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cityoflasvegas
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October 24, 2022

Las Vegas Anusa LLC
c/o Autonation
200 SW 1st Avenue, 14th Floor
Fort Lauderdale, FL 33301

**RE: 22-0476-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE - OCTOBER 2022**

Dear Applicant:

Your Land Use Entitlement project request FOR A MINOR AMENDMENT OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (21-0152-SDR1) FOR A PROPOSED 25,007 SQUARE-FOOT USED AUTOMOTIVE DEALERSHIP on 4.83 acres at 8570 West Centennial Parkway (APNs 125-20-804-003, 004, 005 and 007), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore), was considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

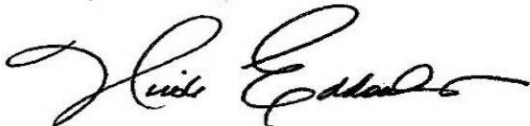
Planning

1. Access gates shall remain open during business hours.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (21-0152-SDR1). No further action is needed, as this approval is extended, exercised or expired with 21-0152-SDR1.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/24/22, except as amended by conditions herein.
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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

This action by the Department of Planning staff October 24, 2022 is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely;



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:nl

c.c.:

Ms. Melissa Eure
G.C. Garcia Inc
1055 Whitney Ranch Drive, Ste. 210
Henderson, Nevada 89014