



February 4, 2014

LAS VEGAS  
CITY COUNCIL

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CITY MANAGER

Mr. Gary Chappell  
Great Wash Park, LLC  
9525 Hillwood Avenue, Suite #100  
Las Vegas, Nevada 89118

RE: MSP-50954 – MASTER SIGN PLAN  
RELATED TO VAR-50955  
CITY COUNCIL MEETING OF DECEMBER 18, 2013

Dear Mr. Chappell:

The City Council at a regular meeting held December 18, 2013, APPROVED the Appeal of the Approval by the Planning Commission on a request for a Major Amendment of an approved Master Sign Plan (MSP-40230) FOR AN EXISTING MIXED-USE DEVELOPMENT on 28.43 acres at the northeast corner of Alta Drive and Rampart Boulevard (APN 138-32-615-001), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 19, 2013. This approval is subject to:

Added

- A. The ten (10) temporary freestanding signs along the Rampart Boulevard frontage shall be allowed until June 1, 2016, after which date they shall be removed.

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-50955) shall be required, if approved.
2. Conformance to the approved conditions for Master Sign Plan (MSP-40230), except as amended herein.
3. 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.
4. Conformance with the site plan, sign elevations and documentation date stamped 08/29/13, except as amended by conditions herein.
5. All signs shall contain on-premise advertising only.

CITY OF LAS VEGAS  
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6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

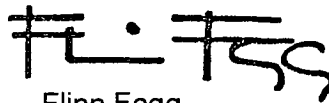
Public Works

10. The proposed signs shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones (SVRZs). The proposed ground mounted bases shall not be located within existing or proposed public sewer or drainage easements. Prior to issuance of a permit for the signs shown on the site plan, provide a plan accurately showing the SVRZs for the egress driveway on Rampart Boulevard.

Sincerely,



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



Flinn Fagg  
Director  
Planning

cc: Mr. Darrell Shock  
Patricks Sign Company  
5115 South Arville Street  
Las Vegas, Nevada 89118