



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Fairway Chevrolet Company

Name of Applicant: Fairway Chevrolet

Name of Representative: APTUS

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

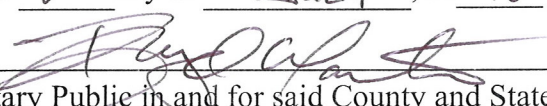
APN: _____

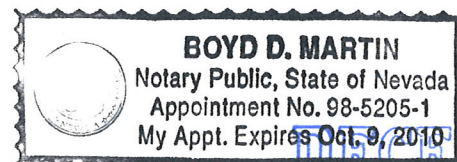
Signature of Property Owner: 

Print Name: GREG W. HEINRICH

Subscribed and sworn before me

This 2ND day of July, 20 10


Notary Public in and for said County and State



RECEIVED
JUL 13 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

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

Property Owner Signature* [Signature]

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

Print Name GREG W. HEINRICH

Subscribed and sworn before me

This 2ND day of JULY, 20 10

[Signature]

Notary Public in and for said County and State

BOYD D. MARTIN
 Notary Public, State of Nevada
 Appointment No. 98-5205-1
 My Appt. Expires Oct. 9, 2010

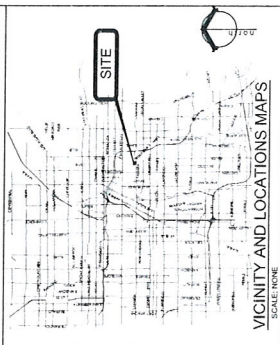
Revised 10/27/08

FOR DEPARTMENT USE ONLY

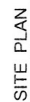
Case # <u>SDR-38855</u>
Meeting Date: <u>08/26/10</u>
Total Fee: <u>1030.00</u>
Date Received: * <u>07/13/10</u>
Received By: <u>[Signature]</u>

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

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



SITE DATA	
ADDRESS	3101 East Sahara Ave
PARCEL NUMBER	154-041-001-022
JURISDICTION	City of Las Vegas
EXISTING ZONING	General Commercial
PROPOSED ZONING	G-2 (General Commercial)
PERMITS REQUESTED	Auto Building
SITE AREA	17.27 Acres (748,111 sq. ft.)
SETBACKS (PRINCIPAL STRUCTURE)	
FRONT	20 feet
REAR	10 feet
SIDE	10 feet
MAX LOT COVERAGE	50%
ACTUAL LOT COVERAGE	23.1%
MAX HEIGHT	16'
ACTUAL HEIGHT	40'0"
BUILDING INFORMATION	
BUILDING AREAS	
Building #1 (Storage)	12,250 sq. ft.
Building #2 (Storage)	2,000 sq. ft.
Building #3 (Storage)	2,000 sq. ft.
Building #4 (Truck Shop)	15,000 sq. ft.
Building #5 (Truck Shop)	15,000 sq. ft.
Building #6 (Truck Shop)	15,000 sq. ft.
Building #7 (Truck Shop)	15,000 sq. ft.
Building #8 (Truck Shop)	15,000 sq. ft.
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Building #117 (Truck Shop)	15,000 sq. ft.
Building #118 (Truck Shop)	15,000 sq. ft.
Building #119 (Truck Shop)	15,000 sq. ft.
Building #120 (Truck Shop)	15



 $4^{\circ} = 60^{\circ} 20'$ 

Fairway Chevrolet and Fairway GMC/Buick Site Development Review

SITE PLAN
AS100

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

W
SDR-38855
REVISED

Development Re
3100 E. Sahara
Las Vegas, Nevada 89104

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ADTYC

APIUS

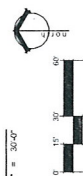
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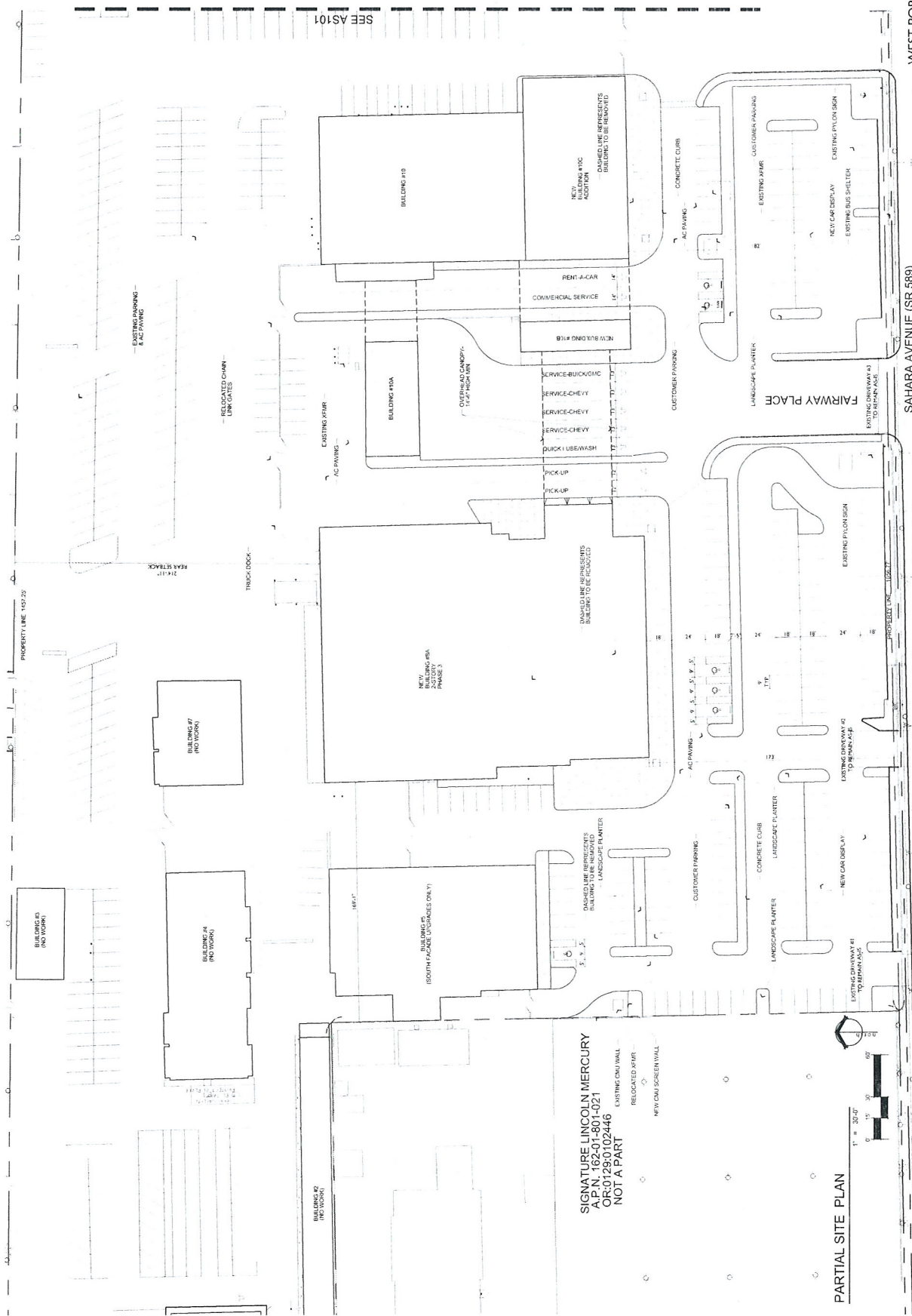
Las Vegas, Nevada 89104

702.839.1200
702.839.1211702.839.1200
702.839.1211702.839.1200
702.839.1211

3100 E. Sahara
Las Vegas, Nevada 89104

200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
702.839.1200
702.839.1713





SIGNATURE LINCOLN MERCURY
 A.P.N. 16201-1801-021
 OR-0128010246
 NOT A PART

PARTIAL SITE PLAN



WEST PORTION
 PHASES 2 AND 3

SAHARA AVENUE (SR 589)

