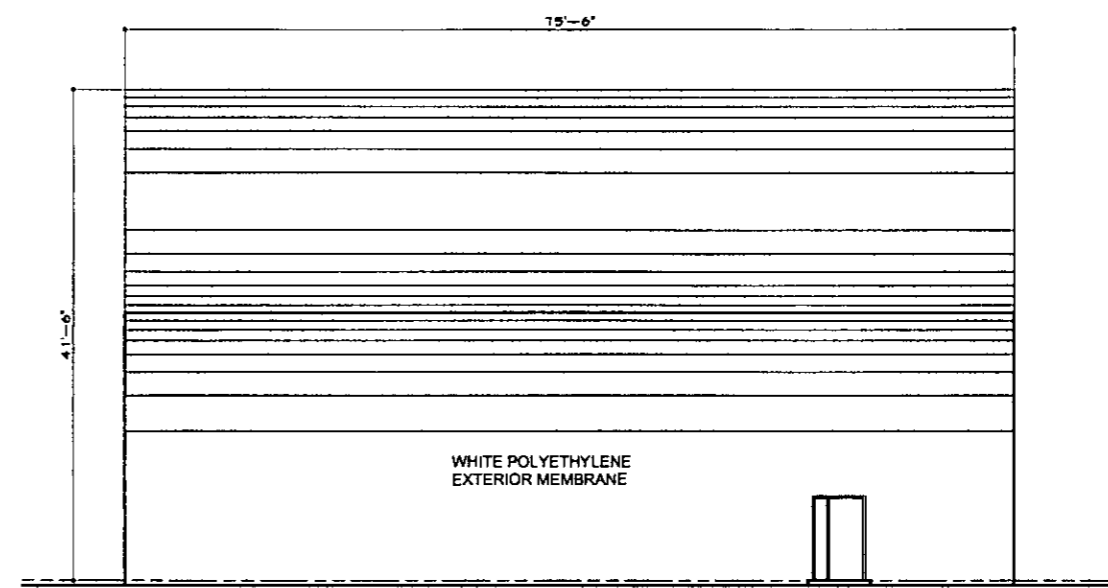
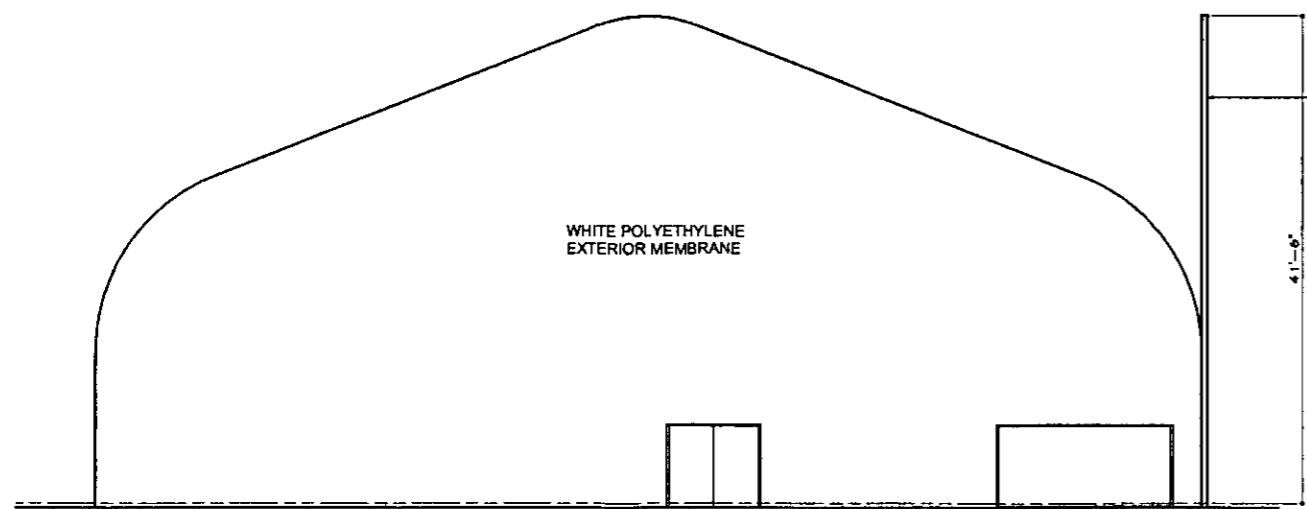


