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April 19, 2018

Gieszl Nevada LLC
6551 Centennial Center Blvd.
Las Vegas, Nevada 89149

**RE: SDR-72554 [PRJ-72358] – ADMINISTRATIVE SITE
DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE – FEBRUARY 2018**

Dear Ms. Madigan:

Your request for a Minor Site Development Plan Review FOR A PROPOSED 25,362 SQUARE-FOOT ADDITION AND OTHER SITE IMPROVEMENTS TO AN EXISTING 52,891 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) DEVELOPMENT on 8.30 acres at 6551 Centennial Center Boulevard (APN 125-18-110-004), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-72358]., 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. The previously approved Minor Site Development Plan Review (SDR-70839) for a proposed 18,423 square-foot addition to an existing Motor Vehicle Sales (New) development shall be expunged upon final approval of this Site Development Plan Review.
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 date stamped 03/15/18, and the landscape plan, building elevations and floor plans date stamped 01/24/18, 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 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. Installed landscaping shall not impede visibility of any traffic control device.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Correct all Americans with Disabilities Act (ADA) deficiencies on the sidewalk and the proposed driveways adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer 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.
10. Prior to the issuance of permits, grant a Bus Shelter Pad Easement in conformance with Standard Drawing #234.2 for the existing bus stop on Centennial Center Boulevard adjacent to this site unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required.
11. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services. Appropriate fire lanes and turning radii shall be provided at rear of structure.
12. 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 the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
13. Site development to comply with all applicable conditions of approval for Z-0076-98(19) and all other applicable site-related actions.

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This action by the Department of Planning staff on **April 19, 2018** 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,

A handwritten signature in blue ink that reads "Swanton".

Steve Swanton, AICP
Senior Planner
Case Planning Division

SS:nl

cc:

Mr. Derrick Williams
Boyd Martin Construction
5965 McLeod Drive
Las Vegas, Nevada 89120