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CITY MANAGER

September 11, 2013

1213 South Las Vegas Boulevard, LLC
1213 Las Vegas Boulevard South
Las Vegas, Nevada 89104

**RE: MSP-50474 - MASTER SIGN PLAN
PLANNING COMMISSION MEETING OF SEPTEMBER 10, 2013**

Dear Applicant:

Your request for possible action on a request for a Master Sign Plan FOR AN EXISTING WEDDING CHAPEL AND MOTEL DEVELOPMENT on 1.79 acres at 1205 and 1213 South Las Vegas Boulevard (APNs 162-03-112-027 and 028), C-2 (General Commercial) and C-1 (Limited Commercial) Zones, Ward 3 (Coffin), was considered by the Planning Commission on September 10, 2013.

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

Planning

1. Design of the signs shall be separately reviewed by the Downtown Design Review Committee in conformance with the requirements of Title 19.10.100.
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, sign elevations and documentation date stamped 07/25/13, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
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7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

8. 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. The proposed ground-mounted bases shall not be located within existing or proposed public sewer or drainage easements.
9. Submit an Encroachment Agreement for all signage and private improvements located in the Las Vegas Boulevard public right-of-way adjacent to this site prior to this 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).

This item will be considered by the City Council on **October 16, 2013**, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Ron Decar
Decar Enterprises, LLC
1205 South Las Vegas Boulevard
Las Vegas, Nevada 89104

Mr. Garrett Gordon
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3993 Howard Hughes Parkway, Suite #600
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