



June 26, 2012

J & L Property Leasing, LLC

PO Box 19120
Las Vegas, Nevada 89132-0120

**RE: SDR-45483 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - JUNE 2012**

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Applicant:

Your request for a Minor Amendment of an approved Site Development Plan Review (SDR-7647) FOR 4,800 SQUARE FEET OF BUILDING ADDITIONS TO AN EXISTING 11,191 SQUARE-FOOT MOTOR VEHICLE SALES (USED) FACILITY on 2.55 acres at 5650 West Sahara Avenue (APN 163-01404-021), C-2 (General Commercial) Zone, Ward 1 (Tarkanian), has been considered administratively by the Department of Planning staff.

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

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-40771), except as modified herein shall be required.
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, landscape plan, and building elevations, date stamped 05/23/12, 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. 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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov

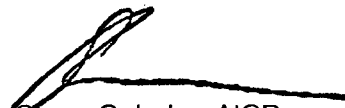
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein
-
-

Public Works

8. In accordance with code requirements of Title 13.56, remove all substandard sidewalk and sidewalk ramps adjacent to this site, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
9. All landscaping and private improvements 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.
10. A Drainage Study update must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.
11. Site development to comply with all applicable conditions of approval for SDR-7647 and all other applicable site-related actions.

This action by the Department of Planning staff on June 26, 2012 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Sheldon Colen
SCA Design
9017 South Pecos Road, Suite #4450
Henderson, Nevada 89074

Mr. Steve Badilla
JD Byrider
5600 West Sahara Avenue
Las Vegas, Nevada 89146