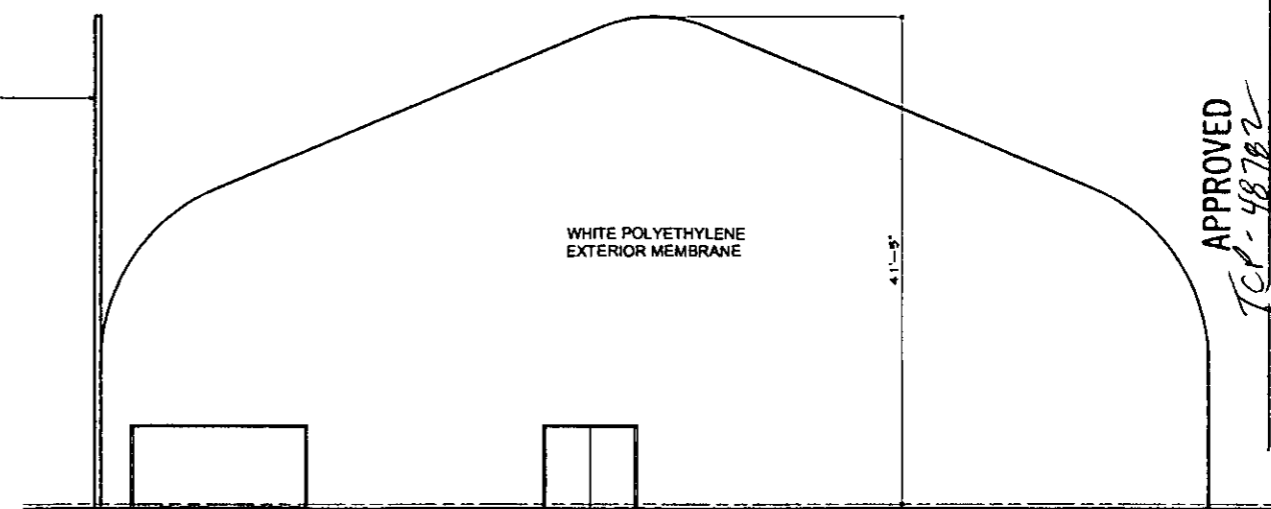
SOUTH ELEVATION  
1/8" SCALE



NORTH ELEVATION  
1/8" SCALE



WEST ELEVATION  
1/8" SCALE



EAST ELEVATION  
1/8" SCALE

APPROVED  
TCP-48702  
BY [Signature]  
CURRENT PLANNING DIVISION  
CITY OF LAS VEGAS

RECEIVED  
MAR 26 2013

CITY OF LAS VEGAS

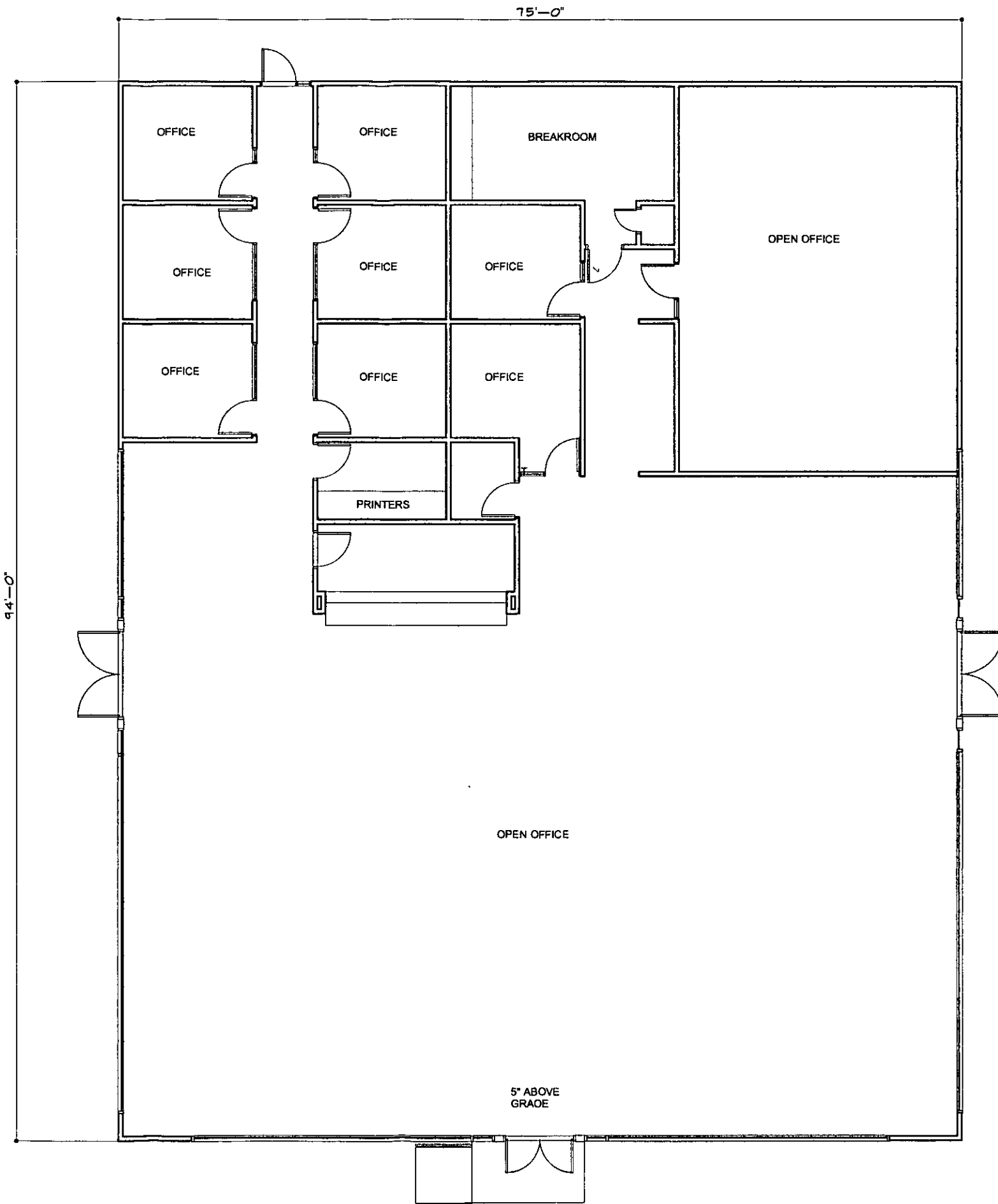
TEMPORARY STRUCTURE  
AT DESERT TOYOTA  
6300 WEST SAHARA AVE  
EXTERIOR ELEVATIONS