Fairway Chevrolet and Fairway GMC/Buick

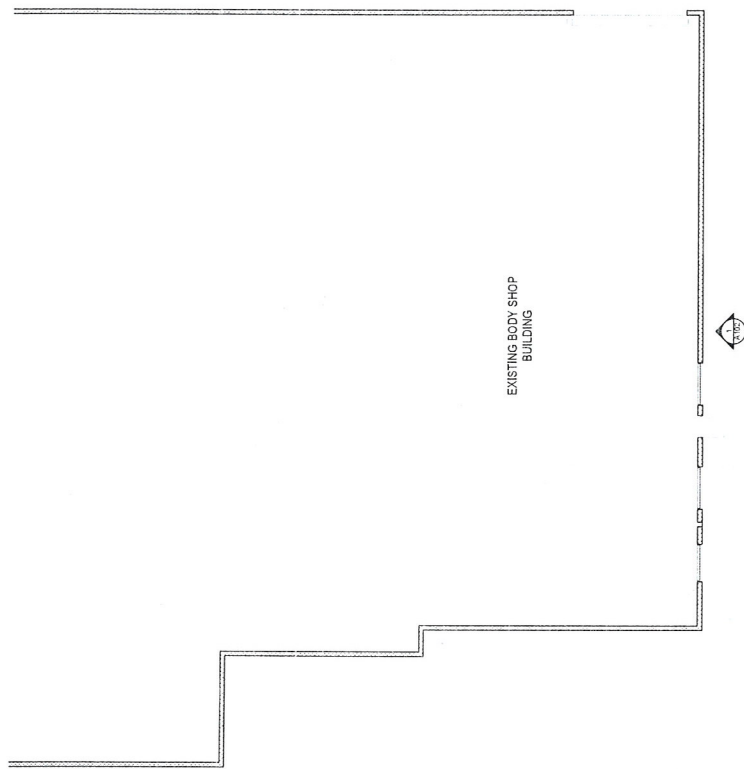
Site Development Review

3100 E. Sahara
 Las Vegas, Nevada 89104

ASI02

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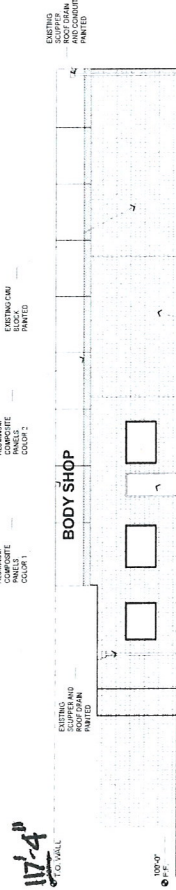
SDR-38855
 REVISED



BODY SHOP FLOOR PLAN

1/8" = 1'-0"

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



1 BODY SHOP SOUTH ELEVATION

1/8" = 1'-0"

BODY SHOP
FLOOR PLAN

City of Las Vegas CD# Submittal 07/11/10
City of Las Vegas CD# Submittal Revised: 08/04/10

A102

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Fairway Chevrolet and Fairway GMC/Buick
Site Development Review

