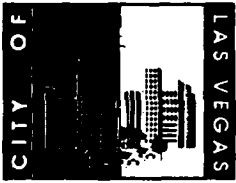
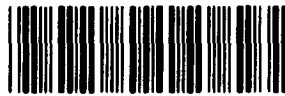


PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us



034630

November 22, 2002

Mr. Robert Peccole
Three B's Inc., A Nevada Corporation
4000 West Oquendo
Las Vegas, Nevada 89118

RE: ABEYANCE - MSP-0011-02 - MASTER SIGN PLAN

Dear Mr. Peccole:

Your request for a Master Sign Plan FOR APPROVED RETAIL BUILDINGS adjacent to the south side of Charleston Boulevard, between Durango Drive and Merialdo Lane (APN: 163-05-517-002), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald), was considered by the Planning Commission on November 21, 2002.

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

Planning and Development

1. No wall signage shall be permitted on the south elevation of the buildings identified on the approved site plan as the 86,584 square foot Kohl's building, the 16,700 square foot Proposed Retail building, or the 30,000 square foot Future Retail building.
2. The pylon signs shall be a maximum of 40 feet in height, and approval of this Master Sign Plan (MSP-0011-02) shall supercede condition number 11 of the approved Site Development Plan Review [Z-0102-86(4)]. The existing 25 foot high sign along the Durango Drive frontage shall be removed from the property. A maximum of two 40 foot high freestanding signs are permitted with one along the Charleston Boulevard frontage and one along the Durango frontage. The sign shall utilize materials and colors reflecting the design of the buildings. Wall signage throughout the commercial center shall be uniform in size and appearance. A signage plan for all free-standing and wall signage shall be submitted for approval of Planning and Development Department staff prior to the issuance of a Certificate of Occupancy for any building on the site. All signs shall conform to the City of Las Vegas Sign Ordinance.
3. Address numbers shall be provided as required by the Planning and Development Department.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Douglas A. Selby



Mr. Robert Peccole
MSP-0011-02 - Page Two
November 22, 2002

4. No temporary signage shall be allowed on the site without the approval of a Temporary Sign Permit from the Planning and Development Department.

Public Works

5. All signage shall be situated as to not interfere with Sight Visibility Restriction Zones; final sign locations shall be approved by the Traffic Engineer.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on November 22, 2002.

Sincerely,



David Clapsaddle, Planning Supervisor
Planning and Development Department
Current Planning Division

DC:clb

cc: Mr. Darrell Shock
Vision Sign Company
3625 South Polaris Avenue
Las Vegas, Nevada 89103