove
12	Sign	On Building	10' x 12'	120 sq. ft.	Blue	Aluminum	Existing	Remove
13	Sign	On Building	10' x 12'	120 sq. ft.	Blue	Aluminum	Existing	Remove
14	Sign	On Building	10' x 12'	120 sq. ft.	Blue	Aluminum	Existing	Remove
15	Sign	On Building	10' x 12'	120 sq. ft.	Blue	Aluminum	Existing	Remove
16	Sign	On Building	10' x 12'	120 sq. ft.	Blue	Aluminum	Existing	Remove
17	Sign	On Building	10' x 12'	120 sq. ft.	Blue	Aluminum	Existing	Remove
18	Sign	On Building	10' x 12'	120 sq. ft.	Blue	Aluminum	Existing	Remove
19	Sign	On Building	10' x 12'	120 sq. ft.	Blue	Aluminum	Existing	Remove
20	Sign	On Building	10' x 12'	120 sq. ft.	Blue	Aluminum	Existing	Remove

* ALL EXISTING SIGNS NOT NOTED HERE WILL BE REMOVED.

OVERALL SITE PLAN

Master Sign Plan Submitted: 10/25/10
 Master Sign Plan Submittal Fee: \$100
RECEIVED
 OCT 28 2010
AS100
 Fairway Chevrolet and Fairway GMC/Buick

MSP-39809
REVISED



ALL SIGNS - ACTUAL COPY MAY VARY

Fairway Chevrolet and Fairway GMC/Buick

Master Sign Plan
3040-3244 East Sahara
Las Vegas, Nevada 89104

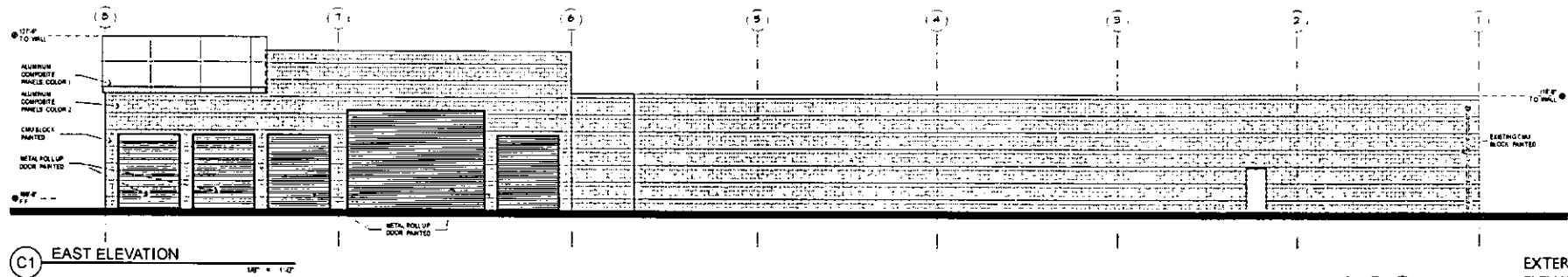
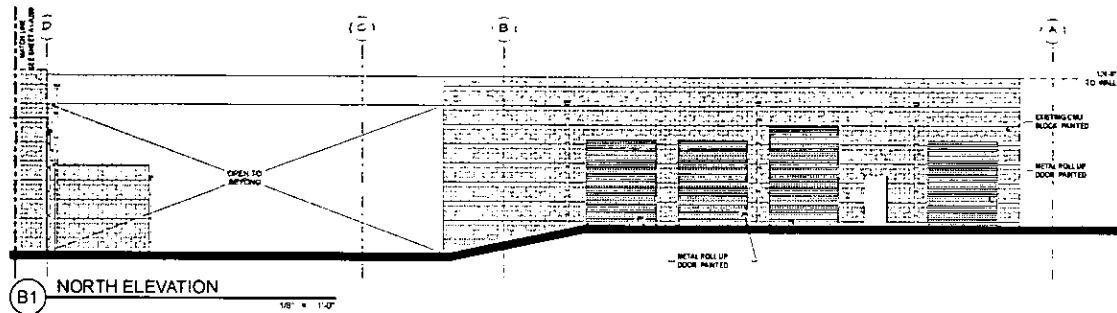
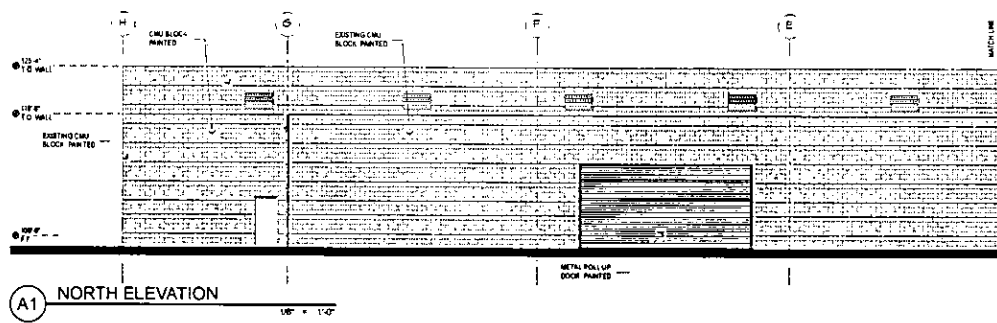
MSP-39809

RECEIVED
OCT 05 2010

SIGNAGE
DRAWINGS /
PHOTOS

AS101

© 2009 Fairway Chevrolet and Fairway GMC/Buick



Fairway Chevrolet and Fairway GMC/Buick
Master Sign Plan
3040-3244 East Sahara
Las Vegas, Nevada 89104