3100 E. Sahara
Las Vegas, NV 89104

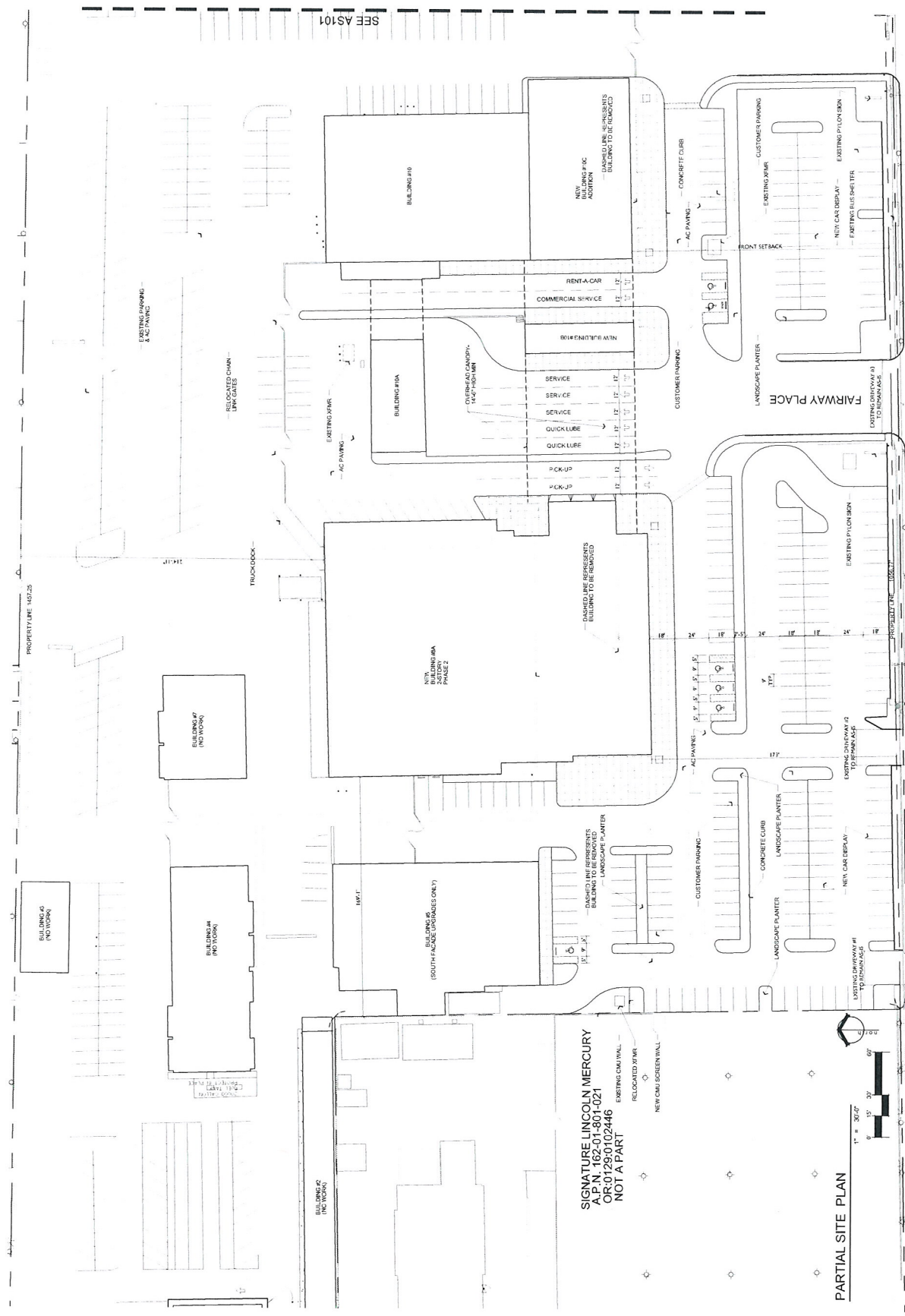
SDR-38855
REVISED

10/20/09 Fairway Chevrolet and Fairway GMC/Buick

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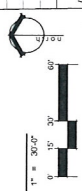
APTUS

1200 South 4th Street
Las Vegas, Nevada 89104
P: 702.899.1111



SIGNATURE LINCOLN MERCURY
 A.P.N. 162-01-801-021
 OR 0129010246
 NOT A PART

PARTIAL SITE PLAN



WEST PORTION
 PHASES 2 AND 3
 AST02



SAHARA AVENUE (SR 589)
 (100' WIDE, 100' HIGH)

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

SDR-38855



FLOOR PLAN

SERVICE BUILDING FLOOR PLAN (PHASE 3)

