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/city of las vegas

July 21, 2016

Jim Marsh Automotive Corporation
8555 West Centennial Parkway
Las Vegas, Nevada 89149

**RE: SDR-63389 [PRJ-63386] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO MOD-63387, VAC-63563 AND VAC-64265
CITY COUNCIL MEETING OF JULY 20, 2016**

Dear Applicant:

The City Council at a regular meeting held on July 20, 2016 **APPROVED** a request for a Major Amendment to an approved Site Development Plan Review (SDR-40077) TO ADD 219,081 SQUARE FEET TO AN APPROVED MOTOR VEHICLE SALES (NEW) USE WITH A WAIVER OF ALL THE TOWN CENTER PARKING LOT LANDSCAPING REQUIREMENTS AND A WAIVER TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ON THE SOUTH PERIMETER WHERE EIGHT FEET IS REQUIRED on 4.88 acres at the southwest corner of Centennial Parkway and Riley Street (APN 125-29-502-002), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-63386].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Vacation (VAC-63563) and Vacation (VAC-64265) shall be required, if approved.
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, date stamped 05/18/16, except as amended by conditions herein.
4. A Waiver from Town Center Development Standards is hereby approved, to allow no parking lot landscaping.
5. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer along the south perimeter where a 15-foot wide buffer is required.

6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

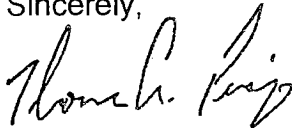
Public Works

11. Petitions of Vacations, such as VAC-63563 and VAC-64265, shall record prior the issuance of permits for construction of private improvements within the areas requested for vacation. If Petitions of Vacation, such as VAC-63563 and VAC-64265 are not approved, this site plan shall be null and void and a new site plan must be submitted respecting the existing rights-of-way.
12. Construct all incomplete half-street improvements on Centennial Parkway meeting Town Center Development Standards including appropriate transition paving where legally able concurrent with on-site development activities. Additionally, construct the intersection of Riley Street and Regena Avenue meeting the intent of Standard Drawing #211 as approved by the City Traffic Engineer. Provide proof that a 16-foot access easement in favor of Assessor's Parcel Number (APN) # 125-29-502-009 has been granted and recorded. Construct the asphalt, curb, and gutter for this access path as shown on the approved site plan concurrent with on-site development activities.
13. Landscape and maintain all unimproved right-of-way adjacent to this site. 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.

14. Submit an Encroachment Agreement for landscaping and private improvements in the Centennial Parkway rights-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
15. 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 or submittal of any construction drawings, 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on July 21, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Richard Threlfall
6512 West Diablo Drive
Las Vegas, Nevada 89118