



March 31, 2008

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Phillip Nourafchan
Decatur III
Decatur IV
3110 South Durango Drive, Suite #203
Las Vegas, Nevada 89117

RE: MSP-25930 – MASTER SIGN PLAN
CITY COUNCIL MEETING OF FEBRUARY 20, 2008

Dear Mr. Nourafchan:

The City Council at a regular meeting held February 20, 2008 APPROVED the request for a Master Sign Plan FOR AN APPROVED 458,053 SQUARE FOOT RETAIL CENTER on 36.43 acres at the northwest corner of Decatur Boulevard and Tropical Parkway (APNs 125-25-501-010, 125-25-601-022 and 023), C-1 (Limited Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 21, 2008. This approval is subject to:

Added Condition:

A. Monument Sign C, as shown on plans date stamped 12/7/07, shall be non-illuminated or relocated so as to be non-intrusive to residential neighborhoods subject to approval of the Planning and Development Department.

Planning & Development

1. Conformance to the sign elevations and documentation as submitted in conjunction with this request, date stamped 12/07/07, except as amended by conditions herein.
2. Illumination of the wall signage shall comply with Title 19.14.070 Residential Protection Standards.
3. All signage shall have proper permits obtained through the Building and Safety Department.
4. Any future amendments to the Master Sign Plan which are in compliance with the requirements of Title 19.14 for the subject zoning district may be reviewed and approved administratively by the Planning and Development Department.



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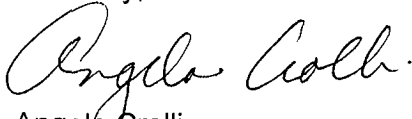


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Public Works

5. 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.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Ms. Connie Slutsky
Sign Advantage, Inc.
2062 Business Center Drive, Suite #130
Irvine, California 92612