



December 3, 2013

LAS VEGAS  
CITY COUNCIL

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CITY MANAGER

Mr. Martin Walrath  
Charleston Associates, LLC  
9440 West Sahara Avenue, Suite #240  
Las Vegas, Nevada 89117

RE: MSP-50849 (PRJ-50443) - MASTER SIGN PLAN  
CITY COUNCIL MEETING OF OCTOBER 8, 2013

Dear Mr. Walrath:

The City Council at a regular meeting held November 20, 2013, APPROVED the request for a Master Sign Plan FOR AN EXISTING SHOPPING CENTER on 47.30 acres at the northeast corner of Charleston Boulevard and Rampart Boulevard (APNs 138-32-412-003, 005, 007, 011, 012, 014, 017, 018, 023, 024, 026, 027, 031 and a portion of 008 and 029; 138-32-818-001, 003, 005 and 011; and a portion of 138-32-312-012), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 21, 2013. This approval is subject to:

**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. Conformance with the site plan, sign elevations and documentation date stamped 08/22/13 and 09/25/13, except as amended by conditions herein.
3. All signs shall contain on-premise advertising only.
4. All building permits for signage shall be obtained and final inspections shall be completed in conformance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. Any future amendments to the approved signage within the Master Sign Plan in conformance with the Master Sign Plan and new signage in conformance with Title 19 standards may be reviewed and approved administratively by the Department of Planning.

CITY OF LAS VEGAS  
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PRJ-69200  
03/23/17

**VAR-69662 and MSP-69663**

Mr. Martin Walrath  
MSP-50849 – Page Two  
December 3, 2013

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

8. The proposed signs shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The proposed ground mounted bases shall not be located within existing or proposed public sewer or drainage easements.

Sincerely,



Lean Coleman  
Deputy City Clerk for  
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Jeff Dragovich  
Boca Park Marketplace LV, LLC  
Charleston Associates, LLC  
9440 West Sahara Avenue, Suite #240  
Las Vegas, Nevada 89117

Mr. James Grindstaff  
Charleston Associates, LLC  
9440 West Sahara Avenue, Suite #240  
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