



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GPA (trails) Site Plan Review

Project Address (Location) NEC Centennial Center Blvd at I-95 Ramp

Project Name Centennial Subaru **Proposed Use** Automobile Dealership

Assessor's Parcel #(s) 125-28-510-004 **Ward #** 6 - Fiore

General Plan: Existing GC-TC Proposed same **Zoning:** Existing GC-TC Proposed same

Additional Information _____

Property Owner OM Real Estate/Las Vegas LLC **Contact** Joshua R. Holm

Address 1375 Enclave Parkway **City** Houston **State** TX **Zip** 77077

E-mail jholm@friedkin.com **Phone** (713)580-3566

Applicant Lexus of Las Vegas **Contact** Lee Butler

Address 6600 West Sahara Avenue **City** Las Vegas **State** NV **Zip** 89146

E-mail LButler@LexusofLasVegas.com **Phone** (702) 942-6602

Representative Brown, Brown & Premsrut **Contact** Lora Dreja

Address 520 South 4th Street **City** Las Vegas **State** NV **Zip** 89101

E-mail Lora@brownlawlv.com **Phone** (702) 598-1408

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Joshua R Holm

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

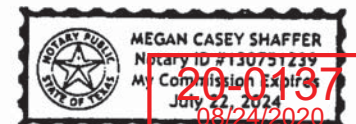
Print Name Joshua R Holm, President

Subscribed and sworn before me

This 24th day of August, 20 20

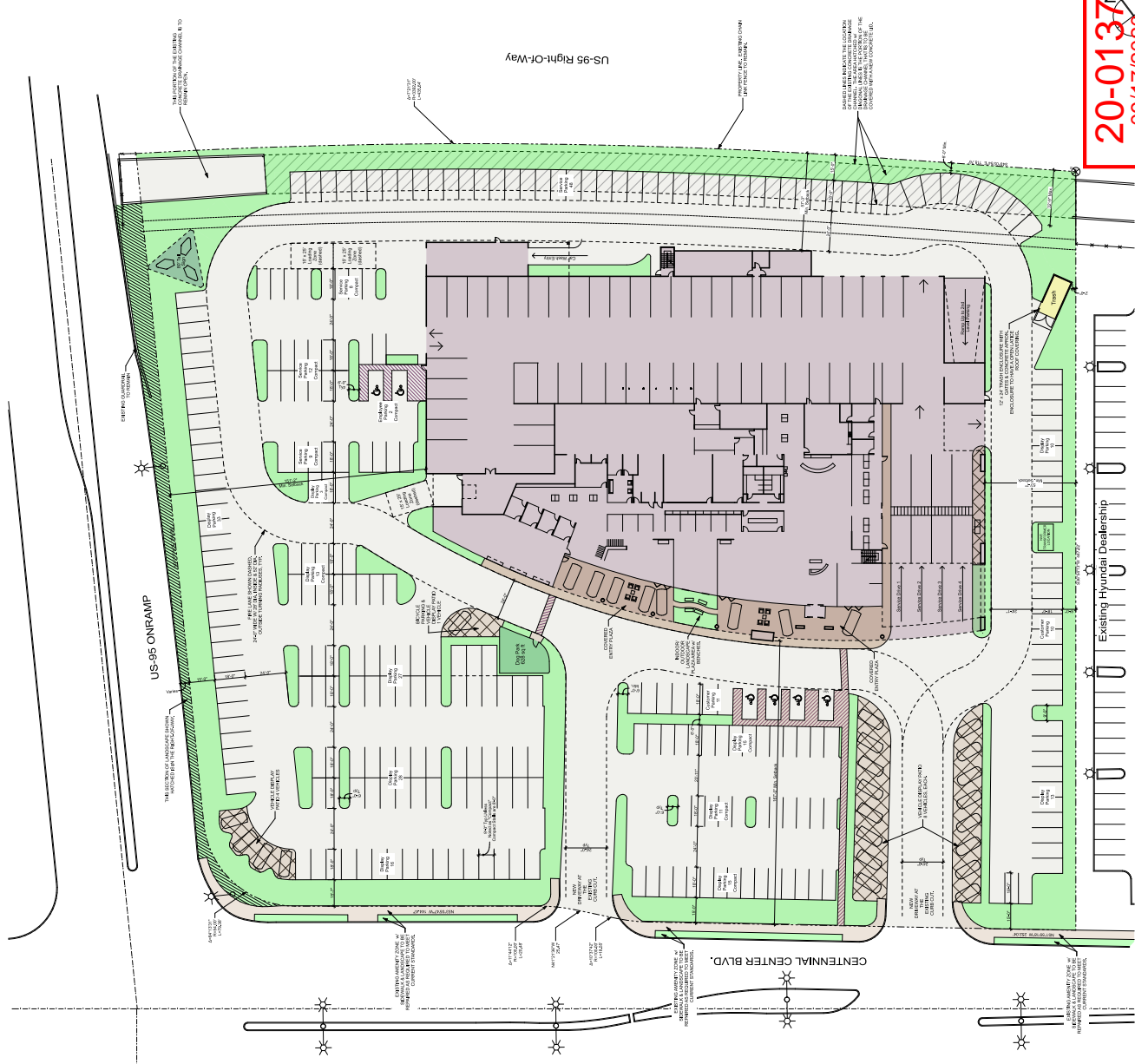
Megan Casey Shaffer Harris Co. Tx

Notary Public in and for said County and State



PARKING ANALYSIS			
OCCUPANCY TYPE	PARKING REQUIREMENTS	BUILDING AREA (Square Feet)	REQUIRED PARKING
VEHICLE SERVICE	1 Stall per 100 SF	10,000	100
VEHICLE SERVICE	1 Stall per 100 SF	5,000	50
