

Action Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

September 18, 2006

Mr. Blair Pankratz
Fort Apache Commons Park, LLC
9755 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: MSP-15581 - ADMINISTRATIVE MASTER SIGN PLAN

Dear Mr. Pankratz:

Your request for an Administrative Minor Modification TO AN EXISTING MASTER SIGN PLAN (MSP-1717) at 1205-1225 South Fort Apache Road (APNs 163-05-116-002, 003, and 004), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively ***APPROVED*** your request subject to the following:

Planning and Development

1. All development shall be in conformance with the site plan and building elevations, date stamped 8/02/06, except as amended by conditions herein.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. Any future Signage Amendments may be approved via the Administrative Process by Planning & Development Staff.
4. Proper sign permits must be obtained for each new sign prior to installation.

Public Works

5. Signs shall not be located within the public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



Mr. Blair Pankratz
MSP-15581 - Page Two
September 18, 2006

6. Site development to comply with all applicable conditions of approval for the Fort Apache Commons commercial subdivision and all other applicable site-related actions.

This action by the Planning and Development Department staff is final.

Sincerely,



John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:clb

cc: Ms. Tricia Lerbovici
Environmental Americana Group Realtors
1215 South Fort Apache Road, Suite #210
Las Vegas, Nevada 89117

Mr. Mike Weber
Vision Sign Company
3625 South Polaris Avenue
Las Vegas, Nevada 89103

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

August 29, 2006

Mr. Blair Pankratz
Fort Apache Commons Park, LLC
9755 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: MSP-15581 - ADMINISTRATIVE MASTER SIGN PLAN

Dear Mr. Pankratz:

Your request for an Administrative Minor Modification TO AN EXISTING MASTER SIGN PLAN (MSP-1717) at 1205-1225 South Fort Apache Road (APNs 163-05-116-002, 003, and 004), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson), will be considered administratively by the Planning and Development Department staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:clb

cc: Ms. Tricia Lerbovici
Environmental Americana Group Realtors
1215 South Fort Apache Road, Suite #210
Las Vegas, Nevada 89117

Mr. Mike Weber
Vision Sign Company
3625 South Polaris Avenue
Las Vegas, Nevada 89103

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Project Checklist



Separator Sheet

City of Las Vegas
CURRENT PLANNING PROJECT CHECKLIST

Project Name: _____
Applicant Name: MIKE WEBER Telephone: 895-7474
Project Number: MSP-15581 Ward Number: _____

STAFF ACTIONS

Initial/Date

Initial/Date

- | | |
|--|--|
| ☐ Pre-App. Meeting Date: _____ | ☐ DRT Outcome: _____ |
| ☐ App. Filing Date: <u>8.8.06</u> | ☐ Applicant Contacted: _____ |
| ☐ App. Accuracy Checked: _____ | ☐ Site Visit Completed: _____ |
| ☐ Routing Form Sent: <u>8.11.06</u> | ☐ Photos Taken: _____ |
| ☐ DRT Meeting Date: <u>8.22.06</u> | |

Notes: _____

P. C. ACTIONS

Initial/Date

Initial/Date

- | | |
|--|---|
| ☐ Hearing Notice Rec'd: _____ | ☐ PC Meeting Date: <u>9.21.06</u> |
| ☐ Hearing Notices Mailed: <u>9.8.06</u> | ☐ PC Action: _____ |
| ☐ Draft Report Sent to PC: <u>9.14.06</u> | ☐ Letter to Applicant: <u>9.8.06</u> |
| ☐ Final Report Reviewed: _____ | ☐ PC Minutes Filed: _____ |

Additional PC Conditions: _____

C. C. ACTIONS

Initial/Date

Initial/Date

- | | |
|---|---|
| ☐ CC Report Completed: _____ | ☐ CC Resolution Filed: _____ |
| ☐ CC Meeting Date: _____ | ☐ CC Minutes Filed: _____ |
| ☐ CC Action: _____ | ☐ Final Plans Submitted: _____ |
| ☐ Letter to Applicant: _____ | ☐ Ordinance Completed: _____ |
| ☐ Conditions Checked: _____ | |

☐ RELATED FILES: _____

☐ See ADMINISTRATIVE ACTIONS Sheet

City of Las Vegas
ADMINISTRATIVE ACTIONS

☐ Action: Administrative Master Sign Plan Amendment (Minor)
Date: 11/2/06 Staff: Steve Swanton
Notes: amend MSP-1717 to consolidate Signs C and E
(on building labeled "TAVERN") and allow larger sign
area for Sign 'D' (208 square feet). The new sign
on the north elevation will be 124 sf. Plans in MSP-1717
file.

☐ Action: _____
Date: _____ Staff: _____
Notes: _____

☐ Action: _____
Date: _____ Staff: _____
Notes: _____

☐ Action: _____
Date: _____ Staff: _____
Notes: _____

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		
☒	☐	Grant deed and legal description		
☒	☐	<i>Detailed</i> justification letter		
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☒	☐	Correct fee(s): \$ <u>300</u> \$ <u>300</u> \$ <u> </u> Total = \$ <u>600</u>		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN Folded Plans: <u>7</u> Rolled/Colored Plans: <u>1</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		Sign Analysis table required
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> building setbacks labeled		
☒	☐	<i>All</i> adjacent existing land uses and street names labeled		
☒	☐	<i>All</i> points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized: <u> </u>		
☒	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN Folded Plans: <u>0</u> Rolled/Colored Plans: <u>0</u>				
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	North arrow, scale, and vicinity map		
☐	☒	<i>All</i> property lines and present dimensions labeled		
☐	☒	<i>All</i> required perimeter landscape planters shown		
☐	☒	<i>All</i> required parking lot fingers/islands shown		
☐	☒	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS & Sign Elevations Folded Plans: <u>2</u> Rolled/Colored Plans: <u>1</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		2+1 Building 2+1 Sign
☒	☐	Scale and building dimensions labeled		
☒	☐	North, south, east, and west elevations of <i>all</i> buildings		
☒	☐	<i>All</i> building materials and colors noted		
☒	☐	8" x 10" photo of original color and material board		
☒	☐	<i>All</i> wall sign locations shown and sizes noted		
FLOOR PLANS Folded Plans: <u>0</u> Rolled Plans: <u>0</u>				
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	Scale and building dimensions labeled		
☐	☒	<i>All</i> building entrances/exits shown		
☐	☒	Use of <i>all</i> rooms noted/labeled		

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: Vision Sign Inc. Application Type: Master Sign Plan RECEIVED

APN: 163-05-116-004 Location: 1215 S. Ft. Apache

Planner: [Signature] Pre-App Meeting Date: 7/21/06 Earliest PC Date: 9/21/06 9/21/06

☒ Meeting☐ Telephone

Conversation Record

Page 1 of 1

Date 7/21/06

Time 2:00 am PM

Project Name

Conversation between CLV Representative(s) N. Goldberg
and,

Name	Company/Department	Phone	FAX
Daneen Hroza	Vision Sign	895-7474	

☐ see Meeting Attendance Sheet

Comments:

Minor amendment to an existing Master Sign Plan (MSP-1717).

Propose to add one sign (4' x 16' area) actual size of sign will be less than this but the allotted square is 4x16.

Must comply w/ conditions of approval for MSP-1717 & all other previous ~~est~~ site related actions.

~~that~~

Add verbage to conditions of approval related to amendments to MSP.

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AUG 03 2006

Deed



Separator Sheet



3625 S. Polaris Las Vegas, NV 89103

Phone: (702) 895-7474
Fax: (702) 895-7444

August 1, 2006

Please note changes to sign analysis table, an additional line was added to accommodate sign area W. Only the sq. footage amounts are changed where sign area W has increased the totals.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Daneen Hroza', is written over the typed name. The ink is dark and the signature is fluid.

