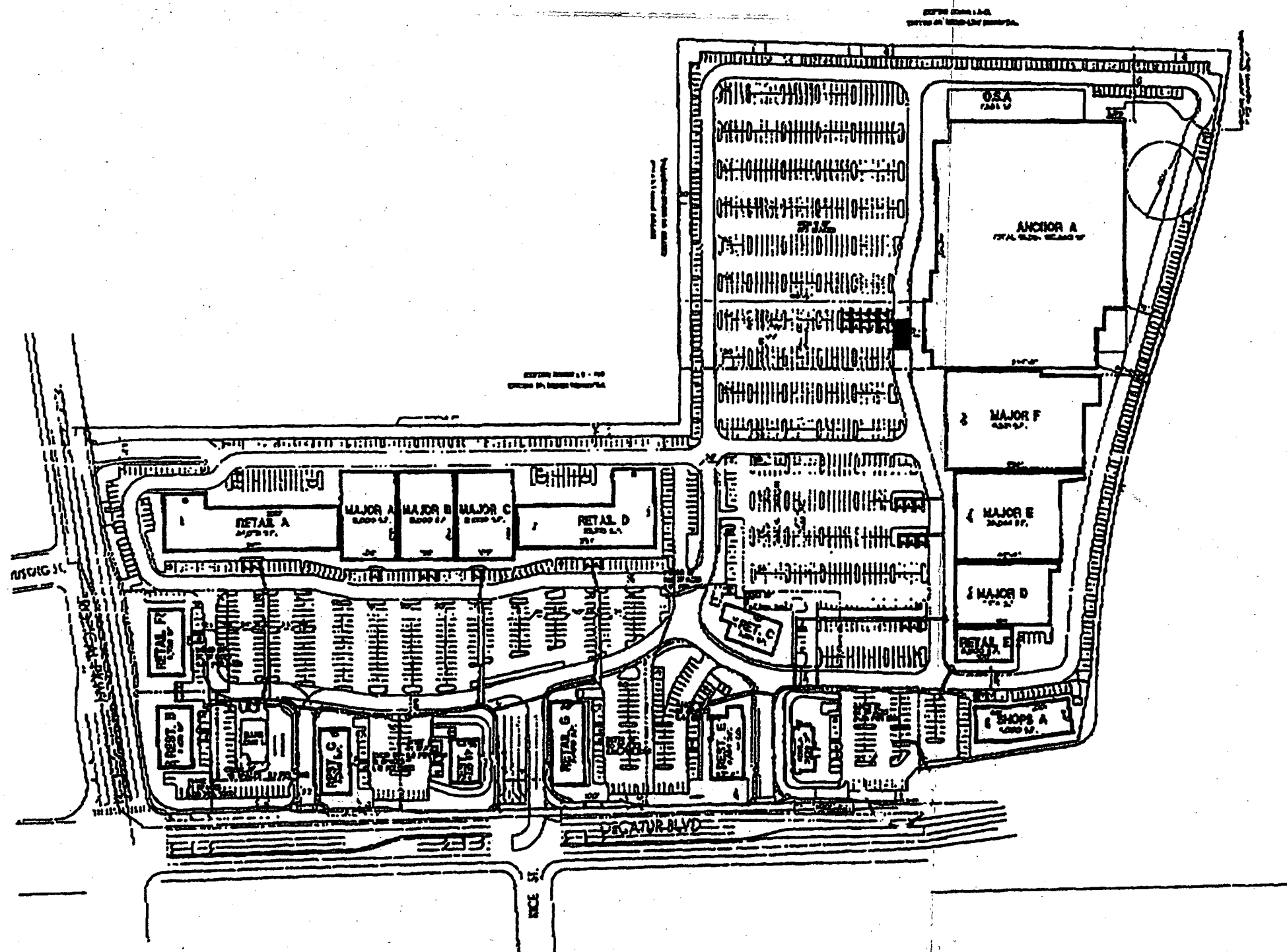


Plans (PMT)



Separator Sheet



Summary

Land	38.43 AC	1,684,848 SF
Building		378,114 SF
± O.S.A.		1,634 SF
Total Building		387,748 SF