07/13/10

City of Las Vegas, NV

Fairway Chevrolet and Fairway GMC/Buick

Site Development Review

3100 E. Sahara

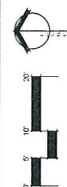
Las Vegas, NV 89104

A103

CONTRACT 38855 BY APPLICANT

APTUS

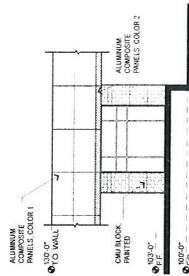
2005 South 400 Street
Las Vegas, Nevada 89104
P: 702.871.1212



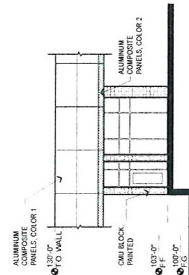
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City of Las Vegas, NV

SDR-38855

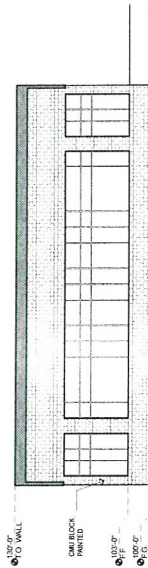
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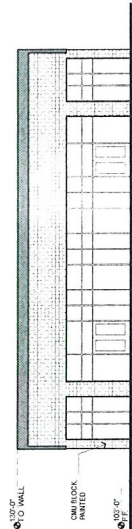
C1 SOUTH ELEVATION
30'-0" = 1'-0"



C3 NORTH ELEVATION
30'-0" = 1'-0"



D1 EAST ELEVATION
30'-0" = 1'-0"



D3 WEST ELEVATION
30'-0" = 1'-0"



APR 10 2010
1700 South 4th Street
Las Vegas, Nevada 89104
F 702.899.1113

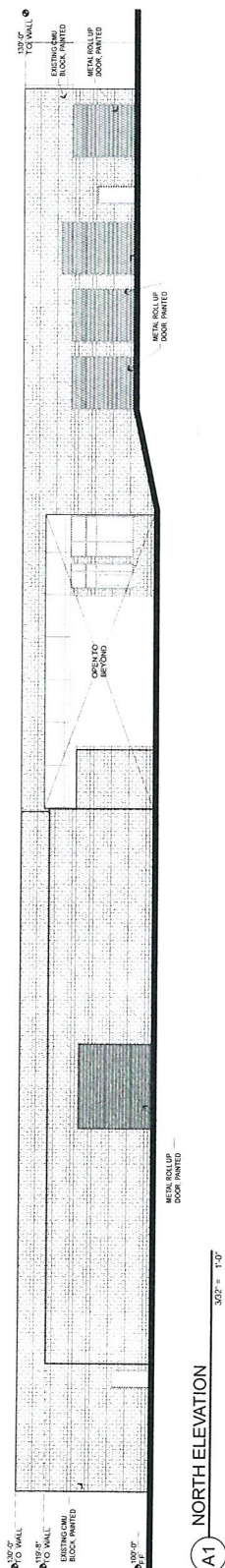
Fairway Chevrolet and Fairway GMC/Buick Site Development Review

3100 E. Sahara
Las Vegas, NV 89104

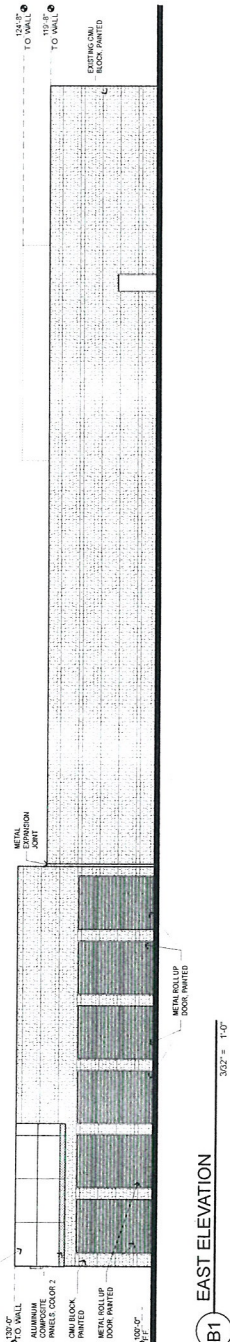
SERVICEWRITER'S
BUILDING
ELEVATIONS
(PHASE 3)