Daneen Hroza

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AUG 02 2006

**FORT APACHE COMMONS
SIGN ANALYSIS TABLE**

ID	TYPE	ILLUMINATED	SQ. FOOTAGE	WIDTH	LENGTH	ANIMATED	NO. OF FACES
A	Freestanding	Yes	33	1'-0"	11'-0"	No	3
B	Freestanding	Yes	288	6'-0"	16'-0"	Yes	3
C	Wall	Yes	84	6'-0"	14'-0"	No	1
D	Wall	Yes	160	8'-0"	20'-0"	No	1
E	Wall	Yes	84	6'-0"	14'-0"	No	1
F	Wall	Yes	80	4'-0"	20'-0"	No	1
G	Wall	Yes	150	5'-0"	30'-0"	No	1
H	Wall	Yes	80	4'-0"	20'-0"	No	1
I	Wall	Yes	200	5'-0"	40'-0"	No	1
J	Wall	Yes	48	3'-0"	16'-0"	No	1
K	Wall	Yes	125	5'-0"	25'-0"	No	1
L	Wall	Yes	48	3'-0"	16'-0"	No	1
M	Wall	Yes	48	3'-0"	16'-0"	No	1
N	Wall	Yes	125	5'-0"	25'-0"	No	1
O	Wall	Yes	48	3'-0"	16'-0"	No	1
P	Wall	Yes	50	2'-6"	20'-0"	No	1
Q	Wall	Yes	64	4'-0"	16'-0"	No	1
R	Wall	Yes	50	2'-6"	20'-0"	No	1
S	Wall	Yes	180	6'-0"	30'-0"	No	1
T	Wall	Yes	108	3'-0"	36'-0"	No	1
U	Wall	Yes	180	6'-0"	30'-0"	No	1
V	Wall	Yes	108	3'-0"	36'-0"	No	1
W	Wall	Yes	64	4'-0"	16'-0"	No	1

MSP-15581
09/21/06 PC

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Sign Analysis Information

Exhibit 1 – Three sided pole sign.

A. Street Frontage on Fort Apache-	840 Linear Feet
B. Total allowed freestanding signage-	1,680 Square Feet
C. Existing signs along Ft. Apache- (Fabulous Freddie's)	56 Square Feet
D. Proposed signage-	
1. Fort Apache Commons sign 3 sided 1' x 11' sections	33 Square Feet
2. Shopping center tenant use only. 6' x 16' amber LED signs-(3) ea. North, East, & South	288 Square Feet
E. Allowable Square Footage	1,680 Square Feet
1. Existing Fabulous Freddie's Sign	56 Square Feet
2. New Proposed Fort Apache Commons Sign	321 Square Feet
F. Total Proposed Square Footage Including New Sign	377 Square Feet
G. Unused Allowable Pole Sign Square Footage-	$1680 - 377 = 1,303$ Square Feet

Exhibit 2- Building Signage

A. Total Building Fascia Square Footage

East Elevation – 12,200 Square Feet
North Elevation – 13,578 Square Feet
Total 25,778 Square Feet

B. Proposed Wall Signage

East Elevation - 638 Square Feet
North Elevation – 1416.00 Square Feet
Total 2054.00 Square Feet

C. Allowable Signs 20% of Fascia – $25,778 \times 20\% = 5,156$ Square Feet

D. Un-used Allowable Wall Signs:

Allowable = 5,156, Proposed = 2054, Used = 3102

MSP-15581
09/21/06 PC

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STATEMENT OF PURPOSE
FOR
FORT APACHE COMMONS SHOPPING
ADDITION
MASTER SIGN PLAN

Peccole Nevada Corp. is requesting approval for one, four sided sign with copy on three sides. Sign is 39' to top of dome. Sign has a 1' x 11' identification section and a 6' x 16' electronic message unit on three faces. Sign would be set back at least 5' from the property line. Sign is to be located on Fort Apache.

The 1' x 11' identification section is an illuminated area with copy to read "Fort Apache Commons" with logo.

The LED message unit is Amber in color. The message unit is to be used to advertise the shopping center tenants. The units are approximately 6' x 16'.

The parcel has approximately 1,346' of street frontage, of which approximately 506' is on Charleston and 840' is on Fort Apache.

The sign is sighted to exceed the 100' separation requirement from existing Mimi's sign.

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AUG 02 2003

FORT APACHE COMMONS SHOPPING CENTER SIGN PROGRAM

Section I INTRODUCTION

The purpose of the sign program is to ensure the design and production of quality signage, which reflects the integrity of the architecture and the intent of Fort Apache Commons and the City of Las Vegas. This sign program has been developed to communicate the particular parameters the tenants are to follow so their individual signage will be effective and also compliment the project as a whole. Performance will be strictly enforced. The tenant, at the tenant's sole expense, will remove any non-conforming signs.

This sign program has been written in sections with numbered articles for easy reference, i.e. Sections I to Section VIII.

Section II APPROVAL PROCEDURE

1. Prior to fabrication, the tenant shall submit to Peccole Nevada Corp. two, (2) color copies of detailed building elevation drawings, indicating the location, size, layout, design, and color of the proposed signs, including all the lettering and/or logo for review and approval prior to submitting for a building permit. The owner shall have the discretionary authority to deny approval for any submittal, which does not comply with the intent or purpose of the sign guidelines and criteria.
2. Following approval of the proposed signage by Peccole Nevada Corp., the tenant shall submit to the City of Las Vegas for applicable sign permits.
3. The tenant or its' representative Sign Company shall obtain all permits for signs and their installation from the appropriate City agency.

Section III SIGN TYPE SCHEDULE

1. Free Standing Signs (Exhibit 1)
2. Wall Signs (Exhibit 2)
3. Site Plan (Exhibit 3)

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Section IV

GENERAL SIGN CRITERIA

1. Roof signs are prohibited
2. No sign will be painted directly onto a wall or surface of any building.
3. No temporary sign may be displayed on any building or in the parking area without prior approval and compliance with the Peccole Nevada Corp.

Section V

FREE STANDING SIGN

1. The free standing sign is used solely for the identification of the shopping center and tenant identification for those tenants located within the shopping center.

Section VI

BUILDING SIGNS AND PARAMETERS

1. The maximum allowable tenant sign shall not exceed 20% of the tenant's storefront and shall only be allowed in the designated sign band areas (Exhibit 2)
2. No signs or banners will be allowed on the rear of the building, i.e., the South building elevations.

Section VII

GENERAL STANDARDS

1. Building signs may be illuminated or non-illuminated.
2. All signs and installations of signs must conform to the appropriate building and UL electrical codes. The tenant's sign contractor will obtain any and all permits required.
3. All channel letters, and logo forms, are to be fabricated from minimum 24 gauge metal formed into a pan channel or reverse pan channel letter configuration with a five (5) inch return and flush mounted to the building surface. Halo illumination or internal illumination to be 30 mille-amp neon tube lighting, manufactured, labeled, and installed in accordance with UL (Underwriters Laboratory) standards.

Non-illuminated letters are to be of cast metal variety.

