



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

July 26, 2012

Portfolio Management  
Cars-D 4, LP  
8270 Greensboro Drive, Suite #950  
McLean, Virginia 22102-4909

**RE: SDR-45994 - MINOR SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE - JULY 2012**

Dear Applicant:

Your request for a Minor Amendment of an approved Plot Plan Review (Z-0099-96) FOR A 5,550 SQUARE-FOOT ADDITION TO AN EXISTING 68,460 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) FACILITY on 8.76 acres at 5300 West Sahara Avenue (APN 163-02-801-005), 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. 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 07/02/12, 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 Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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](http://www.lasvegasnevada.gov)

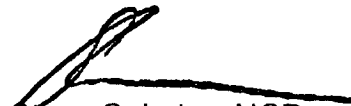


SDR-45994 - Page Two  
July 26, 2012

5. 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.
6. 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 on July 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: Ms. Lucy Stewart  
1916 Trail Peak Lane  
Las Vegas, Nevada 89134