

PLANNING &
DEVELOPMENT



Development
Services Center

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054300

June 10, 2005

Ms. Emily Macias
Lone Mountain Plaza, LLC
c/o Great American Capital
8350 West Sahara Avenue, Suite #210
Las Vegas, Nevada 89117

RE: MSP-6594 - MASTER SIGN PLAN

Dear Ms. Macias:

Your request for a Master Sign Plan FOR A PROPOSED 38,400 SQUARE-FOOT RETAIL CENTER on 3.80 acres adjacent to the northeast corner of Cheyenne Avenue and Hualapai Way (APN: 138-07-401-016), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown), was considered by the Planning Commission on June 9, 2005.

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

Planning and Development

1. Signage located on the north side of Pad 1, Shops A, Shops B, and Office A shall be non-illuminated.
2. All signage shall have proper permits obtained through the Building and Safety Department.
3. The Monument sign 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 sign shall comply with Title 19.14.070 Residential Protection Standards.

Public Works

5. 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.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Michael Mack
Steve Wolfson
Lois Tarkanian

City Manager
Douglas A. Selby



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6. Site development to comply with all applicable conditions of approval for the Lone Mountain Master Development Plan, Zoning Reclassification Z-33-97, Site Development Plan Review SDR-2612 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,



Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clc

cc: Ms. Patti Skoglund
Superior Electric Adv., Inc.
1700 West Anaheim Street
Long Beach, California 90813