



Legal Notices Transmittal and Scanning Separator Sheet

Legal Notice Type: Action Letter

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Meeting Date: 10/17/2012

Meeting Type: City Council <=>

Date of Letter: 11/8/2012

Case Number(s): VAR-45918 <=>

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

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QC By:

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November 8, 2012

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

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: VAR-45918 – VARIANCE
CITY COUNCIL MEETING OF OCTOBER 17, 2012
RELATED TO MSP-45919

Dear Mr. Germain:

The City Council at a regular meeting held September 19, 2012, APPROVED the request for a Variance TO ALLOW A PROJECTING SIGN ON A PROPERTY CONTAINING A FREESTANDING SIGN WHERE SUCH IS NOT ALLOWED, A PROJECTING SIGN TO PROJECT EIGHT FEET FROM A BUILDING WHERE SIX FEET IS THE MAXIMUM ALLOWED, THREE PROJECTING SIGNS TO BE 59 SQUARE FEET, 105 SQUARE FEET AND 51 SQUARE FEET WHERE 32 SQUARE FEET IS THE MAXIMUM ALLOWED, A ROOF SIGN TO BE 300 SQUARE FEET AND 22 FEET ABOVE THE ROOFLINE WHERE 150 SQUARE FEET IN AREA AND EIGHT FEET IN HEIGHT ARE THE MAXIMUM ALLOWED AND TO ALLOW WALL SIGNAGE TO COVER 20.4 PERCENT OF THE SURFACE AREA OF THE NORTH ELEVATION OF THE EAST TOWER, 42 PERCENT OF THE SURFACE AREA OF THE NORTH ELEVATION OF THE WEST TOWER, AND 37 PERCENT OF THE SURFACE AREA OF THE SOUTH ELEVATION OF THE WEST TOWER WHERE 20 PERCENT IS THE MAXIMUM ALLOWED FOR EACH ELEVATION 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 Master Sign Plan (MSP-45919) shall be required, if approved.
3. Conformance to the conditions of approval for Site Development Plan Review (SDR-37946) and all subsequent site-related actions.

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

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4. 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.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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