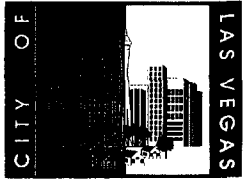


PLANNING & DEVELOPMENT



Development
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731 S. Fourth Street
Las Vegas, NV 89101

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Comp Planning 229-6022
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040685

December 19, 2003

JRJ Properties
2333 South Decatur Boulevard
Las Vegas, Nevada 89146

RE: SDR-3347 - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Your request for a Site Development Plan Review FOR THE REMODELING AND EXPANSION OF A CAR DEALERSHIP on 9.39 acres adjacent to the northwest corner of Sahara Avenue and Decatur Boulevard (APN: 163-01-803-003, 004 and 005), C-2 (General Commercial) Zone, Ward 1 (Moncrief), was considered by the Planning Commission on December 18, 2003.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Landscaping shall be provided as depicted on the site plan.
3. Vehicles shall not be located in the landscaped areas.
4. Any new trash enclosure shall be properly screened and covered as required by the Commercial Development Standards.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



7. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.
8. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. The lighting shall be directed away from residential property or screened, and shall not spill over onto adjacent properties.

Public Works

11. Dedicate and construct a bus stop on Sahara Avenue and additional rights-of-way per Clark County Area Standard Drawing 201.1 on the northwest corner of Decatur Boulevard and Sahara Avenue as required by the Department of Public Works, unless specifically noted as not required in an approved Traffic Impact Analysis.
12. 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. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. All work within the Nevada Department of Transportation right of way shall also receive approval from the Nevada Department of Transportation.
13. Provide a copy of a recorded Joint Access and Parking Agreement between the adjoining parcels comprising this site prior to the issuance of any permits.
14. Landscape and maintain all unimproved rights-of-way on Decatur Boulevard and Sahara Avenue adjacent to this site.
15. Submit an application for an Occupancy Permit to the Nevada Department of Transportation (NDOT) for all landscaping and private improvements in the Sahara Avenue public right-of-way adjacent to this site prior to the issuance of any permits.
16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation

contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of

the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the submittal of construction drawings or issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on December 18, 2003.

Sincerely,



Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

JRJ Properties
SDR-3347 - Page Four
December 19, 2003

cc: Mr. John K. Biegger
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Las Vegas, Nevada 89146

Ms. Rebecca Ralston
Carter & Burgess
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