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February 21, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Mark Silvestri
Simon Chelsea Las Vegas Development, LLC
% CPG Partners, LP
105 Eisenhower Parkway
Roseland, New Jersey 97068

RE: MSP-10136 – MASTER SIGN PLAN
CITY COUNCIL MEETING OF FEBRUARY 15, 2006
RELATED TO VAR-10409, SUP-10134 AND SDR-10131

Dear Mr. Silvestri:

The City Council at a regular meeting held February 15, 2006 APPROVED the request for an amendment to an approved Master Sign Plan (MSP-0007-02) FOR A PROPOSED 109,370 SQUARE-FOOT EXPANSION OF A COMMERCIAL CENTER on 34.53 acres adjacent to the west side of Grand Central Parkway, approximately 600 feet south of Bonneville Avenue (APN 139-33-710-003), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 16, 2006. This approval is subject to:

Planning and Development

1. All development shall be in conformance with the site plan and building elevations, date stamped 11/10/05, except as amended by conditions herein.
2. The approved Master Sign Plan for the development shall be amended to include the Phase II building, and shall be submitted for approval of the Planning Commission prior to the issuance of a Certificate of Occupancy for the Phase II building. The Parkway Center-Architecture Review Committee (PC-ARC) shall review the Master Sign Plan and make a recommendation prior to Planning Commission consideration.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Proper sign permits must be obtained for each new sign prior to installation.

Sincerely,

Lean Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

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CLV 7009



Mr. Mark Silvestri
MSP-10136 – Page Two
February 21, 2006

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Jon Leleu
KKBRF
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109