

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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January 25, 2008

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

RE: MSP-25930 - MASTER SIGN PLAN

Dear Mr. Nourafchan:

Your 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, Ward 6 (Ross), was considered by the Planning Commission on January 24, 2008.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

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.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



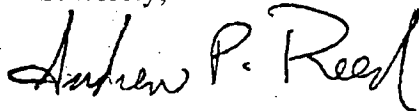
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Public Works

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.

This item will be considered by the City Council on **February 20, 2008**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

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