SERVICE GARAGE & CAR WASH	1 Stall per 100 SF	25,000	250
VEHICLE SERVICE	1 Stall per 100 SF	10,000	100
ELECTRICAL & MECHANICAL	1 Stall per 100 SF	1,000	10
PHOTOCOPY	1 Stall per 100 SF	1,000	10
TOTAL PARKING PROVIDED			1180
TOTAL AVAILABLE LANDSCAPE/ANNESECT PARKING PROVIDED			180
TOTAL PARKING PROVIDED INCLUDING VEHICLE DISPLAY INVENTORY STALLS			440
TOTAL PARKING PROVIDED INCLUDING THE FOLLOWING			
VEHICLE SERVICE AREAS ARE COVERED BY THE FOLLOWING PROVIDED # AREAS			
COMPACT DISPLAY PARKING NOTE: These stalls are NOT covered in the "Parking Provided" # above			
INVENTORY PARKING NOTE: These stalls are NOT covered in the "Parking Provided" # above			
COMPACT INVENTORY PARKING NOTE: These stalls are NOT covered in the "Parking Provided" # above			
CUSTOMER PARKING			
SERVICE PARKING (Service Parking) Includes customer vehicles that are waiting for service			
COMPACT SERVICE PARKING (Service Parking) Includes customer vehicles that are waiting for service			
9 x 18 STANDARD STALL TOTAL, NOT INCLUDING DISPLAY or INVENTORY STALLS			
8 x 18 COMPACT STALL TOTAL, NOT INCLUDING DISPLAY or INVENTORY STALLS			
TOTAL AVAILABLE PARKING, Required for the Total Parking Required as listed above, from 100 to 200 stalls			
NOTE: THE ACCESSIBLE STALLS LISTED ABOVE ARE INCLUDED IN THE TOTAL PARKING COUNT ABOVE			

LOT COVERAGE	
ORIGINAL SITE AREA	2.45 ACRES
BUILDING	298,144 SF
BUILDING FOOTPRINT	63,000 SF
SITE LOT COVERAGE	25.7%
OPEN SPACE & LANDSCAPE	
TOTAL LANDSCAPE AREAS	45,000 SF
TOTAL COMMON COMMUNITY FACILITIES	4,700 SF
TOTAL PROVIDED	49,700 SF
PERCENTAGE OF GROSS PROPERTY AREA	20.3%



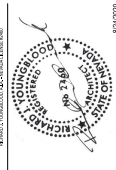
20-0137N
09/17/2020

Site Plan
 ISSUE DATE: 09/17/2020
 PROJECT NO: 160920
 SUBMITTED FOR: CITY OF LAS VEGAS
 DR 1.00



Address TBD
 Las Vegas, Nevada 89149
 APN: 125-28-510-004

YOUNG BLOOD
 ARCHITECTURE
 6671 S Las Vegas Blvd
 Las Vegas, Nevada 89119
 702.977.0300



ISSUED FOR CITY OF LAS VEGAS ENTITLEMENT PURPOSES ONLY, NOT FOR CONSTRUCTION

1
 SCALE: 1" = 50'

The landscape plan for Centennial Subaru includes a building footprint, parking areas, and various plantings. Key features include:

- Building:** A large rectangular building with a central entrance and several smaller structures.
- Parking:** Multiple parking lots with individual parking spaces and drive aisles.
- Plantings:** Various trees and shrubs are indicated by symbols and codes. A legend on the right lists the symbols and their corresponding plant species and sizes.
- Proposed Shrub Groundcovers and Grasses:** A detailed list of plants to be installed, including species like Pyracantha, Red Berber, and various grasses.
- US-95 Onramp:** A ramp leading to the US-95 highway, with a guardrail and landscaping.
- Centennial Center Blvd:** A street running along the bottom of the site, with a median and landscaping.
- Existing Hyundai Dealership:** Located to the right of the main site, with a parking lot and landscaping.

Legend:

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	UNIT PRICE
(Symbol)	53	20" BT	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	\$1.25
(Symbol)	40	24" BOX	ACACIA STENOPHYLLA	SHOESTRING ACACIA	\$1.25
(Symbol)	27	24" BOX	OLEA VILLOSA	FRUITLESS WILSON OLIVE	\$1.25
(Symbol)	19	24" BOX	ACACIA AEMULA	MULGA TREE	\$1.25
(Symbol)	1	24" BOX	RHUS LANCEA	AFRICAN SIMBA	\$1.25

PROPOSED SHRUB GROUNDCOVERS, AND GRASSES

QTY	SIZE	BOTANICAL NAME	COMMON NAME
5	5 GALLON	PYRACANTHA SANTA CRUZ	RED BERRIED FRETHERN
5	5 GALLON	ROSMARINUS PROSTRATUS	TRAILING ROSEMARY
5	5 GALLON	HESPERALOE PARVIFLORA	RED YUCCA
5	5 GALLON	MULBERRERIA REGALIA	REGAL MIT GRASS
5	5 GALLON	EREMOPHILA G. KINGSTON	OUTBACK SUNRISE EMBUSH
5	5 GALLON	EREMOPHILA WINTER BLAZE	WINTER BLAZE EMBUSH
5	5 GALLON	LANTANA NEW GOLF	NEW GOLD LANTANA
5	5 GALLON	MYRTUS COMMUNIS COMPACTA	COMPACT MYRTLE
5	5 GALLON	TEUCRIUM CHAMAEDRYS	COMPACT GERMANDER
5	5 GALLON	SEMPERPARVUS	SEMPERPARVUS
5	5 GALLON	LEUCOPHYLLUM "TWO BRAVO"	TEXAS SAGE
5	5 GALLON	LEUCOPHYLLUM X. HEAVENLY CLOUD	HEAVENLY CLOUD RANGER

LOT COVERAGE

OVERALL SITE AREA	5.48 ACRES	239,144 SF
BUILDING		
BUILDING FOOTPRINT		63,900 SF
SITE / LOT COVERAGE		26.7%
OPEN SPACE & LANDSCAPE		
TOTAL LANDSCAPE AREAS		45,046 SF
TOTAL COMMON COMMUNITY FACILITIES		4,778 SF
TOTAL PROVIDED		49,822 SF
PERCENTAGE OF GROSS PROPERTY AREA		20.9%

