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cityoflasvegas  
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May 16, 2019

A. Friedlander  
Marks Garage One, LLC  
220 South King Street, Suite #1800  
Honolulu, Hawaii 96813

**RE: SDR-74835 [PRJ-74677] - SITE DEVELOPMENT PLAN REVIEW  
RELATED TO GPA-74827 AND ZON-75828  
CITY COUNCIL MEETING OF MAY 15, 2019**

Dear Applicant:

The City Council at a regular meeting held on May 15, 2019 voted to **APPROVE** a request for a Major Amendment to previously approved Plot Plan Reviews (Z-0071-80 and Z-71-86) FOR A PROPOSED 5,906 SQUARE-FOOT ADDITION TO AN EXISTING 28,969 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) DEALERSHIP on 2.60 acres at 1700 East Sahara Avenue (APNs 162-02-801-001 and 002), C-2 (General Commercial) and P-R (Professional Office and Parking) Zones [PROPOSED: C-2 (General Commercial)], Ward 3 (Coffin) [PRJ-74677].

This approval is subject to the following conditions:

**Planning**

1. Approval of General Plan Amendment (GPA-75827) and Rezoning (ZON-75828) shall be required, if approved, and conformance to the Conditions of Approval for Plot Plan Reviews (Z-0032-80 and Z-0071-86), except as amended herein.
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, stamped 02/19/19, 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. 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.
7. 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.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

10. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks and driveways adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site.
11. Landscape and maintain all unimproved rights-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.
12. Submit a License Agreement for landscaping and private improvements in the City of Las Vegas portion of the Sahara Avenue and Spencer Avenue public rights-of-way, if any, prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License 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 License 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 License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

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

The Notice of Final Action was filed with the Las Vegas City Clerk on May 16, 2019.

Sincerely,



Robert Summerfield, AICP<sup>®</sup>  
Director  
Department of Planning

RTS:PL:clb

cc: Axay Patel  
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