

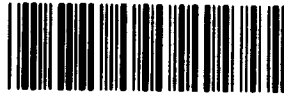


MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
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(MAYOR PRO-TEM)

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LYNETTE B. McDONALD  
LAWRENCE WEEKLY  
MICHAEL MACK

CITY MANAGER  
DOUGLAS A. SELBY



032261

October 21, 2002

Noam Schwartz  
Sea Breeze Village, Limited Liability Company  
8687 West Sahara Avenue, Suite 201  
Las Vegas, Nevada 89117

RE: MSP-0006-02 - MASTER SIGN PLAN  
CITY COUNCIL MEETING OF OCTOBER 16, 2002

Dear Applicant:

The City Council at a regular meeting held October 16, 2002 APPROVED the request for a Master Sign Plan FOR A RETAIL/OFFICE COMPLEX on property located adjacent to the southeast corner of Buffalo Drive and Sea Spray Avenue (APN's: 138-22-418-003 and 004), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 17, 2002. This approval is subject to:

Planning and Development

1. All signage shall have proper permits obtained through the Building and Safety Department.
2. Site development to comply with all applicable conditions of approval for the Site Development Plan Review [Z-0097-90(7)] and all other subsequent site-related actions as required by the Planning and Development Department.
3. Any changes or alterations to this Master Sign Plan shall require an application for a new Master Sign Plan.
4. Wall signage is permitted on the faces for up to 20% of the building elevation. The sign shall not project beyond the top or sides of the building and to comply with Section 19A.14.060(F)(11)(b).
5. Illumination of signs shall comply with Section 19A.14.070 Residential Protection Standards.
6. The Freestanding and Monument signs 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.

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

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Public Works

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

Sincerely,



DOREEN ARAUJO  
DEPUTY CITY CLERK II for  
BARBARA JO RONEMUS, CITY CLERK

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

Mr. Rich Kirsch  
Sign Innovations  
242 Sunpac Court  
Henderson, Nevada 89015