4. All penetrations of the exterior fascia are to be sealed watertight, then painted to match the existing fascia color

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AUG 02 1986

Section VIII
SIGN AREA ALLOCATION

Frontage: Fort Apache Rd.....840'

Sign Area Allocation

Free Standing Sign	(Exhibit 1)	312 square feet
Wall Signs	(Exhibit 2)	
	East Elevation	638 square feet
	North Elevation	1416 square feet
	Total Building	2054 square feet
	Total Square Feet	2366 square feet

Pole signs allowed $840' \times 2 =$	1,680 square feet
Total proposed pole signs on Fort Apache	368 square feet
Un-used allowable	1,312 square feet

Building signs allowed $25,778 \text{ square feet} \times .20 =$	5,156 square feet
Total proposed building signage	2054 square feet
Un-used allowable	3102 square feet

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AUG 28 2006



FORT APACHE COMMONS PARK LLC

PRIN

Business Entity Information

Status:	Active	File Date:	7/11/2003
Type:	Domestic Limited-Liability Company	Corp Number:	LLC10186-2003
Qualifying State:	NV	List of Officers Due:	7/31/2007
Managed By:	Managers	Expiration Date:	7/11/2503

Resident Agent Information

Name:	ALAN C. SKLAR	Address 1:	8363 W SUNSET RD
Address 2:	SUITE 300	City:	LAS VEGAS
State:	NV	Zip Code:	89113
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

[View all business entities under this resident agent](#)

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

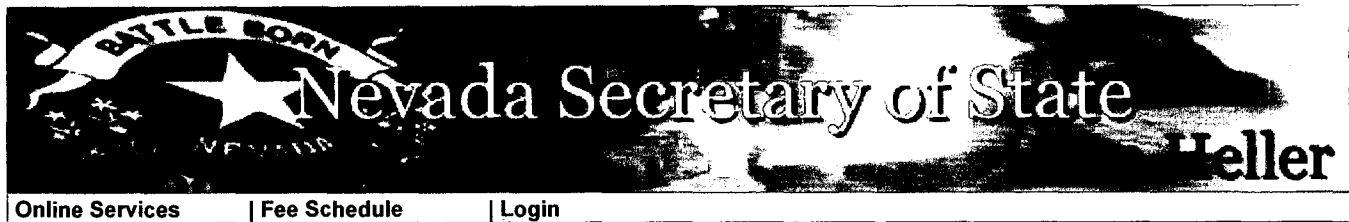
Officers

☐ Include Inactive Office

Manager - EXECUTIVE LLC

Address 1:	9755 W CHARLESTON BLVD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	

RECEIVED



EXECUTIVE LLC

PRIN

Business Entity Information			
Status:	Active	File Date:	7/7/2003
Type:	Domestic Limited-Liability Company	Corp Number:	LLC9885-2003
Qualifying State:	NV	List of Officers Due:	7/31/2007
Managed By:	Managers	Expiration Date:	7/7/2503

Resident Agent Information			
Name:	ALAN C. SKLAR	Address 1:	8363 W SUNSET RD
Address 2:	SUITE 300	City:	LAS VEGAS
State:	NV	Zip Code:	89113
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

[View all business entities under this resident agent](#)

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers			
☐ Include Inactive Office			
Manager - VICKI DEHART			
Address 1:	9755 W CHARLESTON BLVD.	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	
Manager - YOHAN LOWIE			

20050427-0003571

4
RPTT: _____
APN: A portion of 163-05-110-005

Fee: \$22.00 RPTT: \$2,766.75
N/C Fee: \$0.00

04/27/2005 14:17:42
T20050077085

Requestor:
STEWART TITLE OF NEVADA

Frances Deane PUN
Clark County Recorder Pgs: 9

WHEN RECORDED MAIL TO:

MiMi 2003 LP
9755 West Charleston Blvd.
Las Vegas, Nevada 89117
Attention: General Partner

MAIL TAX STATEMENTS TO:

Same as above.



GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **FORT APACHE COMMONS PARK LLC**, a Nevada limited liability company, whose address is 9755 West Charleston Blvd., Las Vegas, Nevada 89117, does hereby grant, bargain, sell and convey to **MIMI 2003 LP**, a Nevada limited partnership, whose address is 9755 West Charleston Blvd., Las Vegas, Nevada 89117, that certain real property in the County of Clark, State of Nevada, more particularly described in Exhibit "1" attached hereto and incorporated herein by this reference.

SUBJECT TO (a) non-delinquent taxes for the fiscal year 2004 - 2005, (b) encumbrances, covenants, conditions, restrictions, reservations, rights-of-way and easements that are validly of record and (c) all matters that would be revealed by an accurate ALTA Survey or physical inspection of the real property.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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APR 28 2005

Dated as of: April 26, 2005

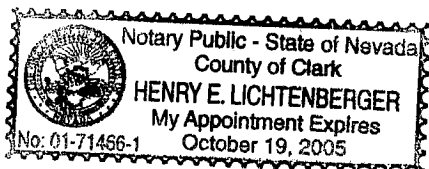
FORT APACHE COMMONS PARK LLC

By: Executive Homes, Inc., Operations Manager

By: [Signature]
Yohan Lowie, Chief Executive Officer

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

This instrument was acknowledged before me on April __, 2005, by Yohan Lowie, Chief Executive Officer of Executive Homes, Inc., Operations Manager of Fort Apache Commons Park LLC, a Nevada limited liability company.



[Signature]
NOTARY PUBLIC
My commission expires: 10/19/05

EXHIBIT "1"
TO
GRANT BARGAIN SALE DEED
Legal Description

RECEIVED

2008 08 2008

LOT 1

THAT PORTION OF LOT 1 AS SHOWN BY FINAL MAP OF "FORT APACHE COMMONS, A COMMERCIAL SUBDIVISION" ON FILE IN BOOK 123, PAGE 69 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-SIXTEENTH (1/16) CORNER OF THE SOUTHERLY LINE OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, SAID WEST ONE-SIXTEENTH (1/16) CORNER BEING THE CENTERLINE INTERSECTION OF FORT APACHE ROAD (VARYING WIDTH) AND CHARLESTON BOULEVARD (VARYING WIDTH), THENCE ALONG SAID SOUTHERLY LINE OF SAID SECTION 32 ALONG THE CENTERLINE OF SAID CHARLESTON BOULEVARD, SAID SOUTHERLY SECTION LINE AND CENTERLINE ALSO BEING THE FIFTH STANDARD PARALLEL SOUTH, M.D.M., SOUTH 89°26'21" WEST, 588.36 FEET; THENCE DEPARTING SAID SOUTHERLY SECTION LINE SOUTH 00°33'39" EAST, 65.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CHARLESTON BOULEVARD, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 3 AS SHOWN BY MAP OF "PECCOLE RANCH - UNIT 2" THEREOF ON FILE IN BOOK 45, PAGE 83 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; THENCE ALONG THE EASTERLY LINE OF SAID LOT 3 SOUTH 00°33'39" EAST, 217.05 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 1 OF SAID "FORT APACHE COMMONS" (BOOK 123, PAGE 69 OF PLATS); THENCE CONTINUING ALONG THE EASTERLY LINE OF AFOREMENTIONED LOT 3, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 1, SOUTH 00°33'39" EAST, 349.75 FEET; THENCE DEPARTING SAID WESTERLY LINE NORTH 89°26'21" EAST, 76.56 FEET; THENCE NORTH 00°33'39" WEST, 1.25 FEET; THENCE NORTH 89°26'21" EAST, 2.50 FEET; THENCE SOUTH 00°33'39" EAST, 1.25 FEET; THENCE NORTH 89°26'21" EAST, 13.00 FEET; THENCE NORTH 00°33'39" WEST, 1.25 FEET; THENCE NORTH 89°26'21" EAST, 2.50 FEET; THENCE SOUTH 00°33'39" EAST, 1.25 FEET; THENCE NORTH 89°26'21" EAST, 3.00 FEET; THENCE FROM A TANGENT BEARING NORTH 00°33'39" WEST, CURVING TO THE RIGHT ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 180°00'00", AN ARC LENGTH OF 37.70 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 89°26'21" EAST; THENCE ALONG THE EASTERLY PROLONGATION OF SAID RADIAL LINE NORTH 89°26'21" EAST, 3.00 FEET; THENCE NORTH 00°33'39" WEST, 1.25 FEET; THENCE NORTH 89°26'21" EAST, 2.50 FEET; THENCE SOUTH 00°33'39" EAST, 1.25 FEET; THENCE NORTH 89°26'21" EAST, 13.00 FEET; THENCE NORTH 00°33'39" WEST, 1.25 FEET; THENCE NORTH 89°26'21" EAST, 2.50 FEET; THENCE SOUTH 00°33'39" EAST, 1.25 FEET; THENCE NORTH 89°26'21" EAST, 7.00 FEET; THENCE SOUTH 00°33'39" EAST,

