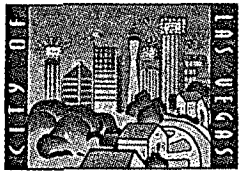


# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

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[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

December 4, 2009

Mr. Jonathan P. Leleu  
WMC II Associates, LLC  
495 S. Grand Central Pkwy. #2203  
Las Vegas, Nevada 89106

**RE: MSP-36336 - MASTER SIGN PLAN**

Dear Mr. Jonathan P. Leleu:

Your request for a Major Amendment to a previously approved Master Sign Plan (MSP-6344) FOR ADDITIONAL WALL SIGNAGE WITHIN AN EXISTING COMMERCIAL DEVELOPMENT WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN PARKWAY CENTER SIGNAGE STANDARDS on 14.68 acres at 445 South Grand Central Parkway (APN 139-33-511-007), PD (Planned Development) Zone, Ward 5 (Barlow), was considered by the Planning Commission on December 3, 2009.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

1. Conformance to the Conditions of Approval for Master Sign Plans MSP-6344, MSP-15823 and MSP-34474.
2. Conformance to the sign elevations and documentation as submitted in conjunction with this request, date stamped 10/08/09, except as amended by conditions herein.
3. A Waiver of the Parkway Center Standards of the Downtown Centennial Plan is hereby approved, to allow a maximum wall sign area of 2,968 square feet where 50 square feet is the maximum area allowed.
4. A Waiver of the Parkway Center Standards of the Downtown Centennial Plan is hereby approved, to allow wall signs to extend above the bottom of the second floor window sill where such is not allowed.
5. All signage shall have proper permits obtained through the Building and Safety Department.
6. All City Code requirements and design standards of all City departments must be satisfied.

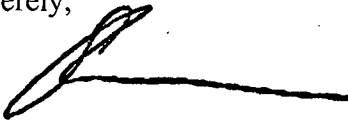
Mayor  
Oscar B. Goodman  
City Council  
Gary Reese  
(Mayor Pro Tem)  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross  
Ricki Y. Barlow  
Stavros S. Anthony  
City Manager  
Elizabeth N. Fretwell



Mr. Jonathan P. Leleu  
MSP-36336 – Page Two  
December 4, 2009

This action by the Planning Commission on *December 3, 2009* is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on *December 4, 2009*.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke  
Planning Supervisor  
Case Planning Division

SG:nl