



040506

December 4, 2003

Ms. Emily Macias
Great American Plaza, Limited Liability Company
8687 West Sahara Avenue
Las Vegas, Nevada 89117

RE: MSP-3063 - MASTER SIGN PLAN
CITY COUNCIL MEETING OF DECEMBER 3, 2003

Dear Ms. Macias:

The City Council at a regular meeting held December 3, 2003 APPROVED the request for a Master Sign Plan for Great American Plaza adjacent to the northwest corner of Sahara Avenue and Tomsik Street (APN: 163-04-416-002 through 008), U (Undeveloped) Zone [SC (Service Commercial) and O (Office) General Plan Designations] under Resolution of Intent to C-1 (Limited Commercial) and O (Office) Zones. The Notice of Final Action was filed with the Las Vegas City Clerk on December 4, 2003. This approval is subject to:

Planning and Development

1. All signage shall have proper permits obtained through the Building and Safety Department.
2. Conformance to the sign criteria, sign elevations, and building elevations as submitted, except as amended by conditions herein.
3. Prior to the issuance of a building permit for signage on this property, the applicant shall submit a revised plan for review and approval by the Planning and Development Department detailing the illumination of all signs, including window signs; and replacing the Type "B" sign on the corner with a Type "A" sign, having a maximum sign area of 75 square feet.
4. Flags on the parcel adjacent to the corner of Sahara Avenue and Tomsik Street shall be limited to one governmental flag and one private flag.
5. Signage on either of the two corner pad sites will require a minor amendment to this Master Sign Plan.
6. Any additional modifications to the Master Sign Plan shall require approval in accordance with Title 19.14.130.
7. No temporary signage shall be allowed on the site without the approval of a Temporary Sign Permit from the Planning and Development Department.

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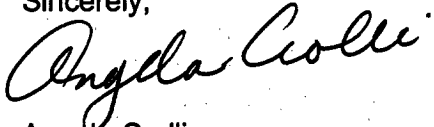
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8. Address numbers shall be provided as required by the Planning and Development Department.

Public Works

9. Site development to comply with all applicable conditions of approval for the Great American Plaza (Commercial Subdivision) and all other subsequent site-related actions.
10. 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.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Ms. Patti Skoglund
Superior Electrical Adv.
1700 West Anaheim Street
Long Beach, California 90813