



036817



May 27, 2003

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

Mr. Douglas Crook
Mountain View Professional Park, Limited Liability Company
3960 Howard Hughes Parkway, Suite #750
Las Vegas, Nevada 89109

RE: MSP-2032 - MASTER SIGN PLAN
CITY COUNCIL MEETING OF MAY 21, 2003

Dear Mr. Crook:

The City Council at a regular meeting held May 21, 2003 APPROVED the request for a Master Sign Plan FOR AN APPROVED 69,000 SQUARE FOOT OFFICE DEVELOPMENT on 7.50 acres adjacent to the north side of Smoke Ranch Road, approximately 730 feet east of Tenaya Way (APN: 138-15-810-016), C-PB (Planned Business Park) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 22, 2003. This approval is subject to:

Planning and Development

1. Site development to comply with all applicable conditions of approval for the Site Development Plan Review [Z-0068-85(61)] and all other subsequent site-related actions as required by the Planning and Development Department.
2. The signage standards set forth by this Master Sign Plan shall apply to both Mountain View Professional Park – Phase I and Phase II.
3. The colors and materials for the monument sign shall be compatible with the building on the site.
4. Conformance to the sign and building elevations as submitted, except as amended by conditions herein.
5. All signage shall have proper permits obtained through the Building and Safety Department.
6. Illumination of signs shall comply with Title 19.14.070 Residential Protection Standards of the Zoning Code.
7. No temporary signage shall be allowed on the site without the approval of a Temporary Sign Permit from the Planning and Development Department.

CITY OF LAS VEGAS
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LAS VEGAS, NEVADA 89101

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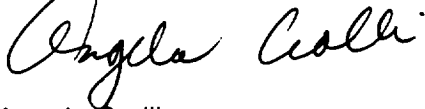


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Public Works

8. Site development to comply with all applicable conditions of approval for Site Development Plan Review Z-68-85(34) and all other subsequent site-related actions.
9. 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

Mr. Douglas L. Crook
Tripod Development
3960 Howard Hughes Pkwy, Ste #750
Las Vegas, Nevada 89109