City of Las Vegas

** CONDITIONS **

SDR-38855 CONDITIONS

Planning and Development

2. All development shall be in conformance with the site plan date stamped 08/04/10, landscape plan date stamped 08/24/10, and building elevations date stamped 08/04/10 and 07/13/10, except as amended by conditions herein.

4. An Exception from Title 19.10.010(J) is hereby approved, to allow 12 trees and two interior parking lot landscape islands where 25 trees and six interior islands are required.

7. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 08/24/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

10. Mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets for any new construction.

13. A Master Sign Plan shall be submitted to the City of Las Vegas for approval prior to the issuance of any sign permits for any additional signage.

15. A Comprehensive Construction Staging Plan for each phase shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits for that phase. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

18. The existing driveways servicing this site from Sahara Avenue may remain as-is; however driveway #2 (as shown on the submitted site plan dated August 4, 2010) shall be gated and posted as "Emergency Vehicle Access Only". This condition shall not be enforced if a median modification in Sahara Avenue eliminates left-turn movements out from this driveway.

SS

APTUS

August 24, 2010

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

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

Architecture
Engineering
Planning
Interiors
Landscape

To whom it may concern:

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

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

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

Respectfully Submitted,

Kristen G. Neuman

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

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

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

aptusgroup.com

SDR-38855
SUPPLEMENTAL

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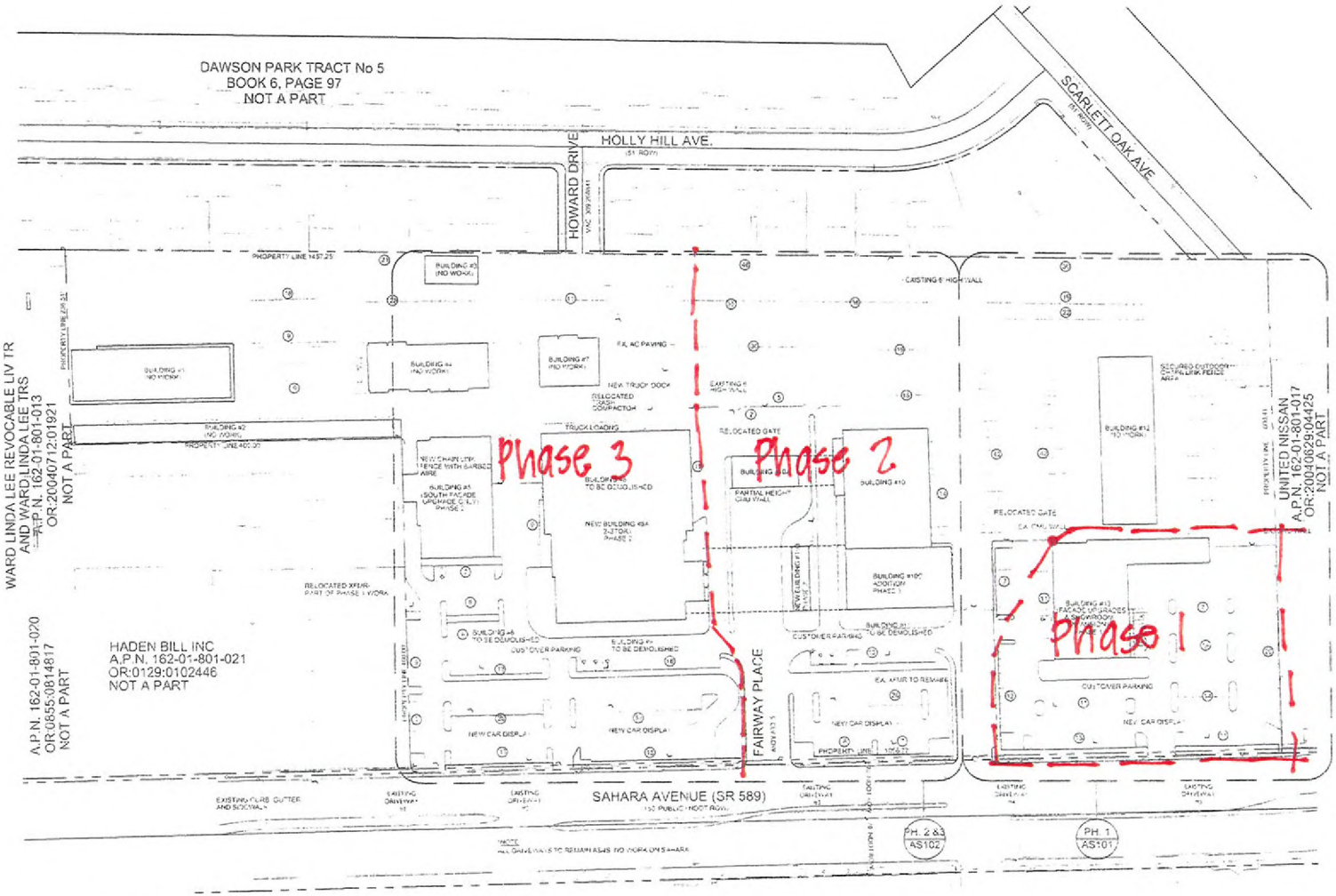
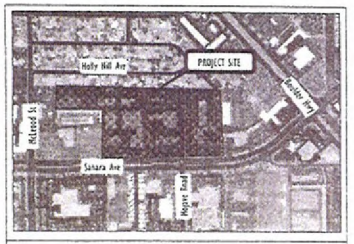
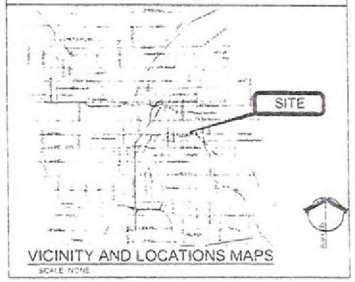