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9.50 FEET; THENCE NORTH 89°26'21" EAST, 1.25 FEET; THENCE SOUTH 00°33'39" EAST, 2.50 FEET; THENCE SOUTH 89°26'21" WEST, 1.25 FEET; THENCE SOUTH 00°33'39" EAST, 13.00 FEET; THENCE NORTH 89°26'21" EAST, 1.25 FEET; THENCE SOUTH 00°33'39" EAST, 2.50 FEET; THENCE SOUTH 89°26'21" WEST, 1.25 FEET; THENCE SOUTH 00°33'39" EAST, 7.00 FEET; THENCE NORTH 89°26'21" EAST, 1.25 FEET; THENCE SOUTH 00°33'39" EAST, 2.50 FEET; THENCE SOUTH 89°26'21" WEST, 1.25 FEET; THENCE SOUTH 00°33'39" EAST, 13.00 FEET; THENCE NORTH 89°26'21" EAST, 1.25 FEET; THENCE SOUTH 00°33'39" EAST, 2.50 FEET; THENCE SOUTH 89°26'21" WEST, 1.25 FEET; THENCE SOUTH 00°33'39" EAST, 10.50 FEET; THENCE SOUTH 89°26'21" WEST, 5.51 FEET; THENCE SOUTH 00°33'39" EAST, 2.00 FEET; THENCE NORTH 89°26'21" EAST, 1.25 FEET; THENCE SOUTH 00°33'39" EAST, 2.50 FEET; THENCE SOUTH 89°26'21" WEST, 1.25 FEET; THENCE SOUTH 00°33'39" EAST, 13.00 FEET; THENCE NORTH 89°26'21" EAST, 1.25 FEET; THENCE SOUTH 00°33'39" EAST, 2.50 FEET; THENCE SOUTH 89°26'21" WEST, 1.25 FEET; THENCE SOUTH 00°33'39" EAST, 3.00 FEET; THENCE FROM A TANGENT BEARING NORTH 89°26'21" EAST, CURVING TO THE RIGHT ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 06°00'00", AN ARC LENGTH OF 2.09 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 05°26'21" EAST; THENCE SOUTHERLY ALONG SAID RADIAL LINE SOUTH 05°26'21" WEST, 2.00 FEET; THENCE FROM A TANGENT BEARING SOUTH 84°33'39" EAST, CURVING TO THE RIGHT ALONG THE ARC OF AN 18.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 18°00'00", AN ARC LENGTH OF 5.65 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 23°26'21" EAST; THENCE ALONG THE NORTHEASTERLY PROLONGATION OF SAID RADIAL LINE NORTH 23°26'21" EAST, 2.00 FEET; THENCE FROM A TANGENT BEARING SOUTH 66°33'39" EAST, CURVING TO THE RIGHT ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 06°00'00", AN ARC LENGTH OF 2.09 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 29°26'21" EAST; THENCE SOUTHWESTERLY ALONG SAID RADIAL LINE SOUTH 29°26'21" WEST, 2.00 FEET; THENCE FROM A TANGENT BEARING SOUTH 60°33'39" EAST, CURVING TO THE RIGHT ALONG THE ARC OF AN 18.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 30°00'00", AN ARC LENGTH OF 9.42 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 59°26'21" EAST; THENCE ALONG THE NORTHEASTERLY PROLONGATION OF SAID RADIAL LINE NORTH 59°26'21" EAST, 2.00 FEET; THENCE FROM A TANGENT BEARING SOUTH 30°33'39" EAST, CURVING TO THE RIGHT ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 06°00'00", AN ARC LENGTH OF 2.09 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 65°26'21" EAST; THENCE SOUTHWESTERLY ALONG SAID RADIAL LINE SOUTH 65°26'21" WEST, 2.00 FEET; THENCE FROM A TANGENT BEARING SOUTH 24°33'39" EAST, CURVING TO THE RIGHT ALONG THE ARC OF AN 18.00 FOOT RADIUS CURVE, CONCAVE WESTERLY,

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THROUGH A CENTRAL ANGLE OF 18°00'00", AN ARC LENGTH OF 5.65 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 83°26'21" EAST; THENCE ALONG THE EASTERLY PROLONGATION OF SAID RADIAL LINE NORTH 83°26'21" EAST, 2.00 FEET; THENCE FROM A TANGENT BEARING SOUTH 06°33'39" EAST, CURVING TO THE RIGHT ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 06°00'00", AN ARC LENGTH OF 2.09 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 89°26'21" EAST; THENCE NORTH ALONG THE EASTERLY PROLONGATION OF SAID RADIAL LINE 89°26'21" EAST, 1.00 FEET; THENCE NORTH 00°33'39" WEST, 1.25 FEET; THENCE NORTH 89°26'21" EAST, 2.50 FEET; THENCE SOUTH 00°33'39" EAST, 1.25 FEET; THENCE NORTH 89°26'21" EAST, 13.00 FEET; THENCE NORTH 00°33'39" WEST, 1.25 FEET; THENCE NORTH 89°26'21" EAST, 2.50 FEET; THENCE SOUTH 00°33'39" EAST, 1.25 FEET; THENCE NORTH 89°26'21" EAST, 2.00 FEET; THENCE NORTH 00°33'39" WEST, 1.25 FEET; THENCE NORTH 89°26'21" EAST, 2.50 FEET; THENCE SOUTH 00°33'39" EAST, 1.25 FEET; THENCE NORTH 89°26'21" EAST, 13.00 FEET; THENCE NORTH 00°33'39" WEST, 1.25 FEET; THENCE NORTH 89°26'21" EAST, 2.50 FEET; THENCE SOUTH 00°33'39" EAST, 1.25 FEET; THENCE NORTH 89°26'21" EAST, 1.00 FEET; THENCE SOUTH 00°33'39" EAST, 1.50 FEET; THENCE NORTH 89°26'21" EAST, 2.62 FEET; THENCE SOUTH 00°33'39" EAST, 2.00 FEET; THENCE NORTH 89°26'21" EAST, 13.00 FEET; THENCE NORTH 00°33'39" WEST, 2.00 FEET; THENCE NORTH 89°26'21" EAST, 2.63 FEET; THENCE NORTH 00°33'39" WEST, 1.00 FEET; THENCE NORTH 89°26'21" EAST, 5.00 FEET; THENCE SOUTH 00°33'39" EAST, 3.00 FEET; THENCE NORTH 89°26'21" EAST, 13.00 FEET; THENCE NORTH 00°33'39" WEST, 3.00 FEET; THENCE NORTH 89°26'21" EAST, 5.00 FEET; THENCE SOUTH 00°33'39" EAST, 1.00 FEET; THENCE NORTH 89°26'21" EAST, 2.63 FEET; THENCE SOUTH 00°33'39" EAST, 2.00 FEET; THENCE NORTH 89°26'21" EAST, 13.00 FEET; THENCE NORTH 00°33'39" WEST, 2.00 FEET; THENCE NORTH 89°26'21" EAST, 2.46 FEET; THENCE NORTH 00°33'39" WEST, 1.50 FEET; THENCE NORTH 89°26'21" EAST, 0.67 FEET; THENCE NORTH 00°33'39" WEST, 1.50 FEET; THENCE NORTH 89°26'21" EAST, 3.50 FEET; THENCE SOUTH 00°33'39" EAST, 1.50 FEET; THENCE NORTH 89°26'21" EAST, 13.00 FEET; THENCE NORTH 00°33'39" WEST, 3.00 FEET; THENCE NORTH 89°26'21" EAST, 7.00 FEET; THENCE SOUTH 00°33'39" EAST, 3.00 FEET; THENCE NORTH 89°26'21" EAST, 13.00 FEET; THENCE NORTH 00°33'39" WEST, 3.00 FEET; THENCE NORTH 89°26'21" EAST, 7.00 FEET; THENCE SOUTH 00°33'39" EAST, 3.00 FEET; THENCE NORTH 89°26'21" EAST, 13.00 FEET; THENCE NORTH 00°33'39" WEST, 1.50 FEET; THENCE NORTH 89°26'21" EAST, 2.83 FEET; THENCE NORTH 00°33'39" WEST, 0.50 FEET; THENCE NORTH 89°26'21" EAST, 0.17 FEET; THENCE NORTH 00°33'39" WEST, 2.00 FEET; THENCE NORTH 89°26'21" EAST, 0.50 FEET; THENCE NORTH 89°26'21" EAST, 3.00 FEET; THENCE SOUTH 00°33'39" EAST, 2.00 FEET; THENCE NORTH 89°26'21" EAST, 13.00 FEET; THENCE NORTH 00°33'39" WEST, 3.00 FEET; THENCE NORTH 89°26'21" EAST, 7.25 FEET; THENCE SOUTH 00°33'39" EAST, 3.00 FEET; THENCE NORTH 89°26'21" EAST, 13.00 FEET; THENCE NORTH 00°33'39" WEST,

