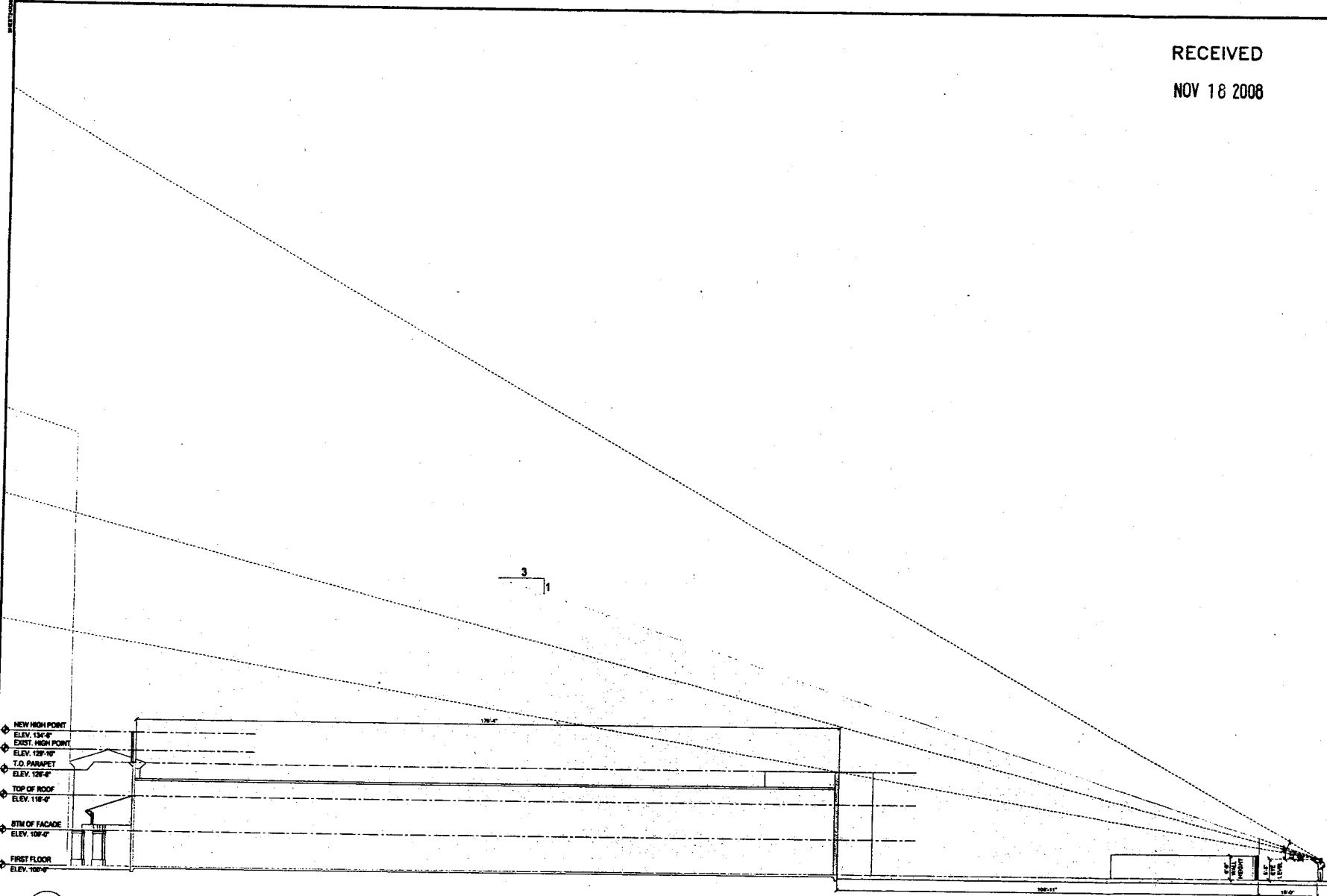


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REVISIONS	DATE



- ◆ NEW HIGH POINT  
ELEV. 134'-6"
- ◆ EXIST. HIGH POINT  
ELEV. 128'-0"
- ◆ T.O. PARAPET  
ELEV. 126'-6"
- ◆ TOP OF ROOF  
ELEV. 118'-6"
- ◆ 8TH OF FACADE  
ELEV. 108'-6"
- ◆ FIRST FLOOR  
ELEV. 100'-0"

