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August 21, 2003

Mr. Mark Schnipple
Conquistador Plaza, Limited Liability Company
9960 West Cheyenne Avenue, Suite #210
Las Vegas, Nevada 89129

RE: MSP-2019 - MASTER SIGN PLAN
CITY COUNCIL MEETING OF AUGUST 20, 2003

Dear Mr. Schnipple:

The City Council at a regular meeting held August 20, 2003 APPROVED the request for a Master Sign Plan FOR CONQUISTADOR PLAZA adjacent to the northwest corner of Cheyenne Avenue, and Metro Academy Way (APN: 138-07-411-002, 003, 005 and 006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development). The Notice of Final Action was filed with the Las Vegas City Clerk on August 21, 2003. This approval is subject to:

Planning and Development

1. The Monument Sign shall be limited to a maximum height of 12 feet.
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. Site development to comply with all applicable conditions of approval for Site Development Plan Review Z-95-98(5) and all other subsequent site-related actions.

CITY OF LAS VEGAS
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LAS VEGAS, NEVADA 89101

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Mr. Mark Schnipple
MSP-2019 – Page 2
August 21, 2003

6. Signs shall not be located within 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. Jessica Stewart
Letter Perfect, Inc.
575 Sari Drive
Las Vegas, Nevada 89110