[illegible]

- EXTERIOR ELEVATION KEY LEGEND**
- 1) SMOOTH SILVER ALUMINUM CLADDING.
 - 2) SUBARU SHAGON LINE COLOR. SILVER TOP WITH 1" RECESSED ETCH BLUE BAND BELOW.
 - 3) CLEAR TINTED GLASS WITH BRUSHED ALUMINUM FRAME. (Glass may have a light tint to meet code requirements).
 - 4) SUBARU LION TOWER CLAD WITH ES-1 PAVEMENT CAR.
 - 5) DECORATIVE SHIBUI METAL PANELS WITH HORIZONTAL ACCENTS. PANELS TO BE 1" THICK.
 - 6) TEXTURED EPS WALL FINISH PAINTED EP+.
 - 7) CLEAR TINTED GLASS DOOR WITH BRUSHED ALUMINUM FRAME. (Glass may have a light tint to meet code requirements).
 - 8) PAINTED MAIN DOOR. DOOR TO MATCH EXTERIOR FINISH WITH A SUBARU GLOSS FINISH.
 - 9) ROLL UP DOOR WITH BRUSHED CLEAR ALUMINUM PANELS.
 - 10) PARKING GARAGE GUARDRAIL. PAINTED TO MATCH EXTERIOR.
 - 11) WALL MOUNTED SUBARU STORAGE.
 - 12) SUBARU LION TOWER CLAD WITH ES-1 PAVEMENT CAR. (Glass may have a light tint to meet code requirements).
 - 13) VEHICLE DISPLAY "JEWEL BOX" WITH LED LIGHT FIXTURE.
 - 14) CLEAR TINTED GLASS DOOR WITH BRUSHED ALUMINUM FRAME. (Glass may have a light tint to meet code requirements).

ISSUED FOR CITY OF LAS VEGAS ENTITLEMENT PURPOSES ONLY; NOT FOR CONSTRUCTION

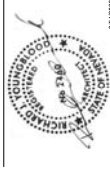
NO. DATE REVISION



Address TBD
Las Vegas, Nevada 89149
APN: 125-28-510-004



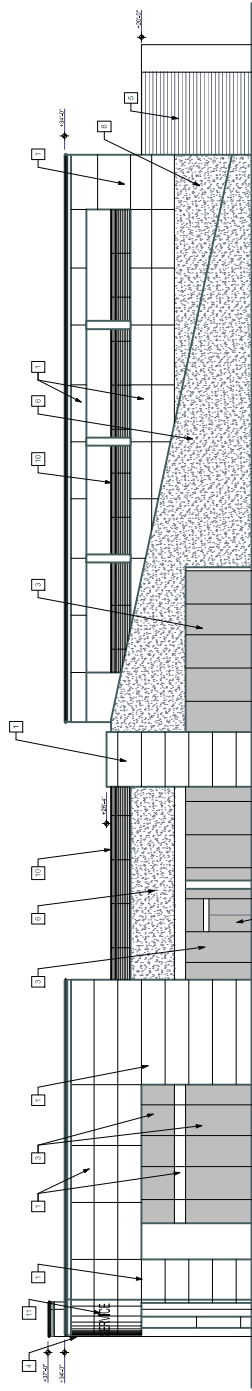
6071 S Las Vegas Blvd
Las Vegas, NV 89149
702.997.2000



