

**** 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.

August 24, 2010

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

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

Architecture

Engineering

Planning

Interiors

Landscape

To whom it may concern:

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

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

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

Respectfully Submitted,



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

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

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

aptusgroup.com

SDR-38855
SUPPLEMENTAL

RECEIVED
AUG 24 2010

VICINITY AND LOCATIONS MAPS
 80414-270E

Site and Project Information

SITE DATA

ADDRESS 2701 E.W. SMOOTHER AVE
CITY/STATE/ZIP 12201/AR/7222
COUNTY CLATSOP
EASTING 281450.0, N. 44
BASTING 220810
DATUM NAD 83
SITE AREA 142,500.00 SQ. FT.

BUILDING INFORMATION

1. 100% (100%)
 2. 100% (100%)
 3. 100% (100%)
 4. 100% (100%)
 5. 100% (100%)
 6. 100% (100%)
 7. 100% (100%)
 8. 100% (100%)
 9. 100% (100%)
 10. 100% (100%)
 11. 100% (100%)
 12. 100% (100%)
 13. 100% (100%)
 14. 100% (100%)
 15. 100% (100%)
 16. 100% (100%)
 17. 100% (100%)
 18. 100% (100%)
 19. 100% (100%)
 20. 100% (100%)
 21. 100% (100%)
 22. 100% (100%)
 23. 100% (100%)
 24. 100% (100%)
 25. 100% (100%)
 26. 100% (100%)
 27. 100% (100%)
 28. 100% (100%)
 29. 100% (100%)
 30. 100% (100%)
 31. 100% (100%)
 32. 100% (100%)
 33. 100% (100%)
 34. 100% (100%)
 35. 100% (100%)
 36. 100% (100%)
 37. 100% (100%)
 38. 100% (100%)
 39. 100% (100%)
 40. 100% (100%)
 41. 100% (100%)
 42. 100% (100%)
 43. 100% (100%)
 44. 100% (100%)
 45. 100% (100%)
 46. 100% (100%)
 47. 100% (100%)
 48. 100% (100%)
 49. 100% (100%)
 50. 100% (100%)
 51. 100% (100%)
 52. 100% (100%)
 53. 100% (100%)
 54. 100% (100%)
 55. 100% (100%)
 56. 100% (100%)
 57. 100% (100%)
 58. 100% (100%)
 59. 100% (100%)
 60. 100% (100%)
 61. 100% (100%)
 62. 100% (100%)
 63. 100% (100%)
 64. 100% (100%)
 65. 100% (100%)
 66. 100% (100%)
 67. 100% (100%)
 68. 100% (100%)
 69. 100% (100%)
 70. 100% (100%)
 71. 100% (100%)
 72. 100% (100%)
 73. 100% (100%)
 74. 100% (100%)
 75. 100% (100%)
 76. 100% (100%)
 77. 100% (100%)
 78. 100% (100%)
 79. 100% (100%)
 80. 100% (100%)
 81. 100% (100%)
 82. 100% (100%)
 83. 100% (100%)
 84. 100% (100%)
 85. 100% (100%)
 86. 100% (100%)
 87. 100% (100%)
 88. 100% (100%)
 89. 100% (100%)
 90. 100% (100%)
 91. 100% (100%)
 92. 100% (100%)
 93. 100% (100%)
 94. 100% (100%)
 95. 100% (100%)
 96. 100% (100%)
 97. 100% (100%)
 98. 100% (100%)
 99. 100% (100%)
 100. 100% (100%)

PARKING INFORMATION	
SPACES RESERVED	500 ± 114 500 ± 143 reserved
PARKING POC=250	
1" MAGNETO SPACER	1000
1" CORNER W/15	50
1" MAGNETO	50
1" MAGNETO	50

SITE PLAN
AS100

Copyright © 2004 by John Wiley & Sons, Inc.

SDR-38855

RECEIVED
AUG 24 2010

Fairway Chevrolet and Fairway GMC/Buick
Site Development Review

3100 E. Sahara
Las Vegas, Nevada 89104

APTUS

2002 South and Central
America
2002 Virgin Islands
2002 & 2003
2002 & 2003

SITE PLAN

 $\frac{1}{2} \ln \frac{1}{2}$

WARD LINDA LEE REVOCABLE LIV TR
AND WARD LINDA LEE TRS
V.P.N. 162-01-801-013
OR:0655-0814817
NOT A PART

HADEN BILL INC
A.P.N. 162-01-801-021
OR:0129:010246
NOT A PART

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

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

SCARLETT OAK AVE.

HOLLY HILL AVE.

HOWARD DRIVE

FAIRWAY PLACE

SIGNATURE LINCOLN MERCURY
A.P.N. 162-01-801-021
OR 01250102446
NOT A PART

SIGNATURE LINCOLN MERCURY
A.P.N. 162-01-801-013
OR 2004071201921
NOT A PART

SIGNATURE LINCOLN MERCURY
A.P.N. 162-01-801-017
OR 2004082904425
NOT A PART

SAHARA AVENUE (SR 686)

[illegible]

1

The Development of

APPLS

P.D.

SDR-38855

REVISED