Land-to-Bldg Ratio	4.09/1
Coverage	24.4 %

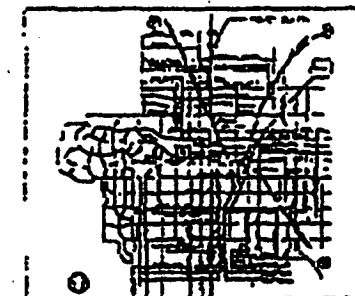
••Parking Required 1,551 stalls

Parking Provided 2,038 stalls

Parking Ratio 525 / 1,000

••Parking Required

Shopping Center
1/250 @ 387,748 sf 1,551 stalls



Vicinity Map
N to S

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SITE PLAN - Scheme L

NWC TROPICAL PKWY & DECATUR BLVD.
LAS VEGAS, NV

DATE: DECEMBER 1, 2007
DRAWN: JDA

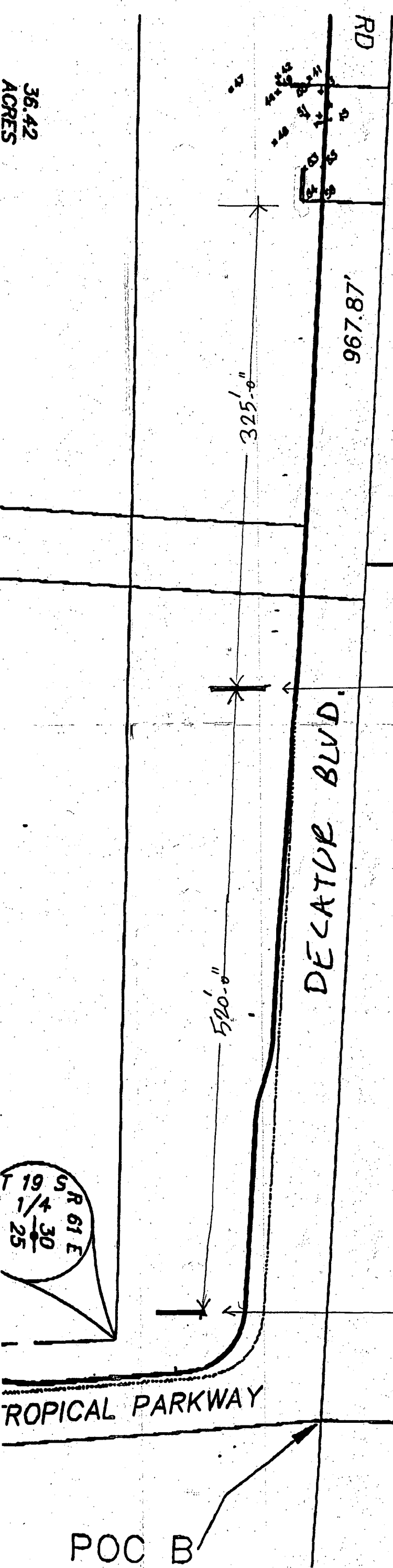
DESIGN: ARCHITECTS BY NADL, LLP
7700 N. CLARK BLVD., SUITE 200
LAS VEGAS, NV 89115
TEL: (702) 735-1100
WWW.NADELRETAIL.COM



APPROVED
Temp Construction Signs Only
BY: *[Signature]* 4/23/08
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

APPROVED
Temp Construction Signs Only
BY *David Cunningham 4/23/08*
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

36.42
ACRES



THE SOUTH END OF THE SOUTH SIGN FACING DECATUR IS 967.9 FEET FROM CENTERLINE TROPICAL; THE NORTH END OF THE NORTH SIGN FACING 215 IS 1056.4 FEET FROM CENTERLINE TROPICAL; THE SIGNS ARE 65' WEST OF CENTERLINE DECATUR.

RICE AVENUE

EXISTING SIGN

EXISTING SIGN

TROPICAL PARKWAY

POC B

CLIENT: WEINGARTEN			(702) 736-7446 FAX: (702) 736-1833 sales@swsa.net 4065 W. MESA VISTA DR., SUITE C LAS VEGAS, NV 89118	PLEASE SIGN HERE FOR ARTWORK APPROVAL <i>Suzanne Murphy</i>
FILE NAME: 12X24 NEW 2007	SCALE: 1/4"=1'			OKAY as is ☒ OKAY with corrections ☐
DIRECTORY: T: W/WEINGARTEN	DATE: 1/30/08			Southwest Sign Art cannot be responsible for errors after proof is signed by the customer. This artwork was prepared by and is the property of Southwest Sign Art. Any unauthorized use of this artwork in whole or part is prohibited.
SALES: EDWARD	EMAIL: SALES@SWSA.NET			FAX: 702-736-1833

MAJOR A 15,000 S.F.
MAJOR B 15,000 S.F.
MAJOR C 15,000 S.F.