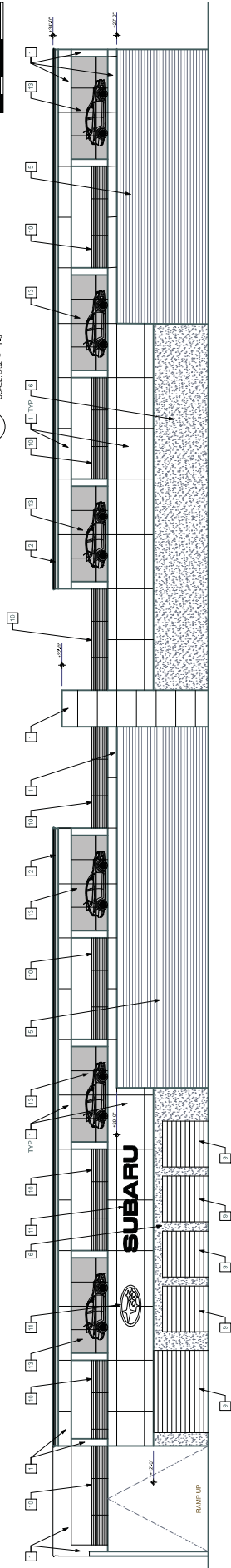
08/24/2020
Exterior Elevations

ISSUE DATE: 08/24/20
PROJECT NO: 1609-20
DESIGNED FOR: CITY OF LAS VEGAS

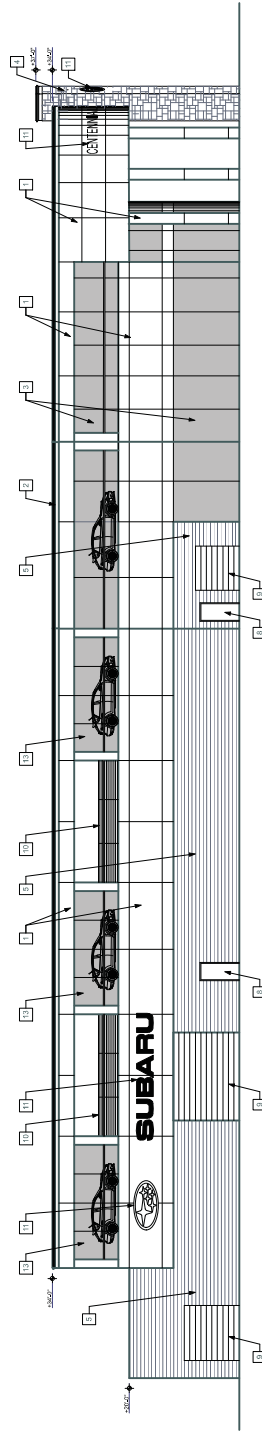
DR 2.00



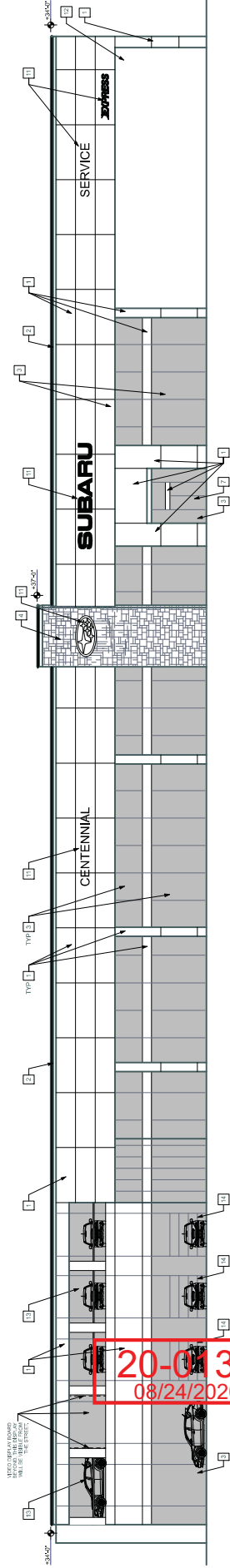
4 Southeast Elevation
SCALE: 3/32" = 1'-0"



3 Northeast Elevation
SCALE: 3/32" = 1'-0"



2 Northwest Elevation
SCALE: 3/32" = 1'-0"



1 Southwest Elevation
SCALE: 3/32" = 1'-0"

20-0137
08/24/2020

COALF. 61165 - 47 cm

No.	Date	Revision
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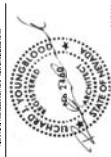