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3.00 FEET; THENCE NORTH 89°26'21" EAST, 7.25 FEET; THENCE SOUTH 00°33'39" EAST, 3.00 FEET; THENCE NORTH 89°26'21" EAST, 13.00 FEET; THENCE NORTH 00°33'39" WEST, 2.00 FEET; THENCE NORTH 89°26'21" EAST, 3.50 FEET; THENCE SOUTH 00°33'39" EAST, 4.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°26'21" EAST, 1.00 FEET; THENCE NORTH 00°33'39" WEST, 1.25 FEET; THENCE NORTH 89°26'21" EAST, 2.50 FEET; THENCE SOUTH 00°33'39" EAST, 1.25 FEET; THENCE NORTH 89°26'21" EAST, 13.00 FEET; THENCE NORTH 00°33'39" WEST, 1.25 FEET; THENCE NORTH 89°26'21" EAST, 2.50 FEET; THENCE SOUTH 00°33'39" EAST, 1.25 FEET; THENCE NORTH 89°26'21" EAST, 2.00 FEET; THENCE NORTH 00°33'39" WEST, 2.50 FEET; THENCE NORTH 89°26'21" EAST, 2.50 FEET; THENCE SOUTH 00°33'39" EAST, 2.50 FEET; THENCE NORTH 89°26'21" EAST, 13.00 FEET; THENCE NORTH 00°33'39" WEST, 2.50 FEET; THENCE NORTH 89°26'21" EAST, 2.50 FEET; THENCE SOUTH 00°33'39" EAST, 2.50 FEET; THENCE NORTH 89°26'21" EAST, 2.00 FEET; THENCE NORTH 00°33'39" WEST, 1.25 FEET; THENCE NORTH 89°26'21" EAST, 2.50 FEET; THENCE SOUTH 00°33'39" EAST, 1.25 FEET; THENCE NORTH 89°26'21" EAST, 13.00 FEET; THENCE NORTH 00°33'39" WEST, 1.25 FEET; THENCE NORTH 89°26'21" EAST, 2.50 FEET; THENCE SOUTH 00°33'39" EAST, 1.25 FEET; THENCE NORTH 89°26'21" EAST, 13.00 FEET; THENCE NORTH 00°33'39" WEST, 1.25 FEET; THENCE SOUTH 00°33'39" EAST, 2.50 FEET; THENCE NORTH 89°26'21" EAST, 1.00 FEET; THENCE SOUTH 00°33'39" EAST, 2.50 FEET; THENCE NORTH 89°26'21" EAST, 1.25 FEET; THENCE SOUTH 00°33'39" EAST, 2.50 FEET; THENCE SOUTH 89°26'21" WEST, 1.25 FEET; THENCE SOUTH 00°33'39" EAST, 13.00 FEET; THENCE NORTH 89°26'21" EAST, 1.25 FEET; THENCE SOUTH 00°33'39" EAST, 2.50 FEET; THENCE SOUTH 89°26'21" WEST, 1.25 FEET; THENCE SOUTH 00°33'39" EAST, 2.50 FEET; THENCE SOUTH 89°26'21" WEST, 1.25 FEET; THENCE SOUTH 00°33'39" EAST, 2.50 FEET; THENCE SOUTH 89°26'21" WEST, 1.00 FEET; THENCE SOUTH 00°33'39" EAST, 1.25 FEET; THENCE SOUTH 89°26'21" WEST, 2.50 FEET; THENCE NORTH 00°33'39" WEST, 1.25 FEET; THENCE SOUTH 89°26'21" WEST, 13.00 FEET; THENCE SOUTH 00°33'39" EAST, 1.25 FEET; THENCE SOUTH 89°26'21" WEST, 2.50 FEET; THENCE NORTH 00°33'39" WEST, 1.25 FEET; THENCE SOUTH 89°26'21" WEST, 2.00 FEET; THENCE SOUTH 00°33'39" EAST, 2.50 FEET; THENCE SOUTH 89°26'21" WEST, 2.50 FEET; THENCE NORTH 00°33'39" WEST, 2.50 FEET; THENCE SOUTH 89°26'21" WEST, 13.00 FEET; THENCE SOUTH 00°33'39" EAST, 2.50 FEET; THENCE SOUTH 89°26'21" WEST, 2.50 FEET; THENCE NORTH 00°33'39" WEST, 2.50 FEET; THENCE SOUTH 89°26'21" WEST, 12.00 FEET; THENCE SOUTH

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89°26'21" WEST, 1.00 FEET; THENCE SOUTH 00°33'39" EAST, 0.50 FEET;
THENCE SOUTH 89°26'21" WEST, 2.50 FEET; THENCE NORTH 00°33'39" WEST,
0.50 FEET; THENCE SOUTH 89°26'21" WEST, 13.00 FEET; THENCE SOUTH
00°33'39" EAST, 0.50 FEET; THENCE SOUTH 89°26'21" WEST, 2.50 FEET;
THENCE NORTH 00°33'39" WEST, 0.50 FEET; THENCE SOUTH 89°26'21" WEST,
0.96 FEET; THENCE NORTH 00°33'39" WEST, 46.95 FEET; THENCE NORTH
89°26'21" EAST, 19.96 FEET; THENCE NORTH 00°33'39" WEST, 35.05 FEET TO
THE POINT OF BEGINNING.

CONTAINING 5,423 SQUARE FEET, MORE OR LESS.

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Justification Letter



Separator Sheet

Introduction

The purpose of this sign program is to ensure the design/production of quality signage for this prestigious Las Vegas project. The sign program outlines the particular guidelines and parameters each tenant is to follow for their individual business identity through signage, so as to compliment the entire project.

For purposes of this sign criteria, the term "Tenant" includes any owner/operators of a pad parcel.

Tenant signs are encouraged to be designed and manufactured by standards which exceed the quality and aesthetic impact of most retail center tenant signs.

