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November 13, 2013

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
PLANNING COMMISSION MEETING OF NOVEMBER 12, 2013**

Dear Mr. Chappell:

Your request for possible action 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, Ward 2 (Beers), was considered by the Planning Commission on November 12, 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 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.
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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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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.

This action by the Planning Commission on **November 12, 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 **November 25, 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

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