SITE PLAN





VICINITY AND LOCATIONS MAPS

Site and Project Information

SITE DATA

ADDRESS	3100 E. Sahara Ave.
PARCEL NUMBER	162-01-801-022
JURISDICTION	City of Las Vegas
EXISTING GENERAL PLAN	General Commercial
EXISTING ZONING	D-2 Limited Commercial
PROPOSED USE	Auto Dealership
SITE AREA	742,953 sf Net 17.01 Acres Net

SETBACKS PRINCIPAL STRUCTURE

FRONT	20 feet
SIDE	15 feet
REAR	20 feet

SETBACKS ACCESSORY STRUCTURE

FRONT	20 feet
SIDE	15 feet
REAR	15 feet

MAXIMUM COVERAGE	50%
ACTUAL LOT COVERAGE	22.1%
MAX HEIGHT	75
ACTUAL HEIGHT	42'-0"

BUILDING INFORMATION

BUILDING AREAS

Building #1 - Showroom	12,236 sf
Building #2 - Service	7,324 sf
Building #3 - Storage	1,000 sf
Building #4 - Parts Shop	3,000 sf
Building #5 - Parts Shop	3,000 sf
Building #6 - To Be Demolished	1,344 sf
Building #7 (600) - Shop	2,400 sf
Building #8 - To Be Demolished	21,468 sf
Building #9 - To Be Demolished	1,344 sf
Building #10 - To Be Demolished	6,552 sf
Building #10A - Service	4,200 sf
Building #10B (New Service Write Building	4,200 sf
Building #10C - Service Addition	6,600 sf
Building #11 - To Be Demolished	1,344 sf
Building #12 - Service	4,200 sf
Building #13 - (E) GMC Showroom Building	12,236 sf
Building #13 (GMC Showroom Addition	4,200 sf
TOTAL EXISTING	108,747 sf
TOTAL BEING DEMOLISHED	44,716 sf
TOTAL BEING ADDED	79,600 sf
NET OF BEING ADDED	34,884 sf
TOTAL SF	153,631 sf

PARKING INFORMATION

PARKING REQUIRED: 500 @ 1/1 + 454 1/500 = 343 spaces

PARKING PROVIDED

STANDARD SPACES	777
HANDICAP SPACES	16
RE SPACES	5
TOTAL	798

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APTUS
3200 South 4th Street
Suite 204
Las Vegas, Nevada 89104
P 702.434.1200
F 702.434.1211

Fairway Chevrolet and Fairway GMC/Buick

Site Development Review

3100 E. Sahara
Las Vegas, Nevada 89104

City of Las Vegas 3rd Submittal 07.12.10
City of Las Vegas SDR Submittal Revised 07.27.10