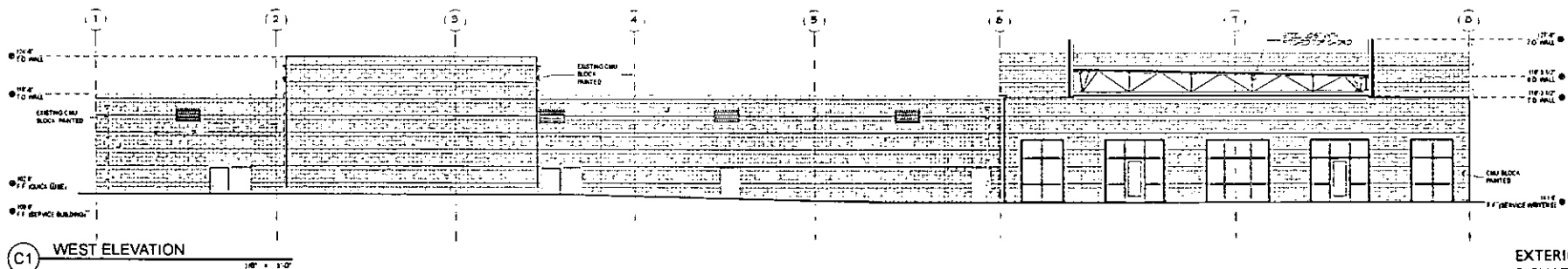
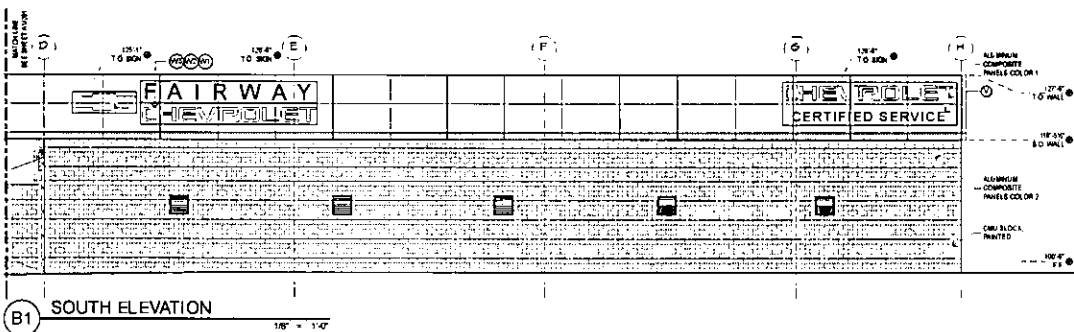
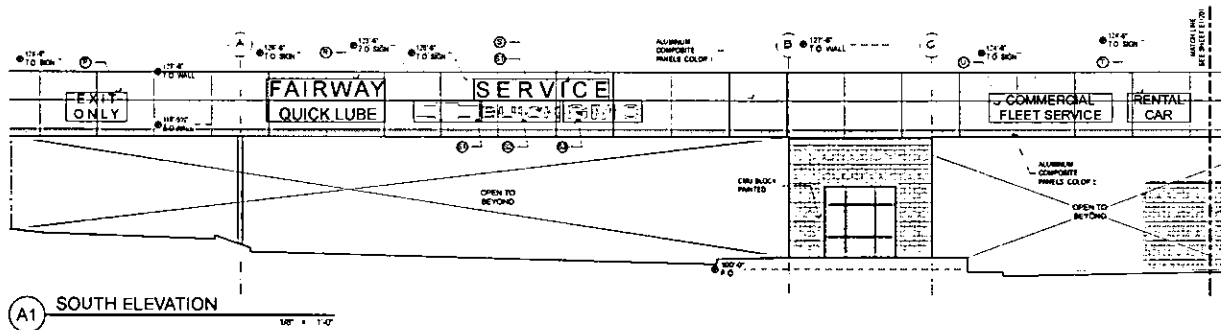
MSP-39809