This signage criteria package has been developed with illustrated sections for easy reference. For those sign types to be employed by a given tenant. The sections(s) relating to each sign type must be reviewed and adhered to by each tenant and its sign contractor.

The criteria establishes minimum and maximum letter sizes, sign area allowances, and locations for each sign type within the context of this sign criteria.

Tenant Approval Procedure

All tenant signs installed or displayed on the premises of Fort Apache Commons Business Park must have written approval by the landlord and architect review committee. The aesthetic characteristics of the signs (e.g. placement, size, proportion, color, texture, method of fabrication, location of transformers, raceways and graphics) are subject to the discretionary approval of the landlord and architect review committee within the context of the sign criteria. Within thirty (30) days of final execution of lease, tenants must submit three (3) sets (in color) of professionally executed drawings which meet the submitted standards.

Drawings must:

1. Depict sign on building elevation showing position.
2. Include all specifications for size, color, materials used, illumination details and installation. These drawings must be submitted to the landlord for review and written approval. After approval by landlord tenant is responsible for submitting the drawings to the governing municipal agencies and obtaining the required approval(s) and permits.

This criteria has been designed to give tenants a degree of flexibility in personalizing their own store and at the same time allow for maximum creativity in sign design. Conformance to the criteria will be strictly enforced. In the interest

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of the center, any installed non-conforming or unapproved signs shall be brought into conformance at the expense of the tenant.

Individual Tenant Sign Size & Placement

- LOGO SIZE:
24" maximum height
- LETTER HEIGHT:
24" maximum
- LETTER STYLE:
Based on established letter style and by landlord and architect approval
- ILLUMINATION:
30ma neon
- SIGNAGE AREA:
Maximum usage is 80% of tenants leased area x maximum letter height
- APPROVALS:
All signage is to be approved by the City of Las Vegas building department.

In-Line Tenant Spaces

*Tenant signs are to be individually mounted internally (halo) illuminated reverse pan channel letters.

1. Tenants shall be allowed a minimum letter height of 24" for single line I.D. and 10" minimum for 2-line I.D. with a maximum overall height of stacked copy shall not exceed 24".
2. All signs shall consist of individual reverse pan channel letters, no sign cabinets shall be permitted.
3. Tenants shall be allowed one (1) sign per leased area, except for corner tenants. Logo/symbols cabinets are subject to landlord approval.
4. Maximum length of signage shall not exceed 80% of leased area or architectural feature in which it is placed. No sign shall be closer than two feet (2') from beginning or end of letters to edge of building or 18" from edge of architectural feature.

5. If an accompanying logo/symbol or larger leading capital letters is used on tenants sign, it must not exceed 24".
6. All signage to be approved by architect review committee.

Design, Fabrication & Installation Requirements

The following standards further specify the design and production requirements for tenant signage.

1. Tenant identification signs must be fabricated as individually mounted, internally illuminated reverse pan channel letters with metal faces and halo illumination or F.C.O. aluminum letters.
2. All tenant signs that are illuminated must have connecting assigned j-boxes which must be controlled by a dedicated time clock and have a disconnect switch within visual proximity to the sign.
3. In no case will there be any exposed electrical raceways, conduit, transformers, junction boxes, conductors or crossovers. All exposed hardware will be finished in a manner consistent with quality fabrication practices.
4. Reverse channel letter and logo forms are to be fabricated from minimum 24 gage sheet metal or .063 aluminum formed into a reverse channel configuration with a 3" deep return. Each letter must have a minimum of two (2) 1/4" diameter holes for drainage. Inside of letters are to be painted white. Internal illumination to be 30ma neon tubing, manufactured, labeled, and installed in accordance with UL (Underwriters Laboratory) standards.
5. All F.C.O. letters and logos to be fabricated from 1/4" thick aluminum.
6. All penetrations of the exterior fascia are to be sealed watertight, then painted to match the existing fascia color.
7. Tenant and/or tenant sign contractor shall not, in course of sign installation or removal, damage any of the buildings exterior or structure.

COLORS & LETTER STYLES:

1. Tenant with established logo graphics must be dark brown to be approved by landlord and architect.
2. All letters and logo to be reverse pan channel, faces and returns to be gloss dark brown.
3. Neon to be 30ma 6500 white neon illumination.

Individual Tenant I.D. Requirements

• Wall signage: This is a sign displayed upon or against the wall or parapet of a structure where the exposed face of the signs is in the plane parallel to the plane of the wall and extends not more than 6" from the face of the wall.

1. Tenant sign shall include only its business name and established logo/symbol. Service descriptions and/or product names (if applicable) to be reviewed on a case-by-case basis by the landlord and architect.
2. Maintenance of each sign is the responsibility of each individual tenant who had it manufactured and installed. Letter forms, letter faces, burned out lamps or penetration seals which require repair will be replaced or repaired within fifteen (15) days of the damage. If signage is not fixed within the fifteen day period, the landlord and architect may repair the sign at the expense of the tenant.
3. Roof mounted signs are not permitted.
4. No sign shall be painted directly on the wall surface of any portion of the building.
5. Refer to the section "Design, Fabrication & Installation Requirements" for additional information.
6. Tenants with nationally or regionally recognized logo graphics may use their business identity graphics and color scheme. Subject to landlord and architect approval.
7. Sale signs, special announcements, posters, (etc.) are not permitted.
8. Signs are to be positioned as to appear visually centered, horizontally and vertically, within the allowed sign area corresponding with their leased area.
9. No animation of signs shall be permitted. Steady burn illumination only.
10. Tenants storefront sign shall be installed and operation on the day tenant opens for business.
11. All signs shall be constructed, installed and maintained at tenant's expense.
12. Storefront sign letters will remain the property of tenant. Tenant shall remove their sign from storefront and patch and paint holes and scarring of fascia or wall to match surrounding areas upon expiration of their occupancy.
13. No banners shall be permitted at any given time.



3625 S. Polaris Las Vegas, NV 89103

Phone: (702) 895-7474
Fax: (702) 895-7444

July 19, 2006

City of Las Vegas
Department of Planning
731 S. Fourth Street
Las Vegas, NV 89101

To whom it may concern:

We would like for the board to consider the approval of single face Reverse Channel letters and non-illuminated flat cut out letters on North elevation of existing center. The sign is consistent with the materials of the other existing signs in the center. Thank you for your consideration of the sign in Fort Apache Commons.

Thanks,

A handwritten signature in black ink, appearing to read "Mike Weber". The signature is fluid and cursive, with the first name "Mike" being more prominent than the last name "Weber".

Mike Weber

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09/21/06 PC

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Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **MSP-15581** APN: 163-05-116-^{AAB}~~002~~²/003/004Name of Property Owner: F2. Apache Commons Park, LLCName of Applicant: Prudential Ameriquest Group Realtors
Shapiro + Sher Group.