REVISIONS

1	
2	
3	
4	

RICHARD P. THRELFALL ARCHITECT, INC.  
6512 WEST DIABLO DRIVE  
LAS VEGAS, NEVADA 89118  
(702) 388-0716 VOICE  
(702) 873-3717 FAX  
RPTARCH@COX.NET

A-3



44'-0"

75'-0"

OFFICE

OFFICE

BREAKROOM

OPEN OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

PRINTERS

OPEN OFFICE

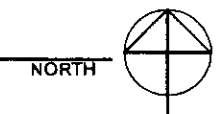
5" ABOVE GRADE

APPROVED  
TCP-48782

BY  
CURRENT PLANNING DIVISION  
CITY OF LAS VEGAS

RECEIVED  
MAR 26 2013

FLOOR PLAN  
3/16" SCALE



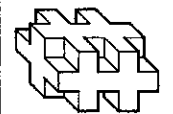
TEMPORARY STRUCTURE  
AT DESERT TOYOTA  
6300 WEST SAHARA AVE  
FLOOR PLAN

CITY # P. 50-0073-5-980306

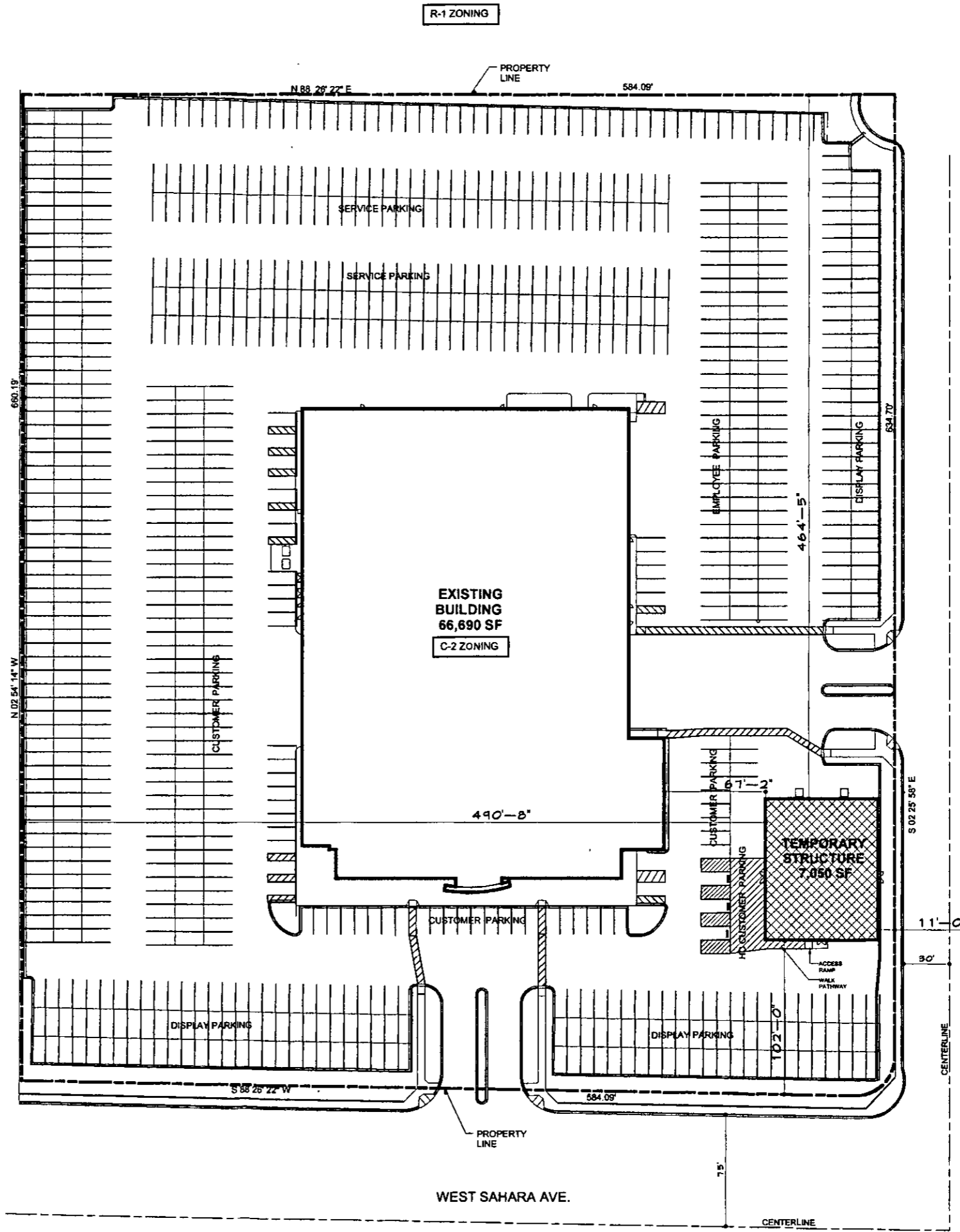
REVISIONS

1	
2	
3	
4	

RICHARD P. THRELFALL ARCHITECT, INC.  
6512 WEST DIABLO DRIVE  
LAS VEGAS, NEVADA 89118  
(702) 388-0716 VOICE  
(702) 873-3717 FAX  
RPTARCH@COX.NET



A-2



C-1 ZONING

R-1 ZONING

C-1 ZONING

EXISTING BUILDING  
66,690 SF  
C-2 ZONING

TEMPORARY STRUCTURE  
7,050 SF

APPROVED  
*TCC-48782*

BY  
*[Signature]*  
CURRENT PLANNING DIVISION  
CITY OF LAS VEGAS

RECEIVED  
MAR 26 2013

SITE PLAN  
1" = 40'-0" SCALE



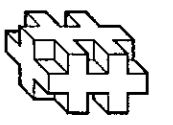
TEMPORARY STRUCTURE  
AT DESERT TOYOTA  
6300 WEST SAHARA AVE  
SITE PLAN  
CITY P. 50-00732-5-000303

REVISIONS

1	
2	
3	
4	

ALL DIMENSIONS, SPECIFICATIONS, NOTES AND FIELD NOTES ARE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

RICHARD P. THRELFALL ARCHITECT, INC.  
6512 WEST DIABLO DRIVE  
LAS VEGAS, NEVADA 89118  
(702) 388-0716 VOICE  
(702) 873-3717 FAX  
RPTARGH@COX.NET



A-1



**DEPARTMENT OF PLANNING**

**APPLICATION / PETITION FORM**

Application/Petition For: SDR-Motor Vehicle Sales TEMPORARY TEMP  
 Project Address (Location) 6300 W. Sahara  
 Project Name Desert Toyota Proposed Use car dealership  
 Assessor's Parcel #(s) 163-02-801-005 Ward # 1  
 General Plan: existing GC proposed GC Zoning: existing C-2 proposed C-2  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres 9 ac Lots/Units 1 Density \_\_\_\_\_  
 Additional Information Remodel of the existing Toyota Dealership

**PROPERTY OWNER** CARS-D B 4 L P  Contact PORTFOLIO MGT   
 Address 8270 GREENSBORO DR #950  Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City MCLEAN  State VA  Zip 22102-4909   
 E-mail Address \_\_\_\_\_