SUBARU
Centennial Subaru

Address TBD
Las Vegas, Nevada 89149
APN: 125-28-510-004



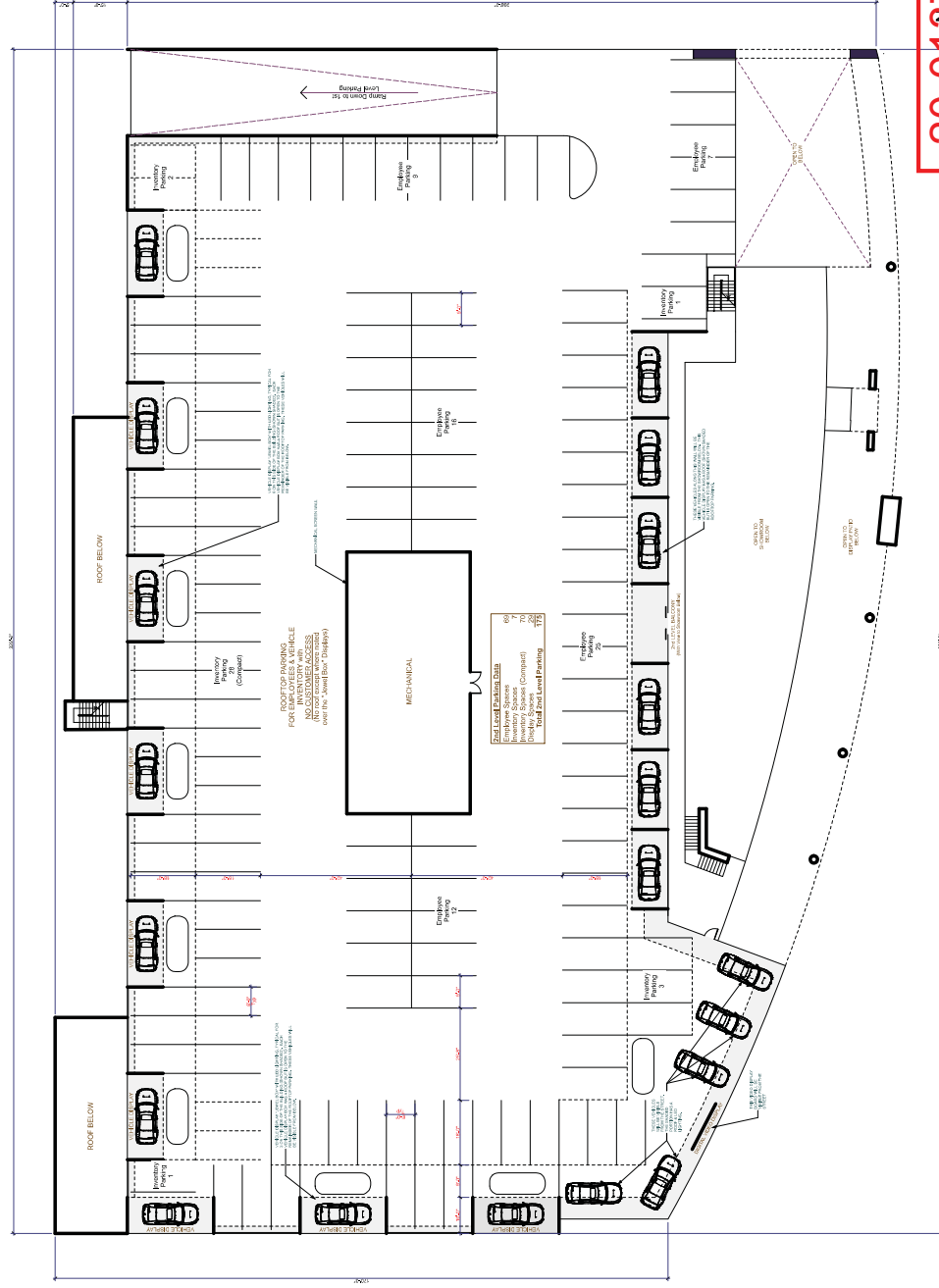
6671 S Las Vegas Blvd
Building D, Suite 210
Las Vegas, Nevada 89119
702.997.5080



