



054736

July 15, 2005

Mr. Philip H. Davis
Shadow Hills Plaza, LLC
3225 South Rainbow Boulevard, Suite #206
Las Vegas, Nevada 89146

RE: MSP-6910 - MASTER SIGN PLAN

Dear Mr. Davis:

Your request for a Master Sign Plan FOR A PROPOSED COMMERCIAL DEVELOPMENT adjacent to the northwest corner of Cheyenne Avenue and Shady Timber Street (APN 137-12-817-002 and 137-12-817-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown), was considered by the Planning Commission on July 14, 2005.

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

Planning and Development

1. No wall signs shall be installed on the east elevation of buildings facing Shady Timber Street.
2. All signage shall have proper permits obtained through the Building and Safety Department.
3. The Monument signs shall be setback a minimum of five feet from any public right-of-way. In addition, the sign shall be set back from any driveway or street intersection so as not to create a sight restriction.
4. Illumination of the monument signs shall comply with Title 19.14.070 Residential Protection Standards.
5. All future signage located in the Shadow Hills Plaza shall be approved administratively pursuant to Title 19.14 Sign Standards and the Lone Mountain Master Plan standards. Any deviation from these standards shall require a public hearing.

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



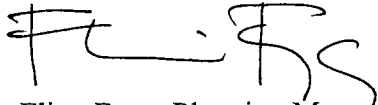
Mr. Philip H. Davis
MSP-6910 - Page Two
July 15, 2005

Public Works

6. Signs shall not be located within the public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.
7. Site development to comply with all applicable conditions of approval for the Lone Mountain Master Development Plan, Zoning Reclassification Z-33-97 and all other applicable site-related actions.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on June 9, 2005.

Sincerely,



Flinn Fagg, Planning Manager
Planning and Development Department
Current Planning Division

FF:clc

cc: Mr. George Calico
Wal-Mart Stores, Inc.
2001 S.E. 10th Street
Bentonville, Arkansas 72712

Ms. Marney Frye
Boice Raidle Rhea, Architects
6700 Antioch Plaza, Suite #300
Merriam, Kansas 66204

Mr. Jeff Quintana
Vision Sign, Inc.
3625 South Polaris Avenue
Las Vegas, Nevada 89103