**APPLICANT** CARS-D B 4 L P  Contact PORTFOLIO MGT   
 Address 8270 GREENSBORO DR #950  Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City MCLEAN  State VA  Zip 22102-4909   
 E-mail Address \_\_\_\_\_

**REPRESENTATIVE** Lucy Stewart Contact Lucy Stewart  
 Address 1916 Trail Peak Lane Phone: (702) 499-6469 Fax: (702) 946-0857  
 City Las Vegas State NV Zip 89134  
 E-mail Address stewplan@aol.com

*CARS-DB4, LP, a Delaware Limited Partnership  
 By: CARS-DRS, INC., a Delaware Corporation, its General Partner  
 By: Capital Automotive Real Estate Services, Inc., its Company Manager*

Property Owner Signature\* [Signature]  
 \* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.  
 Print Name JAY M. FERRIERO  
 Its: President & COO.  
 Subscribed and sworn before me  
 This 4th day of February, 2013  
[Signature]

**FOR DEPARTMENT USE ONLY**

Case # TCP-48782  
 Meeting Date: /  
 Total Fee: 100.  
 Date Received:\* 3/26/13  
 Received By: [Signature]

Notary Public in and for said County of Clark  
  
 Karen Y Berry  
 NOTARY PUBLIC  
 Commonwealth of Virginia  
 Reg. #7508100  
 My Commission Expires  
 August 31, 2015

\*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.  
 E:\depot\Application Packet\Application Form.pdf

*Lucy Stewart*  
*1916 Trail Peak Lane*  
*Las Vegas, NV 89134*  
*(702) 499-6469-cell.*  
*(702) 946-0857-fax*

April 1, 2013

Steve Gebeke, Planning Supervisor  
City of Las Vegas, Planning Department  
333 N. Rancho Drive  
Las Vegas, NV 89106

RE: 6300 W. Sahara

Dear Sir or Madam:

Please accept this letter as our justification for a temporary commercial permit for the above referenced property. The owner was approved last summer to remove a portion of the building and rebuild, with a more contemporary elevation. Access to the property will remain the same, with a driveway on Steve Rigazio Court and a divided driveway on Sahara Avenue. The entire building (62,910 square feet) is being updated/renovated with the front of the building, 5550 square feet, to be enclosed/remodeled for a total of 68,460 square feet.

The parking adjacent to Sahara Avenue is display area for the cars for sale, all employee parking is on the roof of the building. The parking required is one space per 500 feet of gross square feet, there are 68,460 square feet of building area or a total of 137 parking spaces required. They are providing 993 parking spaces which are a combination of display and customer/employee parking. There are 159 parking spaces on the roof for employees and 23 parking spaces adjacent to the front of the building for customer. Six handicap spaces are provided, including one van accessible.

While construction occurs, the dealership would like to establish a temporary tent for use as sales offices in the southeast corner of the property. The tent will temporarily displace several parking spaces, however there is an excess of 856 parking spaces over the required parking. The tent should have no impact on the parking on the site. The applicant believes they will need the tent approximately six months, commencing May 1 2013 the hours of operation are 8am -9 pm Monday through Saturday. Plan check application # 48210 Please contact me with any questions you might have.

Yours truly,

*Lucy Stewart*

---

*TCP-48782*

**RECEIVED**

**APR - 2 2013**

**City of Las Vegas  
Dept. of Planning**



**DEPARTMENT OF PLANNING**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: \_\_\_\_\_ APN: 163-02-801-005

Name of Property Owner: CARS-DB4LP

Name of Applicant: CARS-DB4LP

Name of Representative: Lucy Stewart

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: \_\_\_\_\_  
*CARSDB4, L.P., a Delaware Limited Partnership  
By: CARS-DBSPEY, Inc., a Delaware corporation, its General Partner  
By: Capital Automotive Real Estate Services, Inc., a Delaware corporation, its company manager*

Print Name: JAY W. FERRIERO  
ITS - President & C.O.O.

