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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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CITY HALL
495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
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July 23, 2024

Howard Keyes
Keyes Howard A Trust c/o Keyes Motors Inv
20539 Ventura Boulevard
Woodland Hills, California 91364

**RE: 24-0293-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – JULY 2024**

Dear Mr. Keyes:

Your request for a Site Development Plan Review FOR A PROPOSED 23,167 SQUARE-FOOT BUILDING ADDITION AND OTHER SITE IMPROVEMENTS TO AN EXISTING MOTOR VEHICLE SALES (NEW) DEVELOPMENT on 8.30 acres at 6551 Centennial Center Boulevard, T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Designation], Ward 4 (Allen-Palenske), has been considered administratively by the Department of Community Development staff.

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

Planning

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/17/24, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. 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.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

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 Department of Community Development staff on **July 23, 2024** 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:bp

cc:

Derrick Williams
Boyd Martin Construction LLC
5965 Mcleod
Las Vegas, Nevada 89120

Brent Tally
Tally CM
8715 East Via de Commercio
Scottsdale, Arizona 85258