RETAIL D 22,275 S.F.
 237'

SOUTH PARCEL
 441829 SF
 587 SPACES
 8.20 PER 1000

REST. D
 4,125 S.F.
 27397 SF
 10 SPACES
 4.61 PER 1000
 23529 SF
 24 SPACES
 3.98 PER 1000

RETAIL G
 8,400 S.F.

36783 SF
 5.95 PER 1000

REST. E
 6,984 S.F.
 11,501

RET. C
 5,524 S.F.

REST. A
 8,128 SF

DECATUR BLVD

SIGN
 15 FT

APPROVED
 Temp Construction Signs Only
 BY *James M. ...* 4/23/08
 CURRENT PLANNING DIVISION
 CITY OF LAS VEGAS

MIN. 10'-0"
 SET BACK

7

KUBOTA & ASSOCIATES ENGINEERS, LTD
5125 W. Oquendo #4 Las Vegas NV 89118

Tel: 702.367.2800 Fax: 702.367.9669

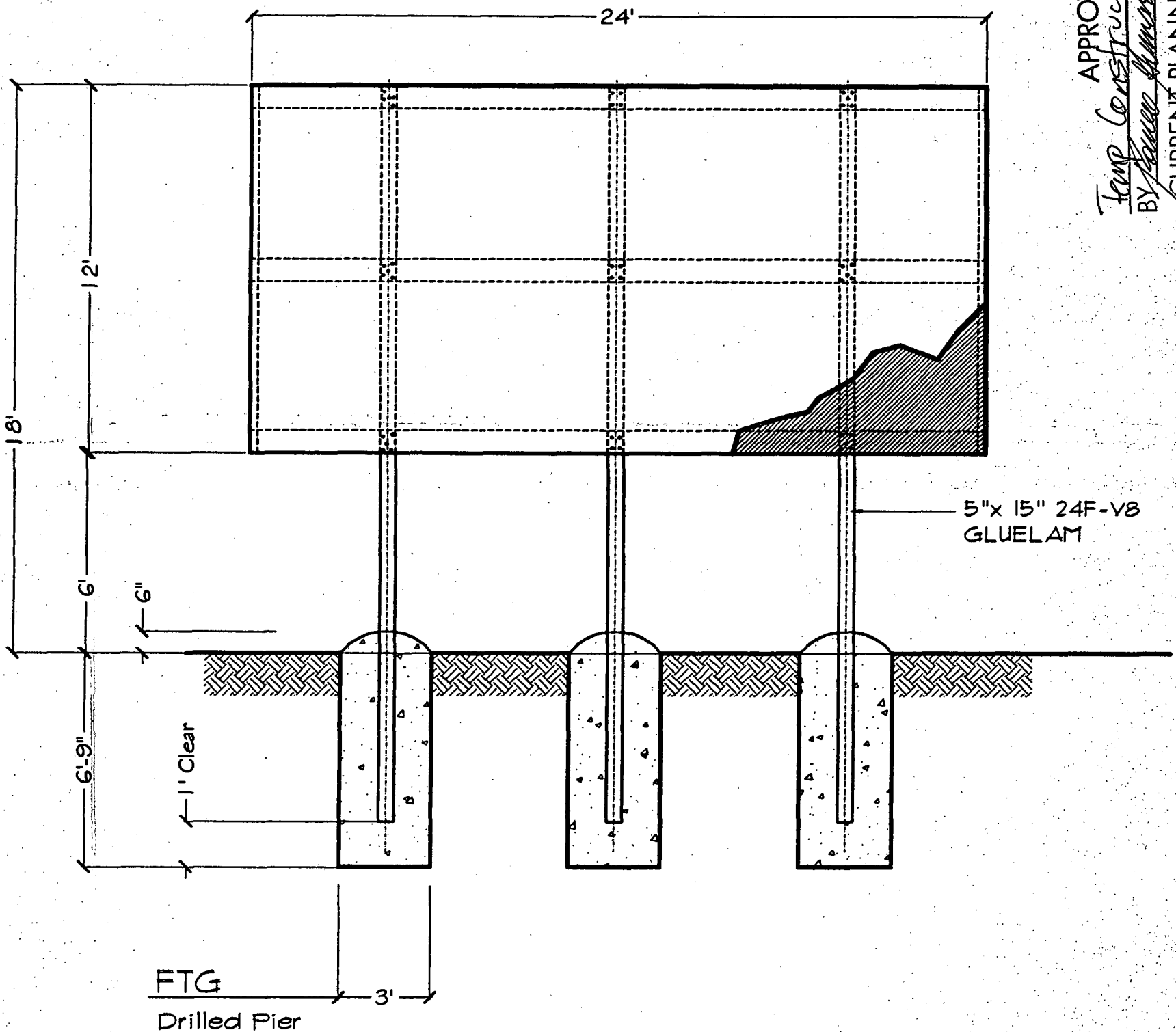
12' high x 24' wide sign. ~ Decatur & Tropical Pkwy LV, NV 89031