Subscribed and sworn before me

This 4th day of February, 2013

Karen Y Berry  
Notary Public in and for said County and State



**Karen Y Berry**  
**NOTARY PUBLIC**  
Commonwealth of Virginia  
Reg. #7508180  
Commission Expires

**CARS-DB4, LIMITED PARTNERSHIP****Business Entity Information**

Status:	Active	File Date:	11/10/1998
Type:	Foreign Limited Partnership	Entity Number:	LP2901-1998
Qualifying State:	DE	List of Officers Due:	11/30/2013
Managed By:		Expiration Date:	11/10/2498
Foreign Name:	CARS DB4, L.P.		
NV Business ID:	NV19981108101	Business License Exp:	11/30/2013

**Registered Agent Information**

Name:	CSC SERVICES OF NEVADA, INC.	Address 1:	2215-B RENAISSANCE DR
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89119
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

**Officers** Include Inactive Officers

General Partner <input type="checkbox"/> CARS-DBSPE4, INC. <input type="checkbox"/>			
Address 1:	8270 GREENSBORO RD #950	Address 2:	
City:	MCLEAN	State:	VA
Zip Code:	22102	Country:	USA
Status:	Active	Email:	

**Actions\Amendments**

Action Type:	Certificate of Foreign Limited Partnership		
Document Number:	LP2901-1998-001	# of Pages:	1
File Date:	11/10/1998	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LP2901-1998-007	# of Pages:	1
File Date:	12/11/1999	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	LP2901-1998-006	# of Pages:	1
File Date:	11/3/2000	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LP2901-1998-004	# of Pages:	1
File Date:	12/8/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LP2901-1998-005	# of Pages:	1
File Date:	11/4/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LP2901-1998-003	# of Pages:	1
File Date:	10/7/2003	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LP2901-1998-002	# of Pages:	1
File Date:	11/10/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050565426-25	# of Pages:	1
File Date:	11/21/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060648367-82	# of Pages:	1
File Date:	10/9/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070651248-35	# of Pages:	1
File Date:	9/21/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080635044-52	# of Pages:	1
File Date:	9/25/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100585034-18	# of Pages:	1
File Date:	8/5/2010	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20100871201-12	# of Pages:	1
File Date:	11/20/2010	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20120014452-21	# of Pages:	1
File Date:	1/10/2012	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20120789691-25	# of Pages:	1
File Date:	11/26/2012	Effective Date:	
(No notes for this action)			

**CARS-DBSPE4, INC.****Business Entity Information**

Status:	Active	File Date:	11/10/1998
Type:	Foreign Corporation	Entity Number:	C26265-1998
Qualifying State:	DE	List of Officers Due:	11/30/2013
Managed By:		Expiration Date:	
NV Business ID:	NV19981376076	Business License Exp:	11/30/2013

**Registered Agent Information**

Name:	CSC SERVICES OF NEVADA, INC.	Address 1:	2215-B RENAISSANCE DR
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89119
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

**Financial Information**

No Par Share Count:	0	Capital Amount:	\$ 1.00
Par Share Count:	100.00	Par Share Value:	\$ 0.01

**Officers** Include Inactive Officers

Director - KEVIN BURNS			
Address 1:	8270 GREENSBORO DR. SUITE 950	Address 2:	
City:	MCLEAN	State:	VA
Zip Code:	22102	Country:	USA
Status:	Active	Email:	
President--JAY M.FERRIERO			
Address 1:	8270 GREENSBORO DR STE 950	Address 2:	
City:	MCLEAN	State:	VA
Zip Code:	22102	Country:	USA
Status:	Active	Email:	
Director - DAVID LUSKI			

Address 1:	8270 GREENSBORO DR. SUITE 950	Address 2:	
City:	MCLEAN	State:	VA
Zip Code:	22102	Country:	USA
Status:	Active	Email:	
<b>Secretary - CATHERINE POTTER</b>			
Address 1:	8270 GREENSBORO DR. SUITE 950	Address 2:	
City:	MCLEAN	State:	VA
Zip Code:	22102	Country:	USA
Status:	Active	Email:	
<b>Treasurer - MIKE SODO</b>			
Address 1:	8270 GREENSBORO DR STE 950	Address 2:	
City:	MCLEAN	State:	VA
Zip Code:	22102	Country:	USA
Status:	Active	Email:	
<b>Director - BRIAN SUMMERS</b>			
Address 1:	8270 GREENSBORO DR STE 950	Address 2:	
City:	MCLEAN	State:	VA
Zip Code:	22102	Country:	USA
Status:	Active	Email:	

