



June 29, 2017

CORRECTED LETTER

Mr. Mike Bellon
Northwest Autoworld, LTD
5850 Centennial Center Boulevard
Las Vegas, Nevada 89149

**LAS VEGAS
CITY COUNCIL**

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Mayor

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Mayor Pro Tem

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City Manager

**RE: SDR-69233 [PRJ-68993] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO MOD-69232
CITY COUNCIL MEETING OF JUNE 21, 2017**

Dear Mr. Bellon:

The City Council at a regular meeting held on June 21, 2017 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 246,709 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) ESTABLISHMENT WITH A WAIVER OF TITLE 19.08 PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW FIVE-FOOT BUFFERS ON PORTIONS OF THE SOUTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW A THREE-STORY BUILDING WHERE TWO STORIES ARE ALLOWED, A REDUCTION IN PARKING LOT LANDSCAPING AND A PARKING LOT IN FRONT OF THE BUILDING WHERE PARKING IS ONLY ALLOWED ON THE SIDE OR REAR OF BUILDINGS on a 5.19-acre portion of an 11.50-acre parcel at 5850 Centennial Center Boulevard (portion of APN 125-27-301-007), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-68993].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for a Major Modification (MOD-69232) 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 and landscape plan, date stamped 04/13/17 and building elevations, date stamped 02/27/17 and 03/13/17, except as amended by conditions herein.
4. A Waiver from LVMC Title 19.08 is hereby approved, to allow five-foot perimeter landscape buffers on portions of the south and east property lines where eight feet is required.

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5. A Waiver from the Town Center Development Standards Manual Subsection C.1.C.2 is hereby approved, to allow a three-story building where two stories is the maximum allowed.
6. A Waiver from the Town Center Development Standards Manual Subsection C.2.B.8 is hereby approved, to allow 25 parking lot trees where 30 trees are required.
7. A Waiver from the Town Center Development Standards Manual Subsection C.2.G is hereby approved, to allow a parking lot in front of the building where required to be located at the side or rear of buildings.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - (a) Two (2) additional 24-inch box trees shall be provided within the south perimeter buffer.
 - (b) Two (2) additional 24-inch box trees shall be provided within the east perimeter buffer.
 - (c) Each parking lot landscape planter island shall contain a minimum of five (5) five-gallon shrubs and five (5) one-gallon shrubs per each 24-inch box tree provided.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

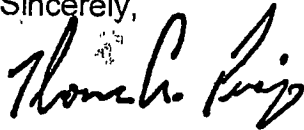
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Public Works

13. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements, if any, and replace with new improvements meeting Current City Standards 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.
14. 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.
15. 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 submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

The Notice of Final Action was filed with the Las Vegas City Clerk on June 22, 2017.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:PL:clb

cc: Mr. John Staluppi Jr.
5850 Centennial Center Boulevard
Las Vegas, Nevada 89149

Mr. Mike Bellon
Elysium Enterprise, Inc.
1408 Saintsbury Drive
Las Vegas, Nevada 89144