



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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July 26, 2023

Jim Marsh
Jim Marsh American Corporation
8575 West Centennial Parkway
Las Vegas, Nevada 89149

**RE: 23-0210-SDR1
SPECIAL PLANNING COMMISSION MEETING OF JULY 25, 2023**

Dear Applicant:

The Planning Commission at a special meeting held on *July 25, 2023* voted to **APPROVE** a request FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-40077) FOR A PROPOSED ADDITION OF A 6,566 SQUARE-FOOT DETACHED BUILDING TO AN EXISTING 29,280 SQUARE-FOOT MOTOR VEHICLES SALES (NEW) DEVELOPMENT WITH A WAIVER OF TOWN CENTER DEVELOPMENT STANDARDS on 3.57 acres at 8575 West Centennial Parkway (APN 125-29-502-031), T-C (Town Center) Zone [GC-TC (General Commercial) Town Center Special Land Use Designation], Ward 4 (Allen-Palenske).

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-61291) and Site Development Plan Review (SDR-40077) shall be required, except as amended herein.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and building elevations, date stamped 05/01/2023.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.



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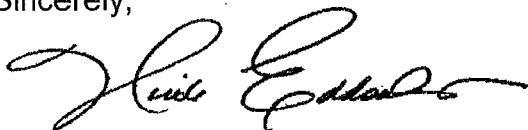
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Public Works

6. Prior to issuing of permits for this site, a Petition of Vacation, such as 23-0211-VAC1, shall be recorded to eliminate the Public Drainage Easement in conflict with this proposed site. If 23-0211-VAC1 is not approved, then this Site Development Review shall be null and void and a new Site Development Review shall be submitted for review.
7. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.
8. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

This action by the Special Planning Commission on **July 25, 2023** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after **August 7, 2023**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

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NE:nl

cc:

Jeff Wilhelm
Jim Marsh Chrysler Jeep
8575 West Centennial Parkway
Las Vegas, Nevada 89149