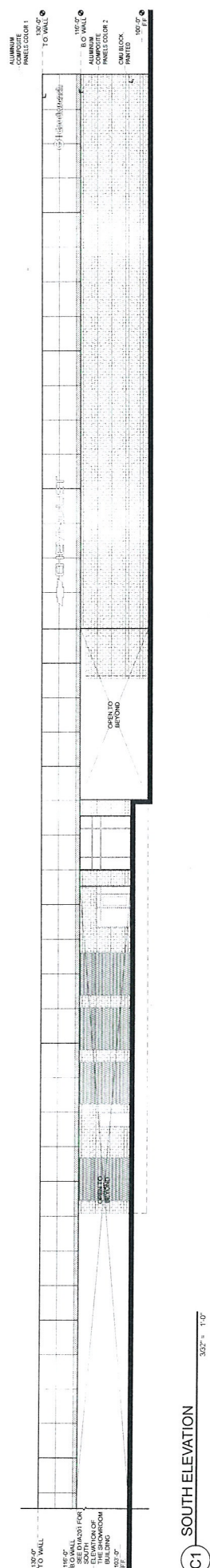
SDR-38855



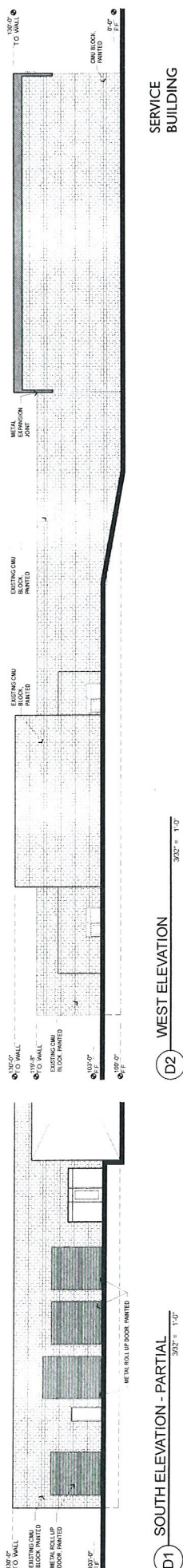
A1 NORTH ELEVATION
302' = 1"



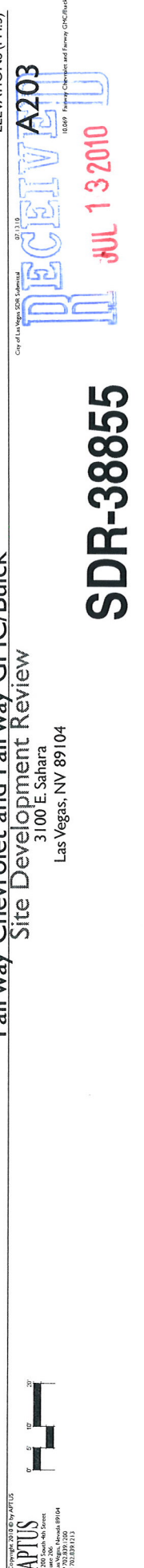
B1 EAST ELEVATION
302' = 1"



C1 SOUTH ELEVATION
302' = 1"



D2 WEST ELEVATION
302' = 1"



D1 SOUTH ELEVATION - PARTIAL
302' = 1"

SERVICE BUILDING
EXTERIOR ELEVATIONS (PH.3)

Fairway Chevrolet and Fairway GMC/Buick
Site Development Review

3100 E. Sahara
Las Vegas, NV 89104

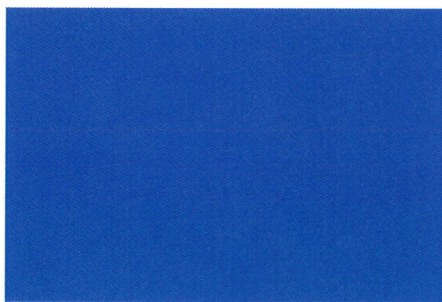
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City of Las Vegas, SD&S Submittal
15.689 Property Chevrolet and Fairway, GMC/Buick

