



BOYD MARTIN CONSTRUCTION LLC

April 26, 2018

RE: Centennial Toyota Site Expansion

6551 Centennial Center Boulevard
Las Vegas, NV 89149

City of Las Vegas
Planning Department
495 S. Main Street, Las Vegas, NV 89101

Justification letter:

Keyes Automotive is proposing expand the site of their existing Centennial Toyota Automotive Sales and Service facility. There is no change in use proposed in the remodel.

The existing facility is located on 8.3 acres at 6551 Centennial Center Blvd (APN 125-28-110-004) owned by Gieszl Nevada LLC. To improve site circulation and provide additional employee, service, and display parking it is proposed to expand 100' into the adjacent parcel (APN 125-28-101-008) owned by Keyes Howard Trust. This expansion of the site would include relocating the existing trash enclosure, constructing a new 30yrd roll-off dumpster enclosure, development of 100' only of Centennial Center Blvd, and maintaining the 5 acre temp parking area previously approved in SDRs 66484 and 66483.

We are requesting waivers for the trellis coverings above both proposed trash enclosures. Both trash enclosures would be located behind the walls separating the front-of-house customer areas from the back-of-house operations area, and we do not want to draw undue attention to the trash enclosures by installing a decorative trellis above them. Additionally, a trellis over the roll-off dumpster enclosure would inhibit the ability of the waste collection agency to lift the dumpster onto the transport vehicle. As a substitute, we propose to install 8' tall decorative block walls around the roll off dumpster to completely conceal the larger dumpster from view. The standard 6' tall walls around the other dumpster enclosure will completely conceal the smaller dumpsters.

The intent is to replace SDR 66484 and amend SDR 66483 with this application.

The Hours of operation for the existing facility are:

Sales Hours of operation (Monday-Saturday 8:00 am-10:00 pm) - Sunday closed

Service and Parts Hours of Operation (Monday – Saturday 7:00 am – 6:00 pm) - Sunday Closed

Thanks,

Derrick Williams
Boyd Martin Construction LLC
Cell: 702-845-2153
Office: 702-454-9731
Fax: 702-454-3735
Email: derrick@bmcnv.com

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SDR-73335 and SDR-73336

PRJ-73184
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