08-027.1

by: John Kubota

Date: 3.7.2008

Sheet 6



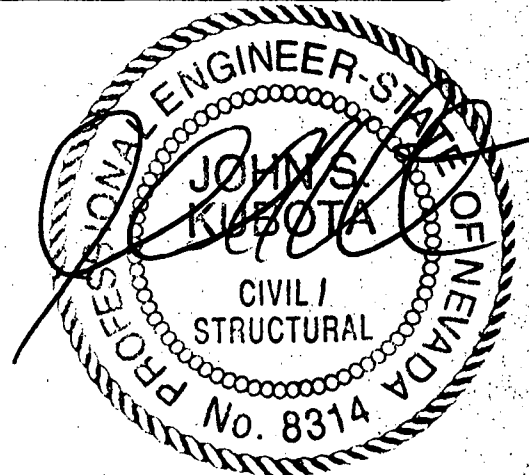
APPROVED
Temp Construction Signs Only
BY *John Kubota* 3/7/08
CITY OF LAS VEGAS
CURRENT PLANNING DIVISION

12' x 24' SIGN @ DECATUR & TROPICAL

Scale NTS

030708

EXP 06/09



Action Letter



Separator Sheet



TEMPORARY SIGN PERMIT

TSP-27876



Description of Sign(s): Temporary Sign Permit for a construction sign at the southwest corner of CG215 and Decatur Blvd. APN 125-25-501-010, 125-25-601-022 & -023, Zone: C-1. Two signs proposed facing Decatur Blvd and CC-215. The dimensions of the 2 signs are 12'x 24' made of plywood signs. The duration of the sign is good for 12 months.

Applicant: Decatur 215 Of Nevada, Llc
Susan McMasters
4440 N. 36th St
Ste 200
Phoenix, AZ 85018
(702)259-7935 x

Type of Signs:

- ☐ Pennants
- ☐ Balloons
- ☐ Streamers
- ☐ Searchlights
- ☐ Portable
- ☒ Other

Parcel(s): 125-25-501-010 125-25-601-022
125-25-601-023

Ward(s): Ward 6 (Ross)

THIS PERMIT IS APPROVED PURSUANT TO TITLE 19.14.090A OF THE LAS VEGAS MUNICIPAL CODE, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) THE TEMPORARY SIGN PERMIT SHALL BE VALID FOR **365 DAYS** FROM **APRIL 23, 2008** TO **APRIL 22, 2009**.
- 2) ALL TEMPORARY SIGNS SHALL BE SET BACK FROM ANY STREET INTERSECTION OR DRIVEWAY OR OTHERWISE LOCATED IN ORDER TO NOT CREATE A SIGHT RESTRICTION.
- 3) ALL TEMPORARY SIGNAGE SHALL BE SO LOCATED AS TO NOT CREATE A NUISANCE TO NEARBY PROPERTIES AS A RESULT OF FACTORS SUCH AS EXCESSIVE ILLUMINATION, GLARE, OR NOISE.
- 4) ALL TEMPORARY SIGNAGE SHALL CONFORM TO THE SUBMITTED SITE PLAN.
- 5) THE APPLICANT SHALL DISPLAY A COPY OF THIS TEMPORARY SIGN PERMIT DURING NORMAL BUSINESS HOURS.
- 6) ALL TEMPORARY IMPROVEMENTS MADE TO THIS SITE AND THE ABUTTING STREETS SHALL BE REMOVED UPON EXPIRATION OF THE PERMIT.
- 7) ALL APPLICABLE CITY CODE REQUIREMENTS SHALL BE SATISFIED.
- 8) THE APPLICANT SHALL BE RESPONSIBLE FOR LEAVING THE SITE FREE OF DEBRIS, LITTER, OR ANY OTHER EVIDENCE OF THE SIGNAGE UPON EXPIRATION OF THE PERMIT.

Justification Letter



Separator Sheet



Southwest Sign Art
4065 W Mesa Vista Ave. Suite C Las Vegas, NV 89118
Phone: (702) 736-7446 Fax: (702) 736-1833
Contractor's License: 0026369

DATE: 04-22-2008 **QUOTE EXPIRES:** 30 days
NAME: City of Las Vegas Planning & Development
ADDRESS: 731 South Fourth Street
Las Vegas, NV. 89101
PHONE: (702) 229-4604 **FAX:** (702) 385-7268

**RE: Decatur 215 Billboard Signs
Justification Letter**

Southwest Sign Art to manufacture and install two (2) single face 12'-0" x 24'-0" MDO plywood temporary construction signs.

One (1) sign facing Decatur

One (1) sign facing 215 Beltway

The south end of the south sign facing Decatur is 967.9 feet from centerline Tropical; the north end of the north sign facing 215 is 1056.4 feet from centerline Tropical; the signs are 65' west of centerline Decatur.

Proposed signs will be temporary until the construction is complete.

Your Customer Service Representative is: Edward Langley

Celebrating 21 Years of Excellence!
Proudly serving Southern Nevada since 1987
Visit us at: www.swsa.net E-mail us at: Edward@swsa.net

Application



Separator Sheet



APPLICATION / PETITION FORM

Application/Petition For: Temporary Sign
Project Address (Location): Hwy 215 + Decatur
Project Name: Decatur + Tropical
Assessor's Parcel #(s): 125-25-501-010-125-601022-003
Ward #: 003
General Plan: existing X proposed
Zoning: existing proposed
Land to Bid
Commercial Square Footage 390,337
Floor Area Ratio 4.06
Gross Acres 36.43
Lot/Unit
Density
Additional Information New Development - Shopping Center

PROPERTY OWNER: Decatur 215 OF NEWMA LLC
Contact: Susan McMASTERS
Address: 4440 N. 36th St. Ste 200
Phone: (702) 259-7735 Fax: 642-5673
City: Phoenix State: AZ Zip: 85018

APPLICANT: Weingarten Realty
Contact: Susan McMASTERS
Address: 860 S. Ralston Dr. Ste 10
Phone: 259-7935 Fax: 642-5673
City: Las Vegas State: NV Zip: 89106

REPRESENTATIVE: SOUTHWEST SIGN BRT
Contact: EDWARD LANGLEY
Address: 4065 WEST MESA VISTA #C
Phone: 796-1446 Fax: 796-1933
City: LAS VEGAS State: NV Zip: 89118

* SEE ATTACHED PAGE

Case #	7SP-27876
Meeting Date:	—
Total Fee:	\$100
Date Received:	4/23/08
Received By:	Revised

Property Owner Signature:
Print Name:
Subscribed and sworn before me day of , 20
Notary Public in and for said County and State

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

Legal Description



Separator Sheet

DECATUR 215, LLC
a Delaware limited liability company,
registered as a foreign limited liability company
in the State of Nevada as:
DECATUR 215 OF NEVADA, LLC

By: Weingarten Realty Investors,
a Texas real estate investment trust,
Its Manager

By: [Signature]
Name: TIMOTHY M. FRANKS
Title: VICE PRESIDENT

Subscribed and sworn before me

This 15th day of APRIL, 20 08

[Signature: Cathy A. Marine]