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): _____

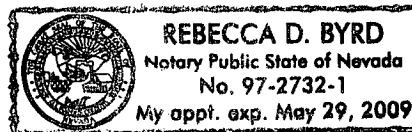
APN: _____

Signature of Property Owner: V. DeHartPrint Name: V. DEHART

Subscribed and sworn before me

This 19th day of July, 2006Rebecca D. Byrd

Notary Public in and for said County and State



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TOTAL P.003

Application



Separator Sheet

PLANNING &
DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Ft. Apache Common Additional Signage
 Project Address (Location) 1205-2225 S. Ft. Apache LV, NV 89117
 Project Name Ft. Apache Common Proposed Use commercial
 Assessor's Parcel #(s) 163-05-116-^{AAB}003/004 Ward #
 General Plan: existing proposed Zoning: existing proposed
 Commercial Square Footage Floor Area Ratio
 Gross Acres 5.69 Lots/Units 3 Density
 Additional Information

PROPERTY OWNER Ft. Apache Common Park LLC Contact Blair Parbratz
 Address 9755 W. Charleston Blvd. Phone: 656-5955 Fax: 562-0579
 City Las Vegas NV State NV Zip 89117

APPLICANT Ft. Prudential Americana Group Contact Tricia Lebovic
Realtors - Shapiro & Sher Group
 Address 1215 S Fort Apache Rd Ste 210 Phone: 315-0223 Fax: 313-1481
 City Las Vegas NV State NV Zip 89117

REPRESENTATIVE Vision Sign Comp. Contact Mike Weber
 Address 3625 S. Polaris Ave Phone: 895-7474 Fax:
 City Las Vegas, NV State NV Zip 89103

FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature]

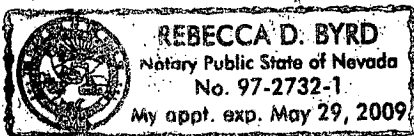
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name U. DeHart

Subscribed and sworn before me

This 19th day of July, 20 06Rebecca D. Byrd

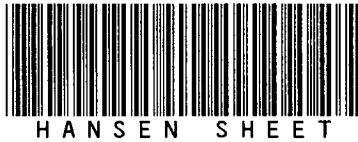
Notary Public in and for said County and State



Case #	<u>15581-MSP</u>
Meeting Date:	<u>9/2/06</u>
Total Fee:	<u>600.00</u>
Date Received:	<u>8/2/06</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Hansen Sheet



Separator Sheet

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**MSP Application****Report Date** 08/08/2006 03:55 PM**Submitted By**

Page 1

A/P # 15581 **MASTER SIGN PLAN****Application Information****Stages**

	Date / Time	By		Date / Time	By
Processed	08/02/2006 10:08	983967	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

MSP-15581 - MASTER SIGN PLAN - ADMINISTRATIVE - APPLICANT: PRUDENTIAL AMERICANA - OWNER: FORT APACHE COMMONS PARK LLC - Request for a MINOR MODIFICATION TO AN EXISTING MASTER SIGN PLAN (MSP-1717) at 1205 through 1225 South Fort Apache Road (APNs 163-05-116-002, 003, and 004), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

Parent A/P #	1717	Project/Phase Name	FORT APACHE COMMONS	Phase #	
Project #	15581	Size Description		Subdivision Code	
Size/Area	0.00	Proposed Start		% Completed	0.00
Proposed Stop					
% Complete Formula					

Property/Site Information**Parcel** 16305116004**Location****Owner/Tenant**

Contact ID AC1115881	Name FORT APACHE COMMONS PARK L L C
Mailing Address 9755 W CHARLESTON BLVD	Organization
City LAS VEGAS	State/Province NV
ZIP/PC 89117-7536	Country
Day Phone (702)656-5955 x	Evening Phone
Fax (702)562-0579	Mobile #

☐ Foreign**Linked Addresses**

No Addresses are linked to this Application

A/P Linked Addresses1205 S FORT APACHE RD
LAS VEGAS, 89117-1215 S FORT APACHE RD
LAS VEGAS, 89117-1225 S FORT APACHE RD
LAS VEGAS, 89117-1123 S FORT APACHE RD
LAS VEGAS, 89117-1215 S FORT APACHE RD 105
LAS VEGAS, 89117-

Page 2

Address	Parcel Link	A/P Link
1215 S FORT APACHE RD 110 LAS VEGAS, 89117-		
1215 S FORT APACHE RD 120 LAS VEGAS, 89117-		
1215 S FORT APACHE RD 130 LAS VEGAS, 89117-		
1215 S FORT APACHE RD 140 LAS VEGAS, 89117-		
1215 S FORT APACHE RD 150 LAS VEGAS, 89117-		
1215 S FORT APACHE RD 210 LAS VEGAS, 89117-		
1215 S FORT APACHE RD 220 LAS VEGAS, 89117-		
1215 S FORT APACHE RD 230 LAS VEGAS, 89117-		
1215 S FORT APACHE RD 240 LAS VEGAS, 89117-		
1215 S FORT APACHE RD 250 LAS VEGAS, 89117-		
1225 S FORT APACHE RD 160 LAS VEGAS, 89117-		

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16305116003
16305116004

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				
No Conditions						
Planning Condition	Description	Effective	Expire	Comments		
There is no planning condition for this project.						

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**MSP Application****Report Date** 08/08/2006 03:55 PM**Submitted By**

Page 3

MASTER SIGN PLANY **Parent Project link required?****Final City Council letter received**N **Will this go to City Council?****Annotated minutes received****Meeting Information**

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
09/21/2006	ADMIN	SCHEDULED		0	0	0
RSUMMERFIELD	08/02/2006	NGOLDBERG	08/08/2006			

Template Type	A/P #	A/P Type	Status	Stage
No children exist for this project				

Employee Employee ID	Last	First	MI	Comments
No Employee Entries				

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	970040	08/02/2006 10:53		0.00
AL BURG, SHAPIRO & SHER GROUP CK 1310, 702.315.0223					

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

MSP-15581 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: PRUDENTIAL AMERICANA - OWNER: FORT APACHE COMMONS PARK LLC - Request for a MINOR MODIFICATION TO AN EXISTING MASTER SIGN PLAN (MSP-1717) at 1205-1225 South Fort Apache Road (APNs 163-05-116-002, 003, and 004), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **SEPTEMBER 21, 2006** CITY COUNCIL: **OCTOBER 18, 2006**

PLANNING SUPERVISOR: **JOHN KORKOSZ**



PUBLIC HEARING

Comments Due: **AUGUST 22, 2006**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Carman Burney (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Route Form



Separator Sheet

C I T Y O F L A S V E G A S
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

MSP-15581

HAND DELIVERED/ INTER OFFICE MAIL/ OR US MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	TIM PARKS	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.**
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY >

Plans (Approved Site Plan)