RECEIVED
OCT 05 2010

EXTERIOR
ELEVATIONS -
SERVICE BLDG.
ADDITION

A200

18 SEP Fairway Chevrolet and Fairway GMC/Buick



Fairway Chevrolet and Fairway GMC/Buick

Master Sign Plan
3040-3244 East Sahara
Las Vegas, Nevada 89104

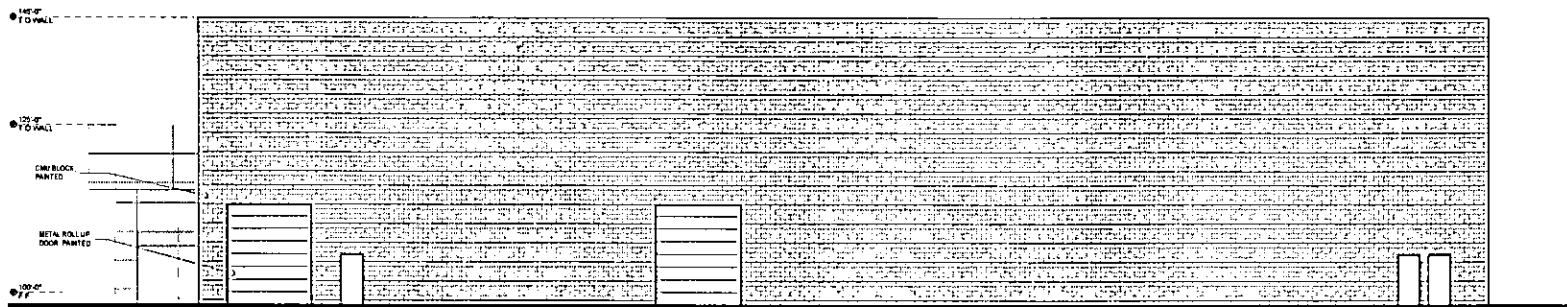
MSP-39809

RECEIVED
OCT 05 2010

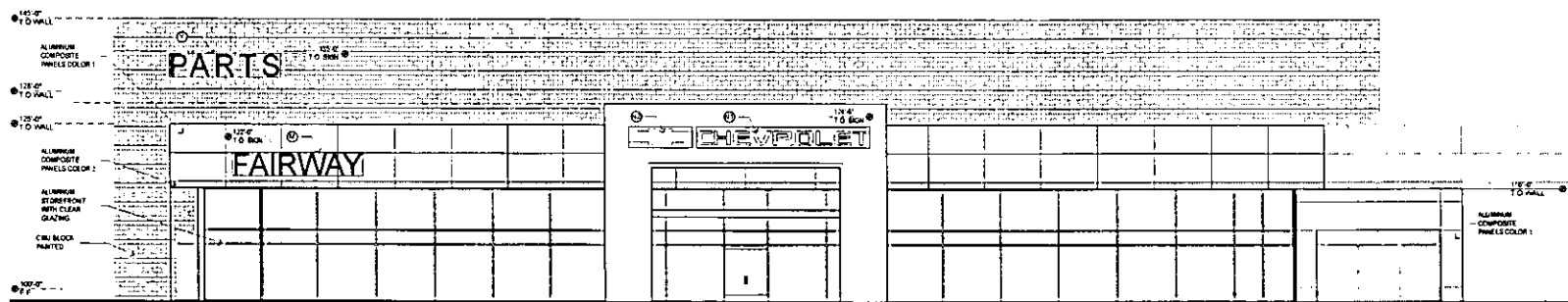
EXTERIOR
ELEVATIONS -
SERVICE BLDG.
ADDITION

A201

18549 Fairway Chevrolet and Fairway GMC/Buick



B1 NORTH ELEVATION
1/8" = 1'-0"



C1 SOUTH ELEVATION
1/8" = 1'-0"

Fairway Chevrolet and Fairway GMC/Buick
Master Sign Plan
3040-3244 East Sahara
Las Vegas, Nevada 89104

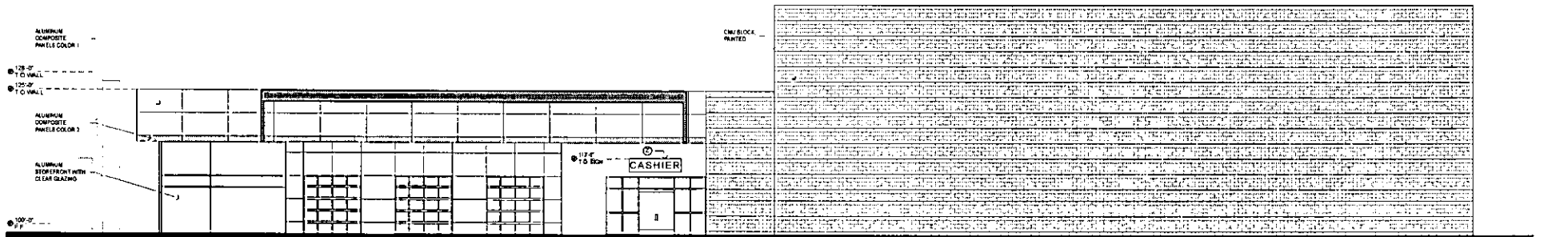
MSP-39809

RECEIVED
OCT 05 2010

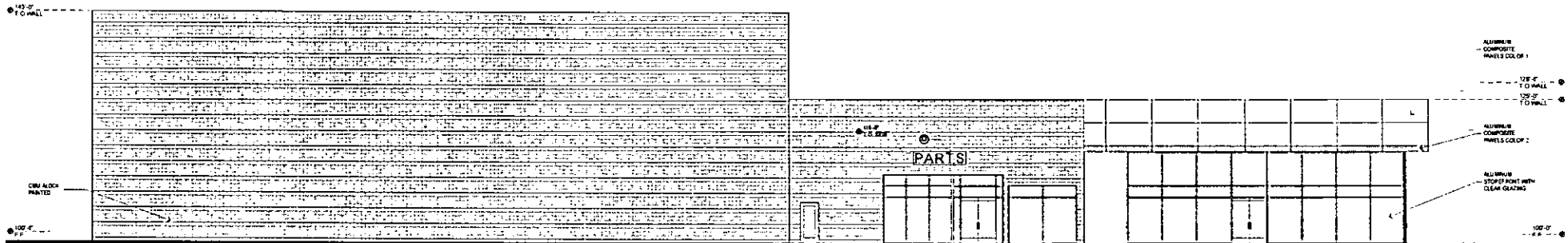
EXTERIOR
ELEVATIONS -
CHEVROLET
SHOWROOM

A203

13.001 Fairway Chevrolet and Fairway GMC/Buick



B1 EAST ELEVATION



C1 WEST ELEVATION

Fairway Chevrolet and Fairway GMC/Buick
Master Sign Plan
3040-3244 East Sahara
Las Vegas, Nevada 89104

MSP-39809

RECEIVED
CCT 0 5 2010

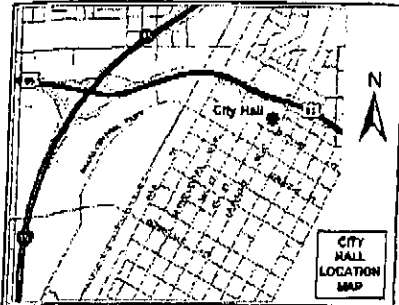
EXTERIOR
ELEVATIONS -
CHEVROLET
SHOWROOM

A204

10.06.09 Fairway Chevrolet and Fairway GMC/Buick

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.

