



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
Code Enforcement

November 2, 2010

MAIL DELIVERED

Mr. Kevin A. Coleman
Net Development
Minden Village Association
3130 Airway Avenue
Costa Mesa, CA 92626

RE: Amendment to Master Sign Plan for "Minden Village," 1645 & 1647 US Highway 395; and 1649, 1653, 1655, 1657, 1661, 1663, 1665, 1667, 1669, 1673, 1677, and 1681 Lucerne Street; Minden, NV; Multiple APN's

Dear Mr. Coleman;

The amendment to your Master Sign Plan has been reviewed and approved by the Douglas County Community Development Department. All signs must obtain separate sign review and building permits prior to construction, consistent with the originally approved Master Sign Plan.

The following criteria apply to the wall-mounted tenant signs:

1. Tenant/owner building signage shall be uniform in style throughout the Minden Village.
2. All signage programs and amendments are to be submitted to and approved by the Minden Village Association Architectural Committee prior to being submitted to Douglas County Community Development for review and approval.
3. Wall signs will be mounted at the locations as shown on the elevation drawings submitted with the original Master Sign Plan and has been amended to include locating signs on the entrance towers.
4. Sign type shall be composed of individual channel letters mounted on a raceway and has been amended to include exterior high density foam 1" or thicker or Dynofoam Tech 1" or thicker. If foam is used separate return color is not necessary unless desired. All signs must still be mounted on a raceway up to 8 inches deep and painted to match the building.
5. The size of signs (square footage) may vary with maximum square footage not to exceed 24-inches by 72-inches (12 square feet).

6. The tenant/owner is responsible for obtaining all required sign review and building permit approvals through Douglas County.

This is the final decision regarding the amendments to your Master Sign Plan review and approvals. Should you be aggrieved by any portion of this decision, you have until November 17, 2010 (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,



Lucille Rao, Junior Planner
Douglas County Community Development

BEM

cc: Clerk
Master Sign Plan Binder
SR 10-034



COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Minden, Nevada 89423

Mimi Moss

Planning Manager / Assistant Community Development Director

775-782-6211

FAX: 775-782-9007

website: www.co.douglas.nv.us

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

February 13, 2007

MAIL DELIVERED

Kevin Coleman
3130 Airway Ave.
Costa Mesa, CA 92626

RE: Amendment to the Master Sign Plan for Minden Village (SR) 07-006; for Kevin Coleman
Located at 1673 Lucerne St., Minden, NV; 1320-30-714-013

Dear Mr. Coleman:

The Community Development Department has reviewed and approved your request to amend the Master Sign Plan for Minden Village. All signs must obtain separate sign review approval and building permits prior to construction, consistent with this approved master sign plan. The following conditions amended to read as follows:

1. Tenant/Owner building signage shall be uniform in style throughout the Minden Village.
2. Each tenant space is limited to one primary and one secondary sign, where applicable (in some cases no secondary sign may be permitted).
3. Signage shall be wall mounted at the locations shown on Exhibit C: The Primary & Secondary Sign Location Site Plan.
4. Sign type shall be composed of individual channel letters mounted on raceway.
5. Raceway shall be up to 8 inches deep, and painted to match building. The FRAZEE paint colors are:

Buildings A, I, N – Desert Tumbleweed #8723M
Buildings B, D, F, H – Desert Castle #8723M
Buildings C, E, G, M, O, P – Meadow Lark #8724M

6. Edge/Side of channel letters to be brushed aluminum.
7. Faces of the letters are to be corporate colors of the specific business/tenant.

8. The sizes of signs shall not exceed the maximum square footage permitted under Douglas County Code, Title 20, Section 20.696.310.
9. Tenant/Owner is responsible for obtaining all required permits and approvals by local governing agencies.
10. Tenant/Owner shall submit building signage plans to the Minden Village Association for review and approval prior to submission of plans to governing agencies.

NOTE: Douglas County Code, Title 20, Section 20.696.100 (K) exempts from regulation traffic regulation signs on privately owned property provided they do not exceed two square feet in size and do not contain advertisement for the establishment. Therefore, signs that meet the above criteria and include an arrow and addresses may be placed at entrances to Minden Village.

This is the final decision regarding your master sign plan review application. Should you challenge any portion of this decision, you have until February 27, 2007 (10 working days) to file an Appeal of Decision application and application fees with Douglas County Community Development.

If you have any questions, please contact me at (775) 782-6213.

Sincerely,

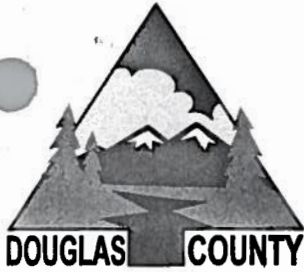


Mark Jackson, Senior Planner
Douglas County Community Development

Attachment:

1. Exhibit C: The Primary & Secondary Sign Location Site Plan

cc: Mac Signs
Building Division
County Clerk
SR 07-001



COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Minden, Nevada 89423

Mitchell S. Dion
COMMUNITY DEVELOPMENT DIRECTOR

775-782-6201
FAX: 775-782-6297

2005 NOV 29 AM 9:33

BARBARA REED
CLERK

DEPUTY

Planning Division
Engineering Division
Building Division
Regional Transportation
Water/Sewer Utility
Road Maintenance
Code Enforcement
775-782-9005
FAX: 