**1 ADJACENT RESIDENT'S VIEW POINT OF NEW SIGNAGE**  
A7.01 SCALE: 3/32"=1'-0"

**MGA**  
MILLER GROUP ARCHITECTS, L.L.C.  
ARCHITECTS  
2775 LAS VEGAS BLVD., SUITE 1000 • LAS VEGAS, NV 89169 • (702) 735-2000

PROJECT: REGAL PLAZA LLC  
5831 CRAIG ROAD  
LAS VEGAS, NEVADA  
SHEET TITLE: ADJACENT RESIDENT'S VIEW POINT OF NEW SIGNAGE

DATE: 08-20-08  
SCALE: AS INDICATED  
DRAWN: DRY  
JOB NO: 08-089

SHEET  
**A7.01**  
OF SHEETS

Submitted after final agenda

**VAR-30271**  
**SUPPLEMENTAL**  
**11/20/08 PC**

Date 11/18/08 Item 26

26

**PROJECT DESCRIPTION**

This application is a request for a Variance to allow for an 8-foot tall 194 square-foot roof sign where 150 square feet in area is the maximum allowed in a C-1 (Limited Commercial) zone at 5831 West Craig Road within the Regal Plaza. This represents a 29 percent deviation from development standards.

As no unique or extraordinary circumstances have been presented in that the applicant has created a self-imposed hardship by proposing a roof sign that exceeds the allowable area, staff is recommending denial of this application.

**DEVELOPMENT STANDARDS**

*Per Title 19.14.060.F.10*

<b>Roof Sign:</b>		
<b>Standards</b>	<b>Allowed</b>	<b>Provided</b>
Maximum Number	1 per Building Elevation	1 per Building Elevation 1 Total
Maximum Area	20% of the building elevation to which the sign is most nearly parallel to, up to a maximum of 150 square feet. The total combined area of all wall, window, roof, awning and marquee signs shall not exceed 20% of the building elevation to which they are attached.	7% Building Face: 2,847 SF. Sign Face 194 SF.*
Maximum Height	Shall not extend more than 8 feet above the top of wall, marquee or parapet to which it is attached. The total height of the building, including the sign, shall not exceed permitted height of the building in the zoning district in which it is located.	8 feet above parapet.
Maximum Projection	Shall not project horizontally more than 4 feet from the roof to which it is attached. There shall be no additional message on the additional horizontal surface created by the projection.	6 inches.
Illumination	Internal/External	Internal

\*The applicant is requesting a Variance to allow for the roof sign to be 194 square feet in size where 150 square feet is the maximum allowed. This represents a 29 percent deviation from the development standards.

**CITY OF LAS VEGAS  
PLANNING & DEVELOPMENT DEPARTMENT  
DEVELOPMENT SERVICES CENTER  
731 SOUTH FOURTH STREET  
LAS VEGAS NV, 89101-2986**

**Fax: 702-385-7268**

**Re: VAR-30271  
Planning Commission Meeting of 11/20/2008**

**Thank you for your kind consideration of our objection to the above noted variance regarding the proposed signage for Vegas Watersports.**

**You may rest assured that we would hope that any business in this shopping center be a successful one. This is a very busy intersection with plenty of exposure without a rooftop sign. In review of the applicant's comparison of the Lowe's sign, the actual lettering for the Lowe's sign appears to be below the roof line.**

**This shopping center and the ones on the adjacent corner are all neighborhood friendly and consistent in their architecture and signage, which is on the face of the building, not on the roof.**

**Also of great concern for the neighbors is the precedence that approval of this variance will set for other businesses and future businesses in this shopping center.**

**We feel very strongly that the proposed signage will disrupt the roof line and the attractive, neighborhood friendly, nature of the architecture of this shopping center.**

**We would urge you to deny this variance and request that the applicant comply with the original stipulations for signage in order to maintain the aesthetic look of the current architecture.**

**Sincerely,**

**Russell and Linda Glaze  
4232 Kisha Court  
Las Vegas NV 89130-2518**

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