**Actions\Amendments**

Action Type:	Foreign Qualification		
Document Number:	C26265-1998-001	# of Pages:	1
File Date:	11/10/1998	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C26265-1998-008	# of Pages:	2
File Date:	12/11/1999	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C26265-1998-007	# of Pages:	2
File Date:	11/16/2000	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C26265-1998-005	# of Pages:	1
File Date:	1/7/2002	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	C26265-1998-004	# of Pages:	1
File Date:	1/16/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C26265-1998-006	# of Pages:	1
File Date:	11/4/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C26265-1998-003	# of Pages:	2
File Date:	10/7/2003	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C26265-1998-002	# of Pages:	2
File Date:	11/10/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050523701-85	# of Pages:	2
File Date:	10/31/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060649195-22	# of Pages:	2
File Date:	10/9/2006	Effective Date:	
06-07			
Action Type:	Annual List		
Document Number:	20070651251-89	# of Pages:	1
File Date:	9/21/2007	Effective Date:	
07-08			
Action Type:	Annual List		
Document Number:	20080635045-63	# of Pages:	1
File Date:	9/25/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100585041-06	# of Pages:	1
File Date:	8/5/2010	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100871199-68	# of Pages:	1
File Date:	11/20/2010	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20120014360-19	# of Pages:	1
File Date:	1/10/2012	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20120458380-53	# of Pages:	1
File Date:	6/29/2012	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20120789680-93	# of Pages:	2
File Date:	11/26/2012	Effective Date:	
(No notes for this action)			

**NOTES**

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

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

USE THIS SCALE WHEN MAP REDUCED FROM THIS ORIGINAL

0 100 200 300 400 500 600 700 800 900

**MAP LEGEND**

- PARCEL BOUNDARY
- CONDOMINIUM UNIT
- ROAD BOUNDARY
- AIR SPACE PCL
- RIGHT OF WAY PCL
- ROAD EASEMENT
- SUB-SURFACE PCL
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE

