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May 10, 2012

Mr. Michael Bellon
Northwest Autoworld, Limited
5850 Centennial Center Boulevard
Las Vegas, Nevada 89149

**RE: SDR-45131 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - MAY 2012**

Dear Mr. Bellon:

Your request for a Minor Amendment of a previously approved Site Development Plan Review [Z-0076-98(25)] FOR 3,624 SQUARE FEET OF BUILDING ADDITIONS TO AN EXISTING 38,519 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) FACILITY on 11.5 acres at 5850 Centennial Center Boulevard (APN 125-27-301-007), T-C (Town Center) Zone, Ward 6 (Ross), has been considered administratively by the Planning and Development Department staff.

The Department of Planning Staff 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, floor plan and building elevations, date stamped 04/11/12, 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.
5. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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Public Works

6. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
7. Coordinate with the Land Development Section of the Department of Building and Safety to determine civil improvement drawing requirements for this site prior to submittal of construction drawings to the Building and Safety Department.
8. A Drainage Study update must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.
9. Site development to comply with all previously approved conditions of approval for Z-76-98(12) and all other applicable site-related actions except as amended herein.

This action by the Department of Planning staff on May 10, 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: Mr. Michael Bellon
John Staluppi, Jr.
5850 Centennial Center Boulevard
Las Vegas, Nevada 89149

Mr. Michael Bellon
Elysium Enterprises, inc.
1408 Saintsbury Drive
Las Vegas, Nevada 89144