MSP-39809

Planning Commission Meeting of 11/18/2010

PRESORTED
FIRST CLASS



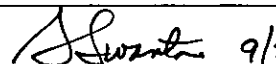
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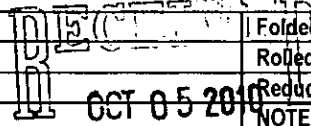
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3188 FREMONT STREET L L C
5243 W CHARLESTON BLVD #8
LAS VEGAS NV 89146-1304

Case: MSP-39809

RECEIVED

NOV - 8 2010

Pre-Application Conference Item Required <table style="width:100%;"> <tr> <td style="width:50%; text-align: center;">YES</td> <td style="width:50%; text-align: center;">NO</td> </tr> </table>		YES	NO	CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
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 330					
		☒ ☐ Correct fee(s): \$ 300.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 830.00 Total					
		☒ ☐ Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)					
		☐ ☒ 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					
		☒ ☐ Sign Analysis Table showing sign type, location, height, width, area, illumination type, animation					
LANDSCAPE PLAN							
		☐ ☒ 11" x 17" min. to 24" x 36" max. page size				Folded Plans: 0	
		☐ ☒ 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 AND SIGN ELEVATIONS							
		☒ ☐ 11" x 17" min. to 24" x 36" max. page size		Folded Plans: 1			
		☒ ☐ Scale and building dimensions labeled		Colored, Rolled Plans: 1			
		☒ ☐ North, south, east, and west elevations of all buildings		Reduced Copy (8-1/2x11 BW): 1			
		☐ ☐ Private restrictions and/or special sign criteria, if necessary		NOTES: MAY BE ON SEPARATE SHEETS			
		☒ ☐ All wall sign locations shown and sizes noted					
FLOOR PLANS							
		☐ ☒ 11" x 17" min. to 24" x 36" max. page size		Folded Plans: 0			
		☐ ☒ Scale and building dimensions labeled		Colored, 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: Master Sign Plan					
Representative: Aptus		Application Purpose: Establish sign plan for existing Motor Vehicle Sales (New) establishment					
APN: 162-01-801-022		Site Location: 3100 and 3222 E. Sahara Avenue					
Planner's Signature:  9/24/10		Pre-App. Meeting Date: 09/24/10					
Planner: Steve Swanton, Planning Supervisor		Submittal Deadline: 10/05/10 - no later than 2:00 pm					
		Earliest PC / CC Meeting Dates: 11/18/10 PC - 12/15/10 CC - Cycle 9					


 OCT 05 2010



CITY OF LAS VEGAS

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

Page: 1 of 1
Date: 09/24/10
Time: 9:00 a.m.

Project Name: Fairway Chevrolet Master Sign Plan

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

Name	Company/Department	Phone	Fax	Email
1. Kristen Neuman, AIA	APTUS Group	839-1200	839-1213	kristen@aptusgroup.com
2.				
3.				
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7.	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	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:

- Several existing signs are nonconforming. Justification letter should explain which aspect(s) of signs are nonconforming.
- Canopy signage ~~cannot~~ may exceed 25% of canopy face. If verification of plans confirms greater than 25%, a variance will be required.
- Include sign analysis table on site plan
- Changes to signage after approval will require administrative review
- Existing signage not noted to remain will be removed at time of construction

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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**

CC

P/L 271/251

Report of All Selected Parcels**Case Number:** MSP-39809**Printed On:** Tue: October 12, 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	16201701009
3188 FREMONT STREET L L C	5243 W CHARLESTON BLVD #8 LAS VEGAS NV	16201701010
AGEEFF FEODOR	5243 W CHARLESTON BLVD #8 LAS VEGAS NV	16201701008
AGUILAR GUADALUPE R & MARY L	3050 E ST LOUIS AVE LAS VEGAS NV	16201810014
ALKAY LIMITED INC	3001 SCARLET OAK AVE LAS VEGAS NV	16201811008
ALVAREZ VICTOR	2007 PARADISE RD LAS VEGAS NV	16212511048
ANDERSON ROBERT E JR	3112 HOLLY HILL AVE LAS VEGAS NV	16201812033
ARIAS CUAHTEMOC & SANDRA	2924 E ST LOUIS AVE LAS VEGAS NV	16201810007
ARIAS SILVINO G	624 BADLANDS AVE HENDERSON NV	16201811001
ARTIGAS MARITZA	1809 GINGER TREE LN LAS VEGAS NV	16201713006
AVILES VICTOR & ROSA	3124 SCARLET OAK AVE LAS VEGAS NV	16201812031
AVINA ESTREBERTO	2904 SCARLET OAK AVE LAS VEGAS NV	16201811042
B & K O'HANA NEVADA L L C	1909 CHERRY LN LAS VEGAS NV	16201313001
B & K O'HANA NEVADA L L C	%B IGLINSKI 981 RHYOLITE TERR HENDERSON NV	16201802005
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	16201802004
BAKER NORMAN	P O BOX 60237 LAS VEGAS NV	16212510011
BANK WELLS FARGO N A TRS	1610 E ST ANDREWS PL SANTA ANA CA	16201711040
BARAJAS ARMANDO	2917 HOLLY HILL AVE LAS VEGAS NV	16201812005
BARNES JOYCE A	3210 N HERITAGE WY LAS VEGAS NV	16212510002
BASSLER JANE G	2615 RUTHE DUARTE AVE LAS VEGAS NV	16212511046
BEAUDRY DEBORAH A	3105 HOLLY HILL AVE LAS VEGAS NV	16201812019
BEJARANO RIGOBERTO & JOSE	3013 HOLLY HILL AVE LAS VEGAS NV	16201812010
BLOOD BETH W	2619 HERITAGE DR LAS VEGAS NV	16212510017
BRUNER HELEN G & VIRGINIA A	1805 GINGER TREE LN LAS VEGAS NV	16201713005
BRUNO FAMILY TRUST	630 TOY LN BOSQUE FARMS NM	16201812052
C K 3200 FREMONT STREET L L C	%L SHAPIRO 10300 W CHARLESTON BLVD #13-156 LAS VEGAS NV	16201706001
C O & M J L P	%FINDLAY OLDSMOBILE 315 AUTOMALL DR HENDERSON NV	16201701007
CANTWELL BERNARD & CHARLOTTE E	2904 ST LOUIS AVE LAS VEGAS NV	16201810002
CARDENAS CARLOS X	2917 SCARLET OAK AVE LAS VEGAS NV	16201811005
CARY JAMES A & CATHERINE M	3033 HOLLY HILL AVE LAS VEGAS NV	16201812015