2nd Level Floor Plan

ISSUE DATE:	7/29/2020
PROJECT NO:	14-009-20
ISSUED FOR:	CITY OF LV ENTITLEMENT ONLY

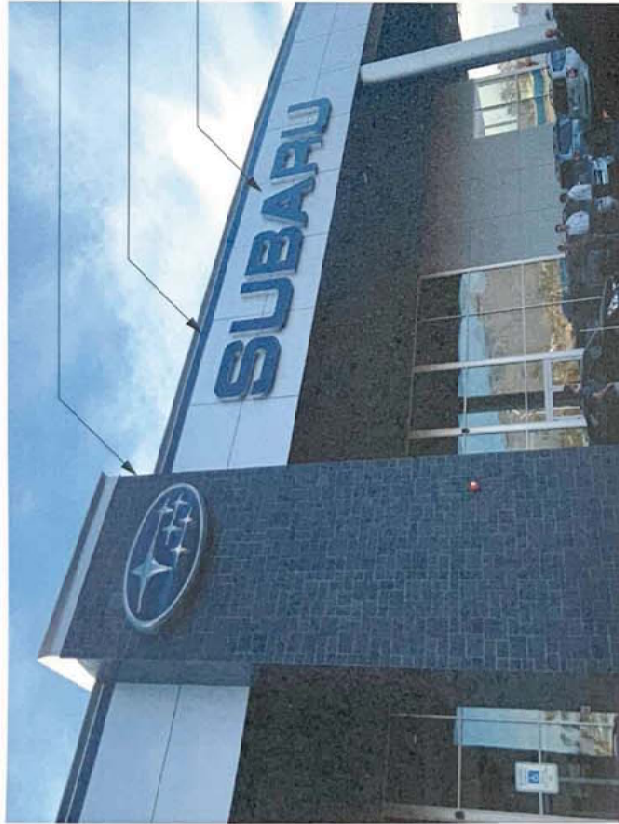
DR 1.02



20-0137
08/24/2020

1 2nd Level Floor Plan
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"



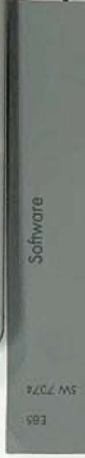
Subaru Icon Tower
Material: ES-1 - Slate Tile
Tile Pattern: See Below

Blue Accent Trim Used on the Building Fascia
Material: ETC-1 - Award Blue ACM Metal
Parapet Metal Trim

Silver ACM Building Fascia
Material: ACM - Silver Metallic ACM Metal
Fascia

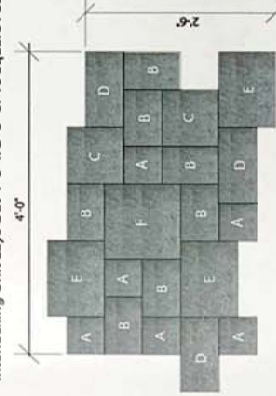


EP-2 - Exterior Paint
Sherwin Williams SW 7074
Software



ES-1 Slate Tile

PATTERN 1
Interlocking Unit Lays Out 4'-0" x 2'-6" or 10 Square Feet



SCHEDULE			
Standard Thickness 1 1/8"	Mark	Size	Quantity
Other Thicknesses on Request	A	6x6	6
Allow for 3/8" Joint	B	6x6	7
Available in all Colors	C	9x9	2
	D	6x12	3
	E	9x12	3
	F	12x12	1

EP-1 - Exterior Paint
Sherwin Williams SW 7071
Gray Screen



Centennial Subaru Color Board

ES-1 Tile Pattern



20-0137
08/24/2025