SITE PLAN
AS100

10-063 Fairway Chevrolet and Fairway GMC/Buick

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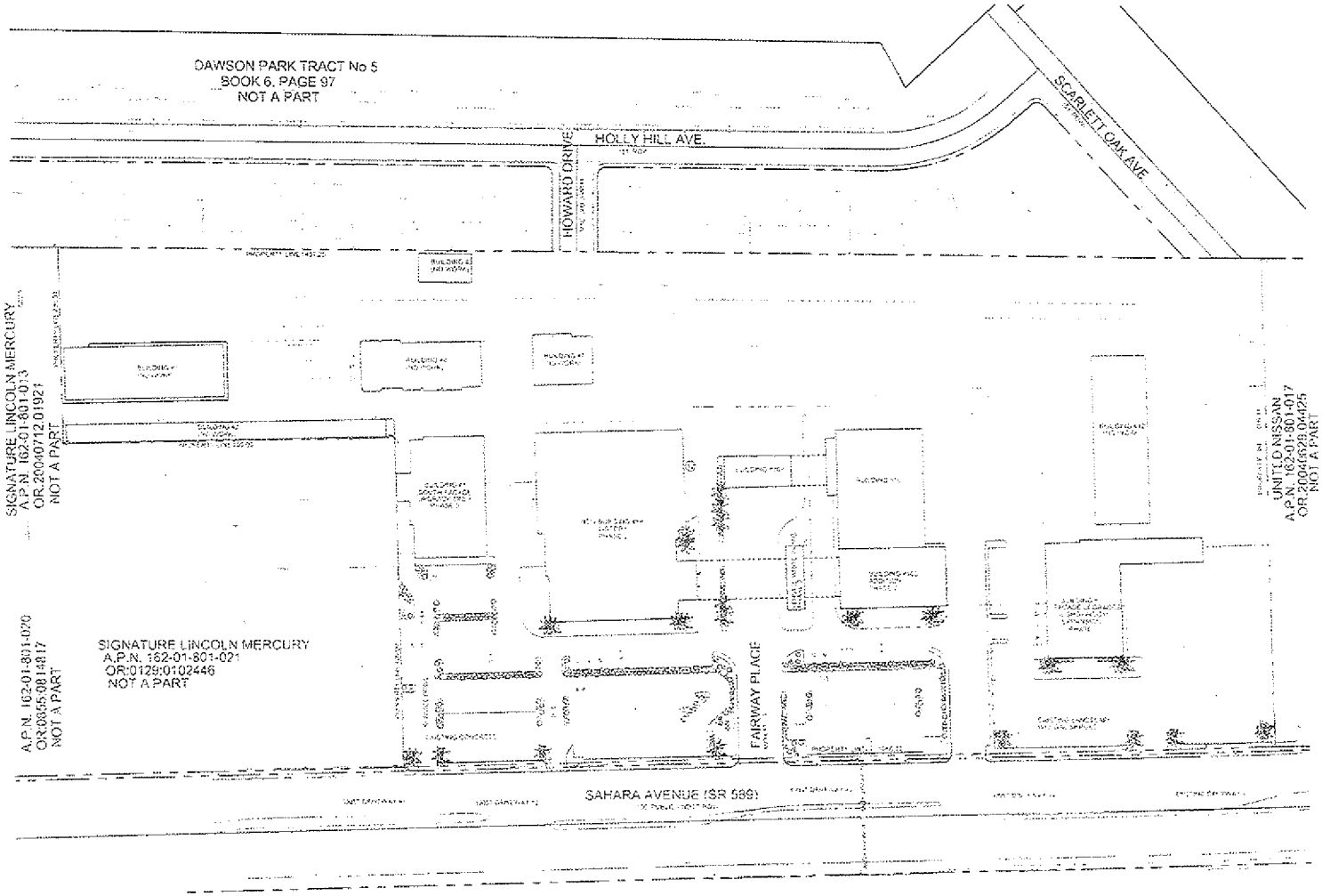

LANDSCAPE PLAN

LANDSCAPE SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
	EXISTING TREE			
	MEDICAL FOUNTAIN			
	TEXAS RANGER			
	GERMANDER			
	YELLOW BIRD OF PARADISE			
	RED BIRD OF PARADISE			
	DESERT CASSIA			
	LIVE OAKS			
	PERSIAN SAGE			
	DESERT CASSIA			
	LANTANA			
	MEDIA PLANTING AREA			
	1.5" CRUSHED GRANITE			

LANDSCAPE BUFFERS

	REQUIRED	PROVIDED
ADJACENT		
EXTERIOR SIDE		
REAR		

REQUIRED LANDSCAPE AREAS OF NOT LESS THAN 20 FEET IN WIDTH, OF 24 INCH BOX TREES AT 20 FEET ON CENTER AND 5 GALLON SHRUBS AT 5 FEET ON CENTER

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

APTUS

LANDSCAPE PLAN
L100

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