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CITY MANAGER

November 13, 2013

Mr. Gary Chappell  
Great Wash Park, LLC  
9525 Hillwood Avenue, Suite #100  
Las Vegas, Nevada 89118

**RE: VAR-50955 - VARIANCE RELATED TO MSP-50954  
PLANNING COMMISSION MEETING OF NOVEMBER 12, 2013**

Dear Mr. Chappell:

Your request for possible action on a request for a Variance TO ALLOW 10 PROPOSED FREESTANDING SIGNS TO BE SPACED 35 FEET APART WHERE SIX SIGNS SPACED AT LEAST 100 FEET APART ARE ALLOWED 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 this application shall be for a maximum of six signs equally spaced along the Rampart Boulevard street frontage.
2. Approval of and conformance to the Conditions of Approval for a Major Amendment (MSP-50954) of an approved Master Sign Plan (MSP-40230) shall be required, if approved.
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. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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

VOICE 702.229.6301

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TTY 7-1-1

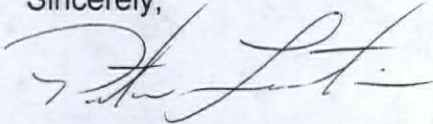
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



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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  
Patricks Sign Company  
5115 South Arville Street  
Las Vegas, Nevada 89118