



# Legal Notices Transmittal and Scanning Separator Sheet

**Legal Notice Type: Action Letter**

Date of Transfer to ERM: 11/14/2012

Page Count: 2

Meeting Date: 10/17/2012

Meeting Type: City Council <=>

Date of Letter: 11/8/2012

Case Number(s): MSP-45919 <=>

Subject of Notice: APPLICANT: CIM/LL LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - 206 North Third Street, 221 North Third Street and 220 North Fourth Street <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: acroffi

Scanned By:

**SCANNED**

QC By:

NOV 15 2012



November 8, 2012

LAS VEGAS  
CITY COUNCIL

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MAYOR

STAVROS S. ANTHONY  
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BOB COFFIN  
BOB BEERS

ELIZABETH N. FRETWELL  
CITY MANAGER

Mr. James Germain  
Beth Garside, et al  
10620 Southern Highlands Parkway, Suite #110-441  
Las Vegas, Nevada 89141

RE: MSP-45919 – MASTER SIGN PLAN  
CITY COUNCIL MEETING OF OCTOBER 17, 2012  
RELATED TO VAR-45918

Dear Mr. Germain:

The City Council at a regular meeting held October 17, 2012, APPROVED the request for a Master Sign Plan FOR AN EXISTING HOTEL/CASINO on 3.73 acres at 206 North Third Street, 221 North Third Street and 220 North Fourth Street (APNs 139-34-514-007 through 009; and 139-34-510-019), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 18, 2012. This approval is subject to:

Planning

1. Deleted at City Council.
2. Approval of and conformance to the Conditions of Approval for a Variance (VAR-45918) and a Sign Design Review (ARC-45917) by the Downtown Design Review Committee prior to the issuance of permits for signage on the subject site.
3. Conformance to the conditions of approval for Site Development Plan Review (SDR-37946) and all subsequent site-related actions.
4. Conformance to the sign elevations and documentation as submitted in conjunction with this request, date stamped 06/28/12 and 07/09/12, except as amended by conditions herein.
5. All signage shall have proper permits obtained through the Building and Safety Department.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

CITY OF LAS VEGAS  
495 S. MAIN STREET  
LAS VEGAS, NEVADA 89101

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7. Any future amendments to the approved signage within the Master Sign Plan in conformance with Title 19 standards may be reviewed and approved administratively by the Department of Planning. Downtown Design Review Committee approval is also required, subject to the provisions of Title 19.10.100.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

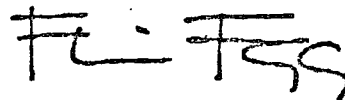
Public Works

9. All signage installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections and shall comply with the requirements of the Downtown Centennial Plan standards.
10. No sign or surface structure shall be allowed to encroach within the 34-foot wide public sewer easement reserved by Document #20041119:01305, located from 13 feet on the southeast side through 21 feet on the northwest side of the centerline of former 3rd Street right-of-way. Any proposed sign or structure in the public sewer easement area must have an unobstructed vertical clearance of at least 20 feet from the ground.
11. Submit an Encroachment Agreement for all signage and private improvements located in the Stewart Avenue and Ogden Avenue public rights-of-way adjacent to this site prior to issuance of permits for the signs shown on the proposed Master Sign Plan. The installation and maintenance of all signage and any private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

Sincerely,



Angela Crolli  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk



Flinn Fagg  
Director  
Planning

cc: Mr. Brad Aaronson  
CIM/LL Las Vegas, LLC  
6922 Hollywood Boulevard, 9th Floor  
Hollywood, California 90028

Mr. Todd Kessler  
PO Box 1570  
Las Vegas, Nevada 89125