**ASSESSOR'S PARCELS - CLARK CO., NV.**  
**Michele W. Shafer - Assessor**

**T21S R60E**

**2**

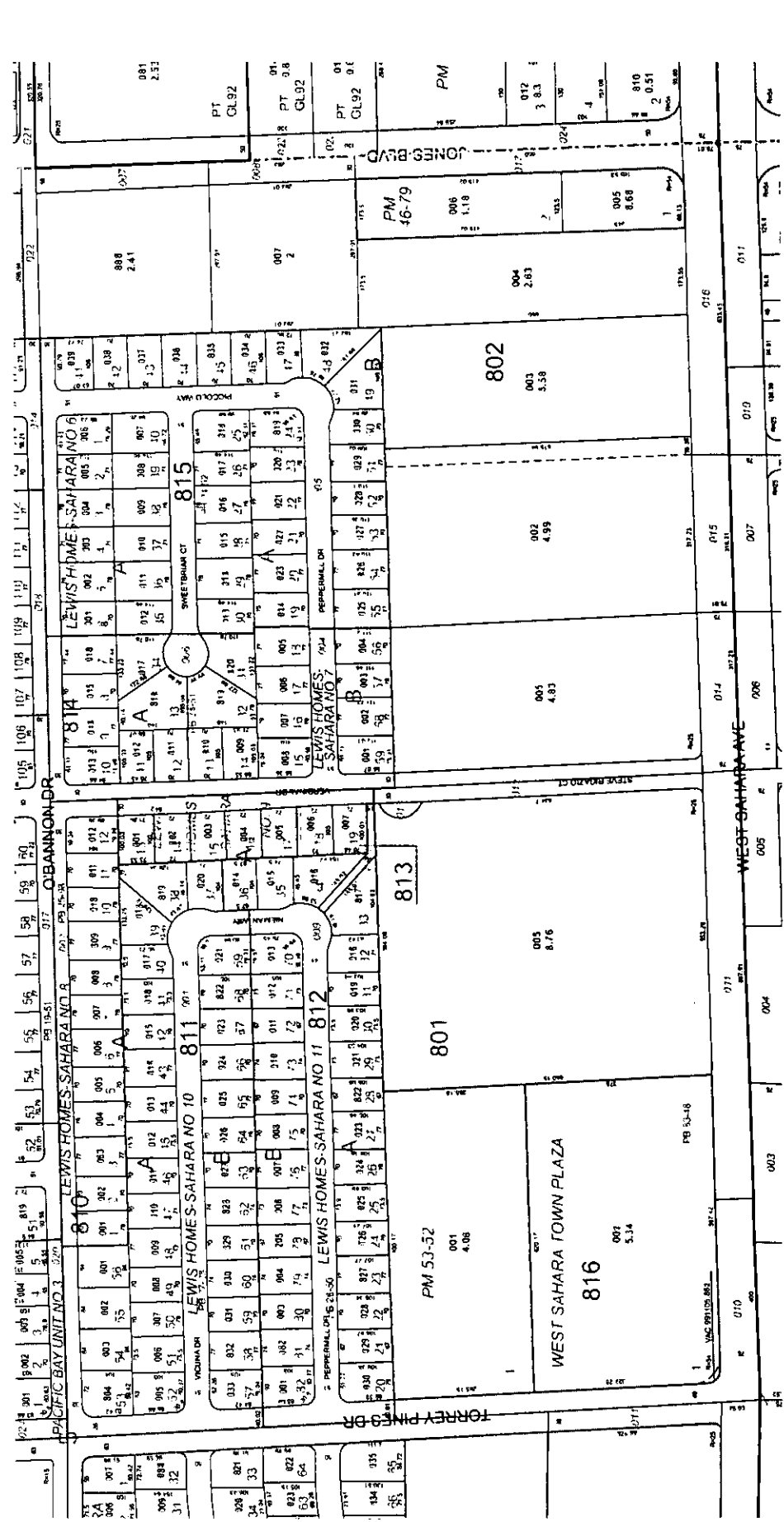
**S 2 SE 4**

**163-02-8**

**NEVADA COUNTY**

Scale: 1" = 200' Rev: 02/08/2011

001 PARCEL NUMBER  
 002 ACRES  
 003 SUB-SURFACE PCL  
 004 ROAD BOUNDARY  
 005 CONDOMINIUM UNIT  
 006 AIR SPACE PCL  
 007 RIGHT OF WAY PCL  
 008 ROAD EASEMENT  
 009 SUB-SURFACE PCL  
 010 HISTORIC LOT LINE  
 011 HISTORIC SUB BOUNDARY  
 012 SECTION LINE



TAX DIST 200

**RECEIVED**

**MAR 26 2013**



# TEMPORARY COMMERCIAL PERMIT

## TEMPORARY USE

TCP-48782

Valid May 01, 2013 To November 01, 2013

1. BUSINESS HOURS SHALL BE FROM 8<sup>00</sup> AM TO 9<sup>00</sup> AM.
2. THIS PERMIT IS NOT A BUSINESS LICENSE.
3. THIS PERMIT IS NOT A SUBSTITUTE FOR ANY REQUIRED STATE OR LOCAL BUSINESS LICENSE OR FOR ANY REQUIRED CHARITABLE SOLICITATION PERMIT.
4. This use shall not create a nuisance to nearby properties as a result of factors such as excessive illumination, glare, noise, vibration, smoke, dust, dirt, odors, gases or heat.
5. The use shall conform to the submitted plot plan date stamped 03/26/13.
6. No combustible materials shall be located within 50 feet of any structure on, or adjacent to this site.
7. No building or structure of any type shall be erected closer than 25 feet from any property line.
8. The applicant shall display a copy of this Temporary Commercial Permit during the hours of operation.
9. Sanitation facilities must be provided in accordance with the Clark County Health District and Republic Services of Southern Nevada.
