



July 11, 2007

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Gregory Heinrich  
Fairway Chevrolet  
3100 East Sahara Avenue  
Las Vegas, Nevada 89116

RE: SDR-19363 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF MAY 16, 2007  
RELATED TO WVR-19784 AND SUP-19359

Dear Mr. Heinrich:

The City Council at a regular meeting held May 16, 2007 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 251,828 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) FACILITY on 17.01 acres at 3100-3200 East Sahara Avenue (APNs 162-01-801-014 through 016), C-2 (General Commercial) Zone. NOTE: THIS APPLICATION IS BEING AMENDED TO ADD A WAIVER TO ALLOW NO PERIMETER LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE AN 8 FOOT PERIMETER LANDSCAPE BUFFER IS REQUIRED. The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2007. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Rezoning (Z-0083-87).
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. 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 03/20/07, and landscape plan, date stamped 1/23/07, except as amended by conditions herein.
4. The recordation of a Merger and Re-subdivision for parcels APN 162-01-801-014, -015 & -016 will be required.
5. A Waiver from Title 19.12. is hereby approved, to allow 46 parking lot landscape islands where 84 are required.
6. A Waiver from Title 19.12.040 is hereby approved, to allow no landscape buffer along the east property line where an eight-foot wide landscape buffer is required.



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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, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan:
  - a. A revised landscape plan that provides 24"-box trees planted 20 feet on-center along the southern perimeter of the northeast "panhandle" as shown on the provided landscape plan date stamped 1/23/07 shall be submitted.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed.
9. The applicant shall submit a phasing plan for administrative approval by the Planning staff for the landscaping prior to occupancy.
10. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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16. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

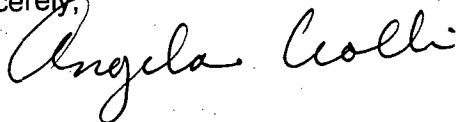
Public Works

18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
19. A Waiver of Title 18.12.130, such as WVR-19784, shall be approved to allow Scarlet Oak Avenue to terminate with a dead-end. If a Waiver is not approved, dedication and construction of a cul-de-sac meeting current City Standards at the end of Scarlet Oak Avenue will be required concurrent with development and a revised site plan shall be submitted to the City reflecting these improvements.
20. Landscape and maintain all unimproved right-of-way, if any, on East Sahara Avenue adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the East Sahara Avenue public right-of-way adjacent to this site.
- ~~22. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.~~
23. The site shall be designed such that all delivery vehicles can maneuver for loading and unloading on-site; there shall be no parking, loading or unloading of vehicles within the Sahara Avenue public right-of-way.
24. Vehicles shall be neither displayed nor stored within the public right-of-way adjacent to this site.

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25. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



Angela Crolli  
Deputy City Clerk II for  
Beverly K. Bridges, CMC, City Clerk



M. Margo Wheeler, AICP  
Director  
Planning and Development Department

cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. of Fire Services

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