

January 23, 2007

Planning and Development Department  
731 South Fourth Street  
Las Vegas, NV 89101

Re: Fairway Chevrolet  
3100 E. Sahara Ave, Las Vegas

Planning Department Staff,

Fairway Chevrolet currently operates a Chevrolet automotive dealership out of 11 separate buildings at 3100 E. Sahara Ave., Las Vegas, NV. Fairway Chevrolet functions as a new and used car facility, service repair shop, retail and wholesale parts depot, and body shop facility at this location.

We are requesting site plan approval of two new facilities to replace most of the existing buildings that are currently in operation at 3100 E. Sahara Ave. Under the proposed site plan submittal, there will be 2 new buildings on the site to house the automotive dealership business. One building of 196,916 square feet will contain the new and used automobile sales, service, parts, and automobile storage. The second building of 54,912 square feet will contain the body shop. In addition to the two new buildings, two of the existing storage buildings will remain intact. The types of business previously described will remain the same (sales, service, parts, and body shop).

The proposed development includes significant landscaping at the perimeter and finger island throughout the parking and display area. Therefore, we ask that the landscape requirement be waived on this project.

This project meets or exceeds all city standards and local building requirements for zoning, construction type, classification, and design.

Respectfully Submitted,

Darwin M. Lindahl, Architect

**03/22/07 PC**  
**SDR-19363**