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April 10, 2013

Mr. Frank Pankratz
SH Northeast Land Company
9755 West Charleston Boulevard
Las Vegas, Nevada 89117

**RE: MSP-48470 - MASTER SIGN PLAN RELATED TO SDR-48469
PLANNING COMMISSION MEETING OF APRIL 9, 2013**

Dear Mr. Pankratz:

Your request for a Master Sign Plan FOR A PROPOSED 219,100 SQUARE-FOOT SHOPPING CENTER on 18.11 acres adjacent to the north side of Sahara Avenue, approximately 220 feet east of Hualapai Way (APN 163-06-416-006), C-1 (Limited Commercial) Zone, Ward 2 (Beers), was considered by the Planning Commission on April 9, 2013.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-48469) shall be required, if approved.
2. 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.
3. Conformance with the site plan date stamped 03/12/13, and the sign elevations and documentation date stamped 02/21/13, 02/28/13 and 03/12/13, except as amended by conditions herein.
4. All building permits for signage 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



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6. 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.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

8. The proposed signs shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The proposed ground mounted bases shall not be located within existing or proposed public sewer or drainage easements.

This action by the Planning Commission on **April 9, 2013** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **April 22, 2013**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb