



047612

June 25, 2004

Mr. Andy Gruber
Rancho Air Center, Inc.
Smoke Ranch Decatur, Limited Liability Company
2300 West Sahara Avenue, Suite #110
Las Vegas, Nevada 89102

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

RE: MSP-4388 - MASTER SIGN PLAN

Dear Mr. Gruber:

Your request for a Master Sign Plan FOR AN APPROVED COMMERCIAL/INDUSTRIAL DEVELOPMENT on 47.93 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road (APN: 139-18-410-002, 003), C-M (Commercial/ Industrial) Zone, Ward 5 (Weekly), was considered by the Planning Commission on June 24, 2004.

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

Planning and Development

1. Conformance to the sign illustrations and documentation as submitted in conjunction with this request.
2. Illumination of signs shall comply with Residential Protection Standards listed in Title 19.14.070.
3. The Type 2 and Type 3 signs shall have a minimum separation of 100 feet. Type 3 signs utilized at the interior of the site may be exempt from this requirement where the parcel width is less than 100 feet.
4. All signage shall have proper permits obtained through the Building and Safety Department.

Public Works

5. Site development to comply with all applicable conditions of approval for the Smoke Ranch Commercial Center (Commercial Subdivision) and all other subsequent site-related actions.

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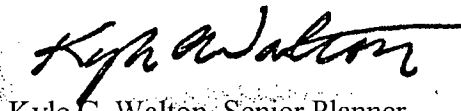


Mr. Andy Gruber
MSP-4388 - Page Two
June 25, 2004

6. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on June 24, 2004.

Sincerely,



Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

cc: Mr. Billy Meskel
Young Electric Sign Company
5119 South Cameron Street
Las Vegas, Nevada 89118