SDR-38855

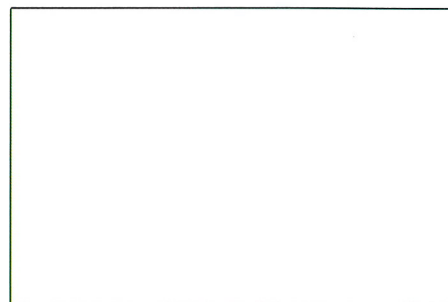
APUS
1200 South 4th Street
Las Vegas, Nevada 89104
P: 702.399.1212



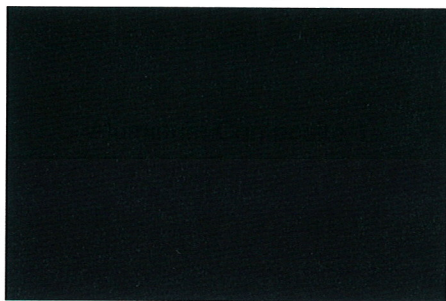
Aluminum Composite 1



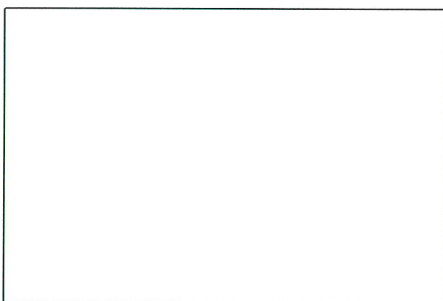
Aluminum Composite 2



Aluminum Composite 3



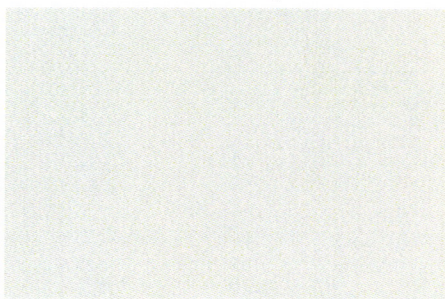
Aluminum Composite 4



Paint (white)



Glazing



Aluminum Storefront Framing

APTUSArchitecture

1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213
info@aptusarchitecture.com

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

7.13.10

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SDR-38855

3100 & 3222 E. Sahara Ave.

Proposed 32.667 thousand square foot expansion of an existing automobile dealership.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	145	33.34	4,834
AM Peak Hour			2.03	294
PM Peak Hour			2.59	376

Proposed Increase	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	32.667	33.34	1,089
AM Peak Hour			2.03	66
PM Peak Hour			2.59	85

Project Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	177.667	33.34	5,923
AM Peak Hour			2.03	361
PM Peak Hour			2.59	460

Existing traffic on all nearby streets:

Sahara Ave

Average Daily Traffic (ADT)	30,025
PM Peak Hour (heaviest 60 minutes)	2,402

Fremont St/Boulder Hwy

Average Daily Traffic (ADT)	25,800
PM Peak Hour (heaviest 60 minutes)	2,064

McLeod St

Average Daily Traffic (ADT)	11,013
PM Peak Hour (heaviest 60 minutes)	881

Traffic Capacity of adjacent streets:

Adjacent Street ADT Capacity	
Sahara Ave	51,800
Fremont St/Boulder Hwy	51,800
McLeod St	16,300

This project is expected to add 1,089 trips per day on Sahara Ave., Fremont St./Boulder Hwy. and McLeod St.. This will increase traffic on Sahara Ave. & Fremont St./Boulder Hwy. by about 4 percent, and on McLeod St. by about 10%. Currently, Sahara is at about 58 percent of capacity, Fremont/Boulder is at about 50 percent of capacity and McLeod is at about 68 percent of capacity.

Based on Peak Hour use, this development will add about 85 additional cars into the area in the peak hour, or about three every two minutes.

Note that this report assumes all traffic from this development uses all named streets.