10. The applicant shall provide private security officers as required by the Las Vegas Metropolitan Police Department.
11. Any signage for this temporary commercial use must be approved and permitted by the Planning and Development Department.
12. All applicable City code requirements shall be satisfied.
13. The applicant shall be responsible for leaving the site free of debris, litter or any other evidence of occupancy upon completion or removal of the use.

  
 \_\_\_\_\_  
 PLANNING SUPERVISOR SIGNATURE

04/02/13  
 \_\_\_\_\_  
 DATE

\_\_\_\_\_  
 PLANNING MANAGER SIGNATURE

\_\_\_\_\_  
 DATE

**THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE**



# TEMPORARY COMMERCIAL PERMIT

TEMPORARY USE

TCP-48782

Valid May 01, 2013 To November 01, 2013

Description of Event: TCP-48782 - Temporary Commercial Permit for a tent to accomodate offices while th building is under construction from 03/26/13 to end of construction at 6300 West Sahara Ave.

Applicant: Cars-Db4lp  
8270 Greensboro Dr., Ste 950  
McLean, VA 22102-4909  
(702)499-6469 x

Parcel(s): 163-02-801-005  
Ward(s): WARD 1 (LOIS TARKANIAN)

**THIS PERMIT IS APPROVED PURSUANT TO SECTION 19.18.100 OF THE LAS VEGAS MUNICIPAL CODE, SUBJECT TO THE FOLLOWING CONDITIONS:**

See page 2 for conditions

THIS TEMPORARY COMMERCIAL PERMIT IS NOT VALID UNTIL THE FOLLOWING DEPARTMENT APPROVALS / PERMITS / LICENSES HAVE BEEN OBTAINED:

FIRE \_\_\_\_\_ (Initials)

BUSINESS SERVICES \_\_\_\_\_ (Initials)

SEWER \_\_\_\_\_ (Initials)

TRAFFIC \_\_\_\_\_ (Initials)

**THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE**