

COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Minden, Nevada 89423

Mimi Moss

COMMUNITY DEVELOPMENT DIRECTOR

775-782-6201

FAX: 775-782-6297

website: www.douglascountynv.gov

Planning Division
Engineering Division
Building Division
Regional Transportation
Water/Sewer Utility
Road Maintenance
Code Enforcement



January 30, 2008

John Dugan
820 Foothill Rd
Gardnerville, NV 89460

SR 08-001 (Master Sign Plan) "Indian Hills Plaza"
Located at 931 Mica Drive, Carson City, NV (APN: 1420-07-601-002)

MAIL DELIVERED

BARBARA J. GRIFFIN
CLERK
DEPUTY

2008 JAN 30 PM 1:11

FILED

Dear Mr. Dugan,

Your Master Sign Plan proposal has been reviewed and approved by the Douglas County Community Development Department. All tenant signs located on the above referenced parcel fall under the requirements of this Master Sign Plan. The following criteria apply to the wall-mounted tenant signs:

REQUIREMENTS:

For Units A (931), B (933), C (935), D (937), and E (939) 19 and 21 the primary frontage is the fascia over the front door.

For Unit E (939) 20 (only) the primary frontage faces U.S. Highway 395 and the maximum letter height is 36 inches, the secondary frontage is the fascia over the front door, and the drive aisle is in the rear of the bldg facing the Chevron Station.

1. All tenant signs shall be located on the lower horizontal fascia band at the front of the building.
2. All signs shall consist of individual channel letters. Letter returns and cap trim shall be a minimum of five (5) inches in depth sprayed with color 313 Dark Bronze or Black Dupont.
3. Letter height minimum is twelve (12) inches and maximum is twenty (24) inches.
4. Total allowable tenant signage shall be the store front linear footage multiplied by 1.25.
Example: 50 linear feet of leased space multiplied by 1.25 allows 62.5 square feet of signage.
5. For tenant spaces with a primary frontage and a secondary frontage, the sign for the secondary frontage shall be the linear frontage multiplied by .75 and the drive aisle will be multiplied at .50.
6. Tenants occupying corner units are allowed a maximum of two (2) signs.
7. Letter faces are to be manufactured with acrylic and approved by the landlord.

MAILING ADDRESS: P.O. Box 218, Minden, Nevada 89423

8. All letters will be internally illuminated with low voltage LED lighting or indirect neon.
9. Logos shall be allowed and may be channel letters or be incorporated in a sign cabinet, not to exceed 30 inches in height.
10. The landlord must approve any other matter of advertising including door lettering with the name of the business and the hours of operation.

This is the final decision regarding your Master sign review and approvals. Should you be aggrieved by any portion of this decision, you have until February 13, 2008 (10 working days) to file the Appeal of Decision application, and applicable fees, with Douglas County Community Development.

If you should have any questions, please feel free to contact me at (775) 782-6218.

Sincerely,

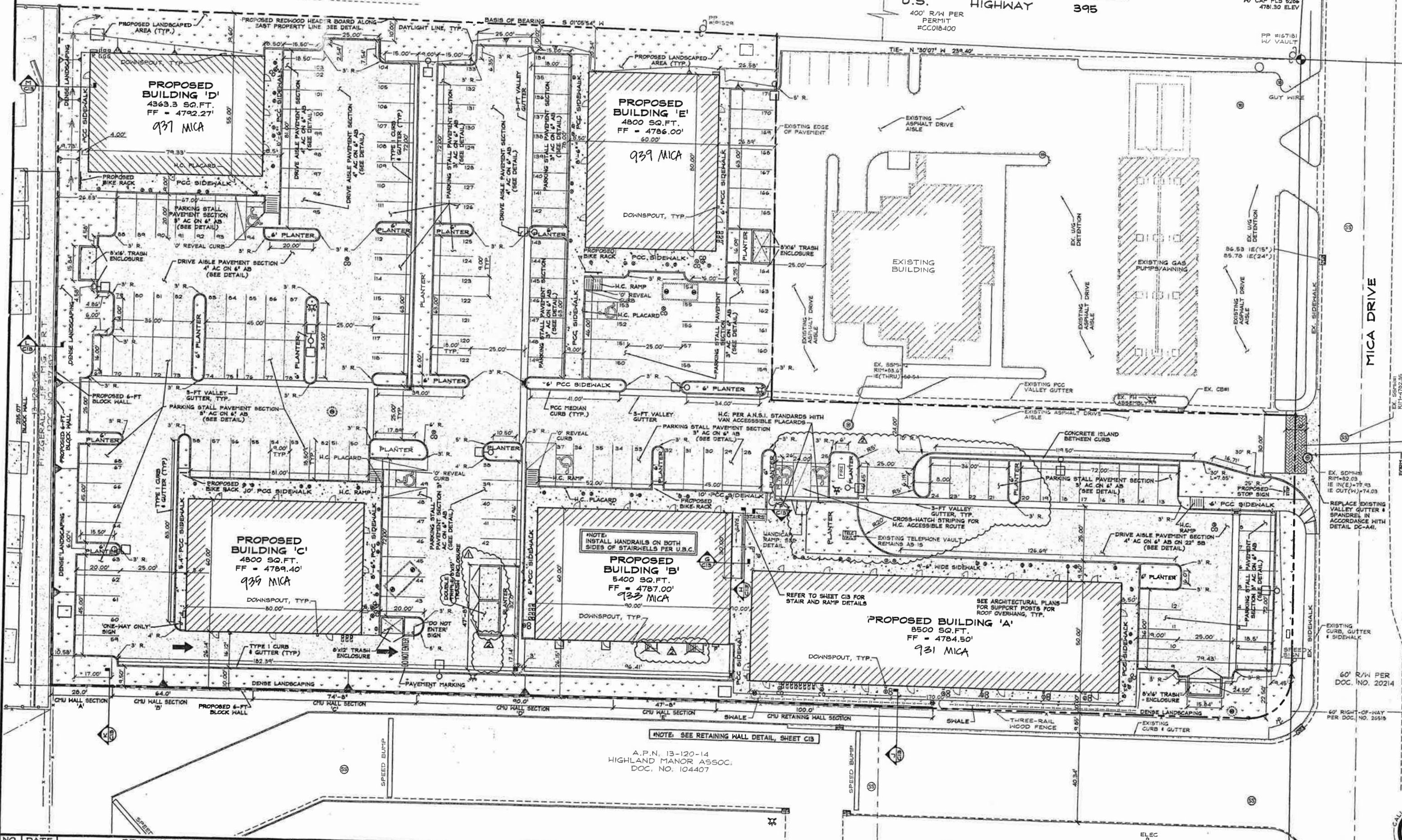
A handwritten signature in cursive script that reads "Lucille Rao". The signature is written in black ink and is positioned above the typed name and title.

Lucille Rao, Junior Planner
Douglas County Community Development

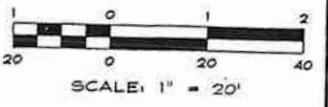
cc: SR 08-001
County Clerk
Laura Lau, Building Division

U.S. HIGHWAY 395
400' R/W PER PERMIT #CC018400

BENCHMARK P.V.E.
FD 5/8' REBAR
W/ CAP PLS 5286
4781.30 ELEV



NO.	DATE	REVISION BLOCK	BY
1	3/7/06	CHANGED TRASH ENCLOSURE LOCATION	JJH
2	5/26/06	DELETE ONE TRASH ENCLOSURE AND TWO OUTSIDE STAIRCASES AT BACK OF BLDG. 'B'	JJH



RAnderson
ENGINEERING INC
1403 LEMERALD AVENUE, SUITE 100
POMONA, CALIFORNIA 92423
PHONE: (774) 782-1222 / FAX: (774) 782-7024
WWW.ANDERSON-ENG.COM

INDIAN HILLS SHOPPING CENTER
VINCE SCOTT

SITE PLAN
MICA DRIVE



DRAWN:	SSL
ENGINEER:	JJH
SCALE:	AS SHOWN