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CASTRO SILVIA	3025 HOLLY HILL LAS VEGAS NV	16201812013
CAUDILLO ELVA	1821 SILVER BIRCH LN LAS VEGAS NV	16201711024
CAWLEY FRANCIS & F KELLY	808 S 6TH ST LAS VEGAS NV	16201801001
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 SCARLETT OAK AVE LAS VEGAS NV	16201811015
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	16201811018
CHRYSLER GROUP REALTY CO L L C	%TAX AFFAIRS 485-12-30 1000 CHRYSLER DR AUBURN HILLS MI	16107101001
CIRCLE K CORPORATION	%PPTY TAX DEPT - DC17 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
DELACERDA 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 AUDEL & BOUDELIO	7708 LEAVORITE DR LAS VEGAS NV	16201711025

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<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 HDLLY 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	16201801009
G M F INC	P O BOX 42162 LAS VEGAS NV	16201801008
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 HDLLY 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	16201801019
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	16201801018
HADEN BILL INC	%L A SALO CPA LTD 2625 WIGWAM PKWY #106 HENDERSON NV	16201801021
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	16212510056

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<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
HERITAGE SQUARE ASSN INC	2675 HERITAGE CIR LAS VEGAS NV	16212510047
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
J A M PROPERTIES INTL L L C	3863 S VALLEY VIEW BLVD #5 LAS VEGAS NV	16201810016
JACOBS MARTIN REVOCABLE LIV TR	2631 HERITAGE DR LAS VEGAS NV	16212510019
JAEGER JULIA	3240 HERITAGE WY NO LAS VEGAS NV	16212510005
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 COSTA 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	1800 GINGER TREE LN LAS VEGAS NV	16201313015

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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 DAK 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

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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 FLOOR 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	16201704003
ROBERTS LIA ARNOLD REV FAM TR	711 RANCHO CIR LAS VEGAS NV	16201704002
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 & SILVIND	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 CARLDS 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:** MSP-39809**Printed On:** Tue: October 12, 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	% DIVISIONS OF STATE LANDS CARSON CITY NV	16201402008
STATE OF NEVADA BLDG & GROUNDS	CARSON CITY NV	16201402006
STATE OF NEVADA DIV OF LANDS	201 S FALL ST #120 CARSON CITY NV	16201402004
T L C HOMES INC	7617 BOCA RATON DR 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

Report of All Selected Parcels**Case Number:** MSP-39809**Printed On:** Tue: October 12, 2010

<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	16106403001
WALGREEN CO	%TAX DEPT MS #1435 104 WILMOT RD DEERFIELD IL	16201804006
WALGREEN CO	%TAX DEPT MS #1435 104 WILMOT RD DEERFIELD IL	16201804007
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

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

November 19, 2010

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

**RE: MSP-39809 - MASTER SIGN PLAN
PLANNING COMMISSION MEETING OF NOVEMBER 18, 2010**

Dear Mr. Heinrich:

Your request for a Master Sign Plan FOR AN EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT 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 November 18, 2010.

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

Planning and Development

1. Conformance to the conditions of approval for Site Development Plan Review (SDR-38855).
2. Conformance to the sign elevations and documentation as submitted in conjunction with this request, date stamped 10/28/10, except as amended by conditions herein.
3. All signage shall have proper permits obtained through the Building and Safety Department.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. Any future amendments to the approved signage within the Master Sign Plan in conformance with Title 19 standards may be reviewed and approved administratively by the Planning and Development Department.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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



Public Works

7. The proposed signs shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The proposed ground mounted bases shall not be located within existing or proposed public sewer or drainage easements.

This action by the Planning Commission on **November 18, 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 **November 29, 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,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

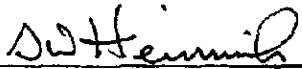
CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Planning and Development Department
	Case Planning Division
	731 South Fourth Street
	Las Vegas, Nevada 89101
	(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: MSP-39809 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **NOVEMBER 18, 2010** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney at (702) 385-7268**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **NOVEMBER 17, 2010**.

<u></u>	<u>11-15-10</u>
Signature	Date
<u>GREG W. HEINLICH</u>	
Please Print Name	
<u>FAIRWAY CHEVROLET</u>	
Company Name	

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

RECEIVED
NOV 15 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

November 4, 2010

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

**RE: MSP-39809 - MASTER SIGN PLAN
PLANNING COMMISSION MEETING OF NOVEMBER 18, 2010**

Dear Mr. Heinrich:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **November 18, 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 **Wednesday, November 10, 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, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

Mayor
Oscar B. Goodman

City Council
Gory Reese
(Mayor Pro Tem)

Steve Wolfson
Lois Tarkanian
Steven D. Rass
Ricki Y. Barlow
Stavros S. Anthony

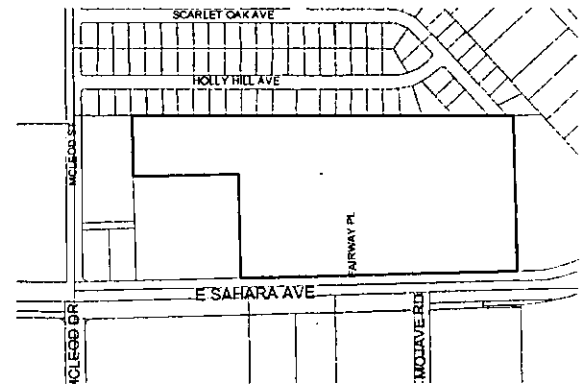
City Manager
Elizabeth N. Fretwell



Application Information

MSP-39809 - MASTER SIGN PLAN - PUBLIC HEARING -
APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
- Request for a Master Sign Plan FOR AN EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT 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

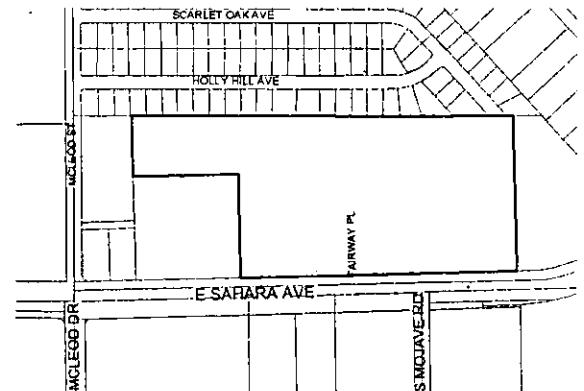
Meeting: Planning Commission
Date: November 18, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

MSP-39809 - MASTER SIGN PLAN - PUBLIC HEARING -
APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
- Request for a Master Sign Plan FOR AN EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT 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



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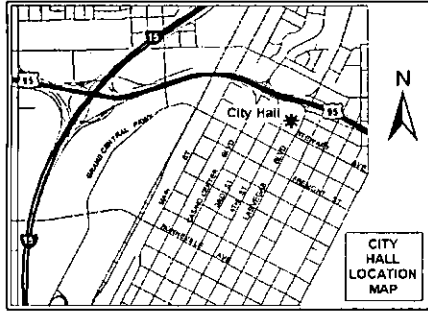
Public Hearing Information

Meeting: Planning Commission
Date: November 18, 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

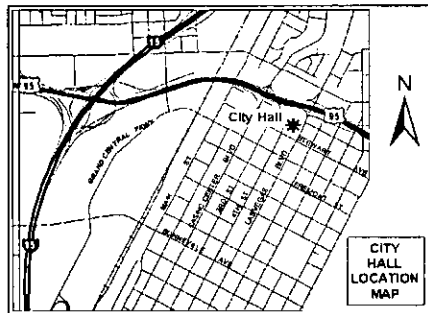
Please use available blank space on card for your comments.

MSP-39809

Planning Commission Meeting of 11/18/2010

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.

MSP-39809

Planning Commission Meeting of 11/18/2010

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 Riecki, Survey (FM, PM, & A's only)
Date: October 19, 2010
Re: **MSP-39809** Fairway Chevrolet Company 3040-3244 E. Sahara Ave.
Request for a Master Sign Plan

CONDITIONS OF APPROVAL:

1. The proposed signs shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The proposed ground mounted bases shall not be located within existing or proposed public sewer or drainage easements.

Development Notification

PC Meeting: November 18, 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:

MSP-39809

Charlestonwood Apartments

Crestwood NA

Desert Rose Apartments

Oasis Ridge Apartments

Palm Terrace Apartments

Showboat NA

Summer Place Apartments

C I T Y O F L A S V E G A S
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

MSP-39809

HAND DELIVERED/ INTER OFFICE MAIL/ OR US MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	JOE PEÑA	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

MSP-39809 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY - Request for a Master Sign Plan FOR AN EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT on 17.01 acres at 3040-3244 East Sahara Avenue (APN 162-01-801-022), C-2 (General Commercial) Zone, Ward 3 (Reese).

PLANNING COMMISSION: **NOVEMBER 18, 2010**

CITY COUNCIL: **DECEMBER 15, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **OCTOBER 19, 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:

11/18/10 PH Romeo

Report Date 10/05/2010 12:45 PM

Submitted By

Page 1

A/P # 39809 MASTER SIGN PLAN

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/05/2010 09:35	982998	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

MSP-39809 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY - Request for a Master Sign Plan FOR AN EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT on 17.01 acres at 3100 East Sahara Avenue (APN 162-01-601-022), C-2 (General Commercial) Zone, Ward 3 (Reese).

Parent A/P #

Project # 39809 Project/Phase Name FAIRWAY CHEVROLET AND BUICK/GM Phase #
Size/Area 17.01 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16201601022

Location

Owner/Tenant

Contact ID AC227444 Name FAIRWAY CHEVROLET COMPANY
Mailing Address 3222 E SAHARA AVE Organization
City LAS VEGAS State/Province NV
ZIP/PC 89104-4304 Country ☐ Foreign
Day Phone (702)558-2438 x Evening Phone
Fax Mobile #

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-

A/P Addresses

No Other Addresses are associated to this Application

Report Date 10/05/2010 12:45 PM

Submitted By

Page 2

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16201801022

Applicants/Contacts

Primary N Capacity OTHER Other REP Contact ID AC817940 ☐ 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 S 4TH ST
SUITE 206
LAS VEGAS, NV 89104
Seasonal Addr

Valid From To
Comments Kristen Neuman

Primary Y Capacity OWNER Contact ID AC227444 ☐ Foreign
Effective Expire
Name FAIRWAY CHEVROLET COMPANY
Day Phone (702)558-2438 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 3222 E SAHARA AVE
LAS VEGAS, NV 89104-4304
Seasonal Addr

Valid From To
Comments No Comments

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
PROCESSING FEE (\$300.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
413226 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
413227 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
413228 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
413229 RDW #1 (RIGHT-OF-WAY)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(PT-ENTER THE # DF LABELS)	
(ASSIGN CASE TO A PLANNER)	

Report Date 10/05/2010 12:45 PM

Submitted By

Page 3

Item Description

Item Status

(AT-COMPLETE DRT PROCESS)
(PT-NOTIFICATION MAP DATE)
(AT-ROUTE PLANS FOR REVIEW)
(AT-SEND PUB HEARING NOTICE)
(AT-SEND TO REVIEW JOURNAL)
(PT-SIZE OF NOTIFICATION AREA)
(STAFF RECOMMENDATION)

Check Licenses

Not Checked

Check Children Status

Children Successful

Check Open Cases

0

Fees

Status

Paid Date

Amount

RECORDING OF NOTICE OF ZONING ACTION
PROCESSING FEE

P

10/05/2010 09:48

30.00

P

10/05/2010 09:48

300.00

Total Unpaid

0.00

Total Paid

330.00

Inspections

There are no Inspections for this Report

Review Activities
Review Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

413226	B&S PLAN	1	Incomplete	☐	10/05/2010 12:44			
413227	DEVCO	1	Incomplete	☐	10/05/2010 12:44			
413228	LAND DEV	1	Incomplete	☐	10/05/2010 12:44			
413229	ROW	1	Incomplete	☐	10/05/2010 12:44			

Activity Review Details

Detail SUBMITTAL CHECKLIST (MSP)

Modified By JMARSHALL

Modified Date/Time 10/05/2010 09:35

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-App Conference Checklist	Y Laser Print Site Plan
Y Application/Petition Form	Y Laser Print Building Elevation
Y Deed and Legal Description	Y Laser Print Sign Elevation
Y Justification Letter	N Copy of Private Restrictions or Sign Criteria
Y Sign Analysis Table	N Standards for Window Signs (If applicable)
Y Site Plans (6 Folded Blue Lines, 1 Rolled Colored)	Y Statement of Financial Interest
Y Building Elevations (1 Folded, 1 Rolled Colored)	
Y Sign Elevations (1 Folded, 1 Rolled Colored)	
Y Business Licensing Requirements Met	
N Business License Exempt	

Report Date 10/05/2010 12:45 PM

Submitted By

Page 4

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

Z-LEGAL				982998	10/05/2010 09:35	
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.

MASTER SIGN PLAN

N Parent Project link required?

N Will this go to City Council?

Staff Recommendation

Meeting Information

Meeting Info	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By	Modified Date		
Comments	Added By				

11/18/2010	PC	SCHEDULED			
JMARSHALL	10/05/2010	JMARSHALL	10/05/2010	0	0

Template Type	AP #	AP Type	Status	Stage
---------------	------	---------	--------	-------

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	10/05/2010 09:49		0.00
	KRISTEN NEUMAN, 702.839.1200, BOYD MARTIN COSNTRUCTION CK 16862				

FEE	FEE	983922	10/05/2010 09:44	10/05/2010 09:44	0.00
	Per fee schedule, no notification fee required				

No Model Home Details

October 1, 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. Master Sign Plan

To whom it may concern:

Architecture

Engineering

Planning

Interiors

Landscape

We are submitting a Master Sign Plan for review to complement the new façade upgrades and 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. 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). We feel this project will be a tremendous catalyst to help jumpstart the revitalization of the eastern end of Sahara in Las Vegas.

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.

Freestanding Signs: Currently there are (6) six freestanding signs along Sahara. The street frontage is 1056.77' and would allow (5) five signs under the current code, but these (6) six signs would be legally non-conforming since they are existing.

Directional Signs: There are (3) two directional signs. Two signs are existing along Sahara stating "Parts/Service" and "Entrance". These existing signs are legally non-conforming due to their size. There is (1) one other sign, with directions to different departments on site. This sign will be within the allowable standards.

Canopy Signs: There will be (8) seven canopy signs. The total sf of the canopy signs is within the allowable standards.

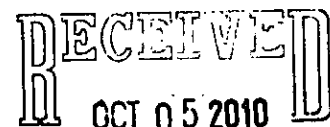
Wall Signs: There will be (14) wall signs. The area of the signs is within the allowable standards.

We feel this project meets and supports existing city regulations for Master Sign 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. 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 (owner's representative)

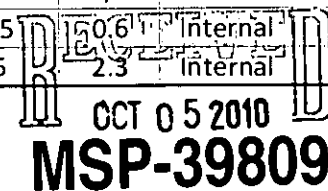


MSP-39809

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

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

Exist. or Sign	New	Copy *actual copy may vary*	Type	Location	Height	Width	Overall Height	Area of Sign SF	Wall / Canopy SF	Actual %	Type of Illumin.	Animated
A1	N	BUICK	Wall	On Building	1'-9"	11'-3"	see elev.	19.7	2464	0.8	Internal	No
A2	N	GMC	Wall	On Building	2'-4"	10'-5"	see elev.	24.3	2464	1.0	Internal	No
B	N	Fairway	Wall	On Building	3'-0"	18'-7"	see elev.	55.75	2464	2.3	Internal	No
C	E	Fairway Certified Used Vehicles	Freestanding	Site	8'-6"	8'-6"	30'-0"	72.25	n/a	n/a	Internal	No
D	E	Entrance	Directional	Site	1'-6"	8'-0"	see elev.	12	n/a	n/a	Internal	No
E	E	Fairway GMC/Buick	Freestanding	Site	14'-0"	14'-6"	47'-0"	203	n/a	n/a	Internal	No
F	E	Fairway Chevrolet	Freestanding	Site	11'-0"	11'-3"	36'-0"	123.75	n/a	n/a	Internal	No
G	E	Fairway Chevrolet	Freestanding	Site	14'-0"	14'-6"	47'-0"	203	n/a	n/a	Internal	No
H	E	Parts/Service	Directional	Site	2'-4"	12'-0"	8'-0"	28	n/a	n/a	Internal	No
J	E	Fairway Commerical Specialty Vehicles	Freestanding	Site	6'-0"	6'-0"	21'-0"	36	n/a	n/a	Internal	No
K	E	Fairway Certified Used Vehicles	Freestanding	Site	8'-6"	8'-6"	30'-0"	72.25	n/a	n/a	Internal	No
L	N	Collision Center	Wall	On Building	2'-4"	30'-0"	see elev.	70	1439	4.9	Internal	No
M	N	Fairway	Wall	On Building	3'-0"	18'-7"	see elev.	55.75	8055	0.7	Internal	No
N1	N	Chevrolet	Wall	On Building	3'-0"	24'-6"	see elev.	73.5	8055	0.9	Internal	No
N2	N	*Bowtie*	Wall	On Building	3'-0"	9'-4"	see elev.	28	8055	0.3	Internal	No
P	N	Exit Only	Canopy	On Canopy	4'-0"	8'-6"	see elev.	34	1546	2.2	Internal	No
Q	N	Parts	Wall	On Building	2'-4"	8'-0"	see elev.	19	1275	1.5	Internal	No
R	N	Fairway Quick Lube	Canopy	On Canopy	6'-0"	16'-6"	see elev.	99	1546	6.4	Internal	No
S	N	Service	Canopy	On Canopy	3'-0"	18'-8"	see elev.	56	1546	3.6	Internal	No
S1	N	*Bowtie*	Canopy	On Canopy	3'-0"	9'-4"	see elev.	28	1546	1.8	Internal	No
S2	N	BUICK	Canopy	On Canopy	1'-9"	11'-3"	see elev.	19.7	1546	1.3	Internal	No
S3	N	GMC	Canopy	On Canopy	2'-4"	10'-5"	see elev.	24.3	1546	1.6	Internal	No
T	N	Rental Car	Canopy	On Canopy	4'-0"	8'-9"	see elev.	35	1546	2.3	Internal	No
U	N	Commercial Fleet Service	Canopy	On Canopy	4'-0"	17'-0"	see elev.	68	1546	4.4	Internal	No
V	N	Certified Chevrolet Service	Wall	On Building	6'-0"	24'-6"	see elev.	147	3520	4.2	Internal	No
W1	N	Fairway	Wall	On Building	3'-0"	24'-6"	see elev.	73.5	3520	2.1	Internal	No
W2	N	Chevrolet	Wall	On Building	3'-0"	24'-6"	see elev.	73.5	3520	2.1	Internal	No
W3	N	*Bowtie*	Wall	On Building	3'-0"	9'-4"	see elev.	28	3520	0.8	Internal	No
X	N	*Directional Sign*	Directional	On Wall	3'-0"	4'-0"	7'-0"	12	n/a	n/a	Internal	No
Y	N	Parts	Wall	On Building	3'-0"	15'-6"	see elev.	46.5	8055	0.6	Internal	No
Z	N	Cashier	Wall	On Building	2'-4"	9'-0"	see elev.	21	925	2.3	Internal	No



OCT 05 2010

MSP-39809

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Master Sign Plan
 Project Address (Location) 3100 E. Sahara
 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 _____
 Gross Acres 17.01 Lots/Units _____ Density _____
 Additional Information _____

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

APPLICANT Fairway Chevrolet Company Contact Greg Heinrich
 Address 3100 E. Sahara 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* Greg W. Heinrich

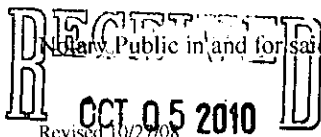
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Greg W. Heinrich

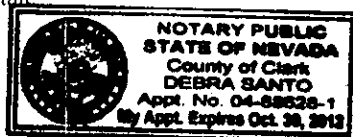
Subscribed and sworn before me

This 29th day of September, 20 10

Debra Santo



Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>MSP-39809</u>
Meeting Date:	<u>11/18/10</u>
Total Fee:	<u>\$330.00</u>
Date Received:*	<u>10/5/10</u>
Received By:	<u>J. F. Muel</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: **MSP-39809** APN: 162-01-801-022

Name of Property Owner: Fairway Chevrolet Company

Name of Applicant: Fairway Chevrolet Company

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: _____

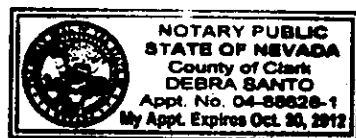
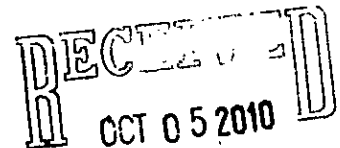
Signature of Property Owner: *Greg W. Heinrich*

Print Name: Greg W. Heinrich

Subscribed and sworn before me

This 29th day of September 2010
Debra Santo

Notary Public in and for said County and State



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 URGU WIRTH ET AL

Debbie Conway

STN

Clark County Recorder

Pgs: 7

Recorded at the Request of:

Jolley Urgu 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
OCT 05 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: EX001

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.

///

///

///

RECEIVED
OCT 05 2010

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

Fairway Chevrolet Company

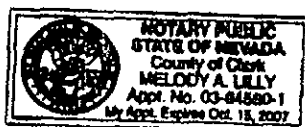
by: Gregory Heinrich
Gregory Heinrich, President

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
OCT 05 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 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 (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.

RECEIVED
OCT 05 2010

EXHIBIT A

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

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

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RECEIVED
OCT 05 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/Townhouse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☒ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home

- ☐ i) Other _____

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 375.830, 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)

FOR RECORDERS'S OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	Page <u>2</u>
Date of Recording:	<u>Oct 5 2010</u>
Notes:	<u>Let J. Wirth</u>

RECORDED
OCT 05 2010

RE-RECORDED

3123

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'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property

\$ _____

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: Rerecorded 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: JOLLY, VIRGA, WIRTH Escrow #: _____
Address: 3800 Howard Hughes Pkwy 14th Fl.
City: Las Vegas State: NV Zip: 89169

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

RECEIVED
OCT 05 2010

3/12/3