



May 10, 2017

**LAS VEGAS
CITY COUNCIL**

Carolyn G. Goodman
Mayor

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Mayor Pro Tem

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City Manager

**DEPARTMENT OF
PLANNING**

Thomas A. Perrigo
Director

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cityoflasvegas
lasvegasnevada.gov

Mr. Jeff Dragovich
Charleston Associates LLC
9440 W. Sahara Avenue, Ste. 240
Las Vegas, Nevada 89117

**RE: MSP-69663 [PRJ-69200] - MASTER SIGN PLAN RELATED TO VAR-69662
PLANNING COMMISSION MEETING OF MAY 9, 2017**

Dear Applicant:

Your request for a Master Sign Plan FOR AN EXISTING SHOPPING CENTER on 72.55 acres at the northeast corner of Charleston Boulevard and Rampart Boulevard (APNs Multiple), C-1 (Limited Commercial) and PD (Planned Development) Zones, Ward 2 (Beers) [PRJ-69200], was considered by the Planning Commission on May 9, 2017.

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

Planning

1. Conformance to the sign elevations and documentation as submitted and date stamped 05/01/17, 04/20/17 and 03/23/17 in conjunction with this request, except as modified herein.
2. All signage, including temporary signage, shall have proper permits obtained through the Department of Building and Safety prior to installation of any proposed signage. Any existing non-permitted signage shall be removed within 30 days of final action, or permits shall be obtained.
3. A comprehensive Master Sign Plan detailing location, materials, review and maintenance of all existing signs within the boundaries of the shopping center, along with any other applicable applications shall be submitted to the Department of Planning within 60 days of final approval. Building permits for signs depicted within sign elevations and documentation as submitted and date stamped 05/01/17, 04/20/17 and 03/23/17 shall not be issued until such time as said submittal has been made.



4. All signage approved under this Master Sign Plan shall conform to LVMC Title 19.08.120.B.11 regarding animated signs containing a changeable electronic message.
5. No off-premise message shall be displayed on any sign contained within this Master Sign Plan.
6. Minor modifications to the approved sign plan in conformance with this approved sign plan and Title 19 may be approved by the Department of Planning.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

9. 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 **May 9, 2017** 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 submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **May 22, 2017**. 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,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

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SG:nl

cc:

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