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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us



039445

October 2, 2003

Mr. Ronald Richardson
P. O. Box 851471
Yukon, Oklahoma 73085

RE: MSP-2764 - MASTER SIGN PLAN
CITY COUNCIL MEETING OF OCTOBER 1, 2003

Dear Mr. Richardson:

The City Council at a regular meeting held October 1, 2003 APPROVED the request for a Master Sign Plan FOR AN APPROVED RETAIL BUILDING (FAMILY DOLLAR) adjacent to the west side of Lamb Boulevard, approximately 500 feet south of Washington Avenue (APN: 140-30-701-013), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 2, 2003. This approval is subject to:

Planning and Development

1. Conformance to the sign elevations and documentation as submitted in conjunction with this request, except as amended by condition of approval.
2. The freestanding sign pole shall be enclosed with a decorative cover to match the architecture of the principal structure, and shall be reviewed and approved by the Planning and Development Department. The base shall be three feet in width or a minimum of 20% of the sign width, whichever is smaller.
3. All signage shall have proper permits obtained through the Building and Safety Department.
4. Any modification to the Master Sign Plan may be approved administratively where all Title 19 requirements are met.

Public Works

5. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-1393, and all other subsequent site-related actions.



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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.

Sincerely,



Diana Davis
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Jerry Dye
First American Equities
2970 West Sahara Avenue, Suite #102
Las Vegas, Nevada 89102

Mr. Harold P. Foster
3230 Polaris Avenue, Suite #23
Las Vegas, Nevada 89102