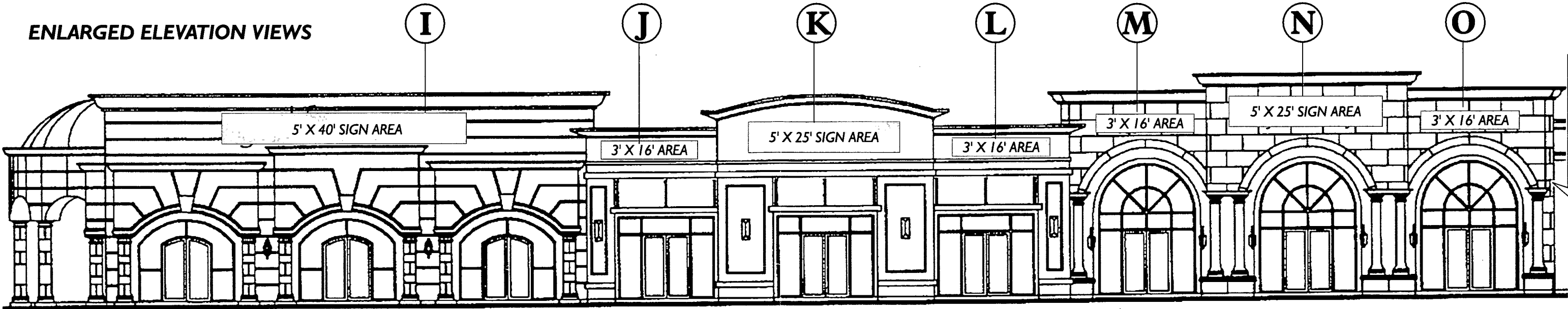
Separator Sheet

USP-15581 > PE-6-27-AC APPROVED ADMIT

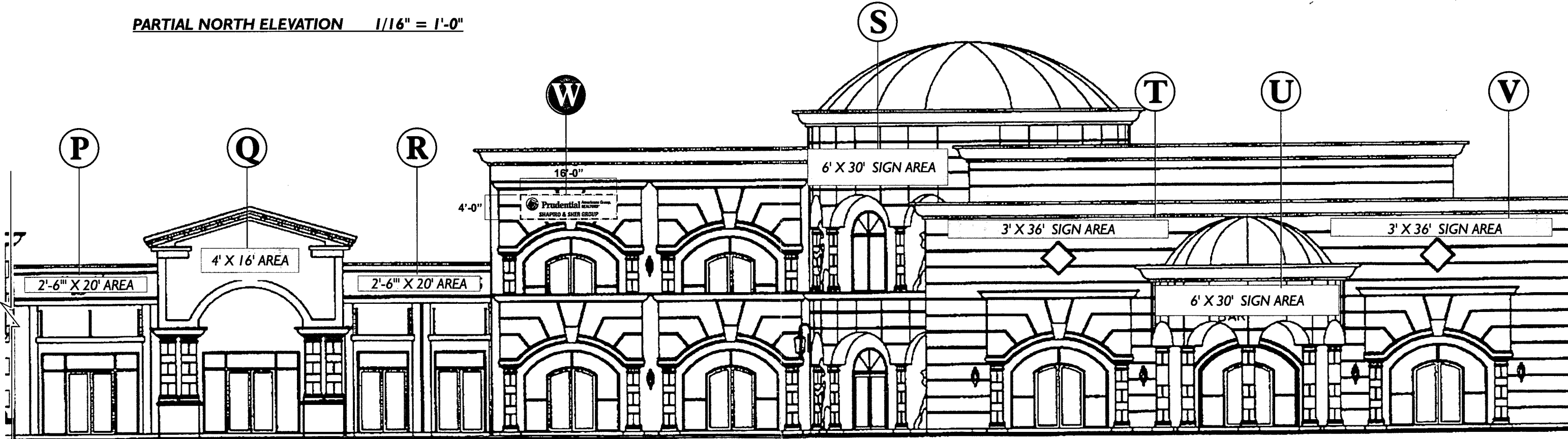
08-23-06

SCANNED

ENLARGED ELEVATION VIEWS



PARTIAL NORTH ELEVATION 1/16" = 1'-0"



PARTIAL NORTH ELEVATION 1/16" = 1'-0"

John Korker

MSP-15581
09/21/06 PC 002

FIELD CHECK REQ'D

JOB NO. 10670
DATE 06-01-2006
DRAWN STEPHANIE
SALES MIKE
FILE NAME PRUDENT10670.CDR
SHEET

 **Prudential**
Americana Group,
REALTORS®

VISION SIGN
3625 S. Polaris Ave. Las Vegas, Nevada 89103

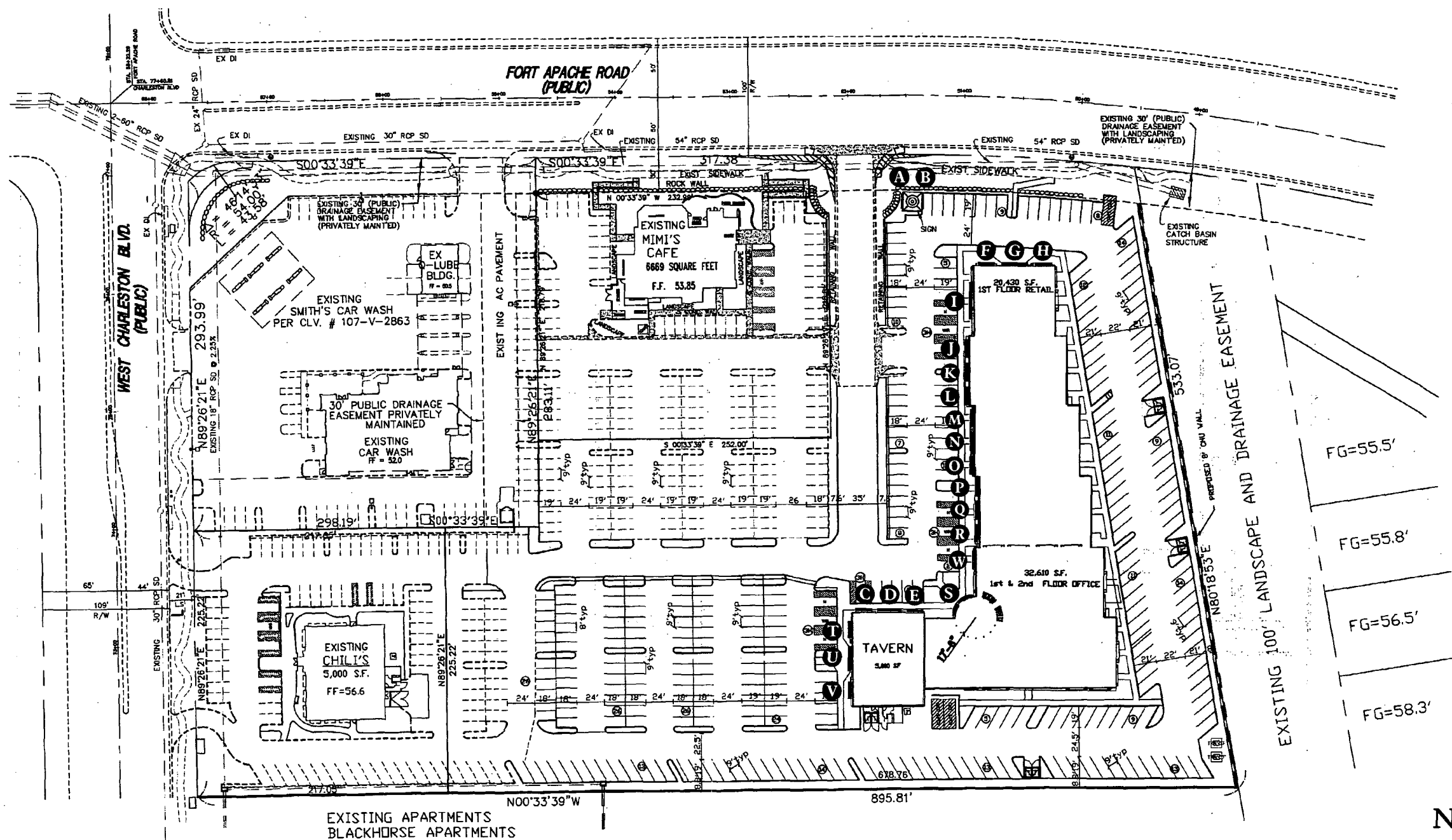
These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624.
NV CONTRACTOR LICENSE #42776

DATE / BY	REVISIONS MADE
07.11.06 SE	SHOW ELEVATIONS
RECEIVED	
AUG 29 2006	

MSP-15581 → PC-9-21-06

SCANNED

08-23-06



KEY CODE

- L.E.D. UNITS
- BLDG. SIGNAGE

PLOT PLAN 1" = 100'-0"

John K...

MSP-15581
09/21/06 PC

003

JOB NO.	10670
DATE	06-01-2006
DRAWN	STEPHANIE
SALES	MIKE
FILE NAME	PRUDENT10670.CDR
SHEET	



Prudential
Americana Group,
REALTORS®

VISION SIGN

3625 S. Polaris Ave. Las Vegas, Nevada 89103

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624.
NV CONTRACTOR LICENSE #42776

DATE BY	REVISIONS MADE
07.11.06/SE	SHOW ON SITE PLAN
RECEIVED	
AUG 10 2 71PM	

MSP-15581 → PC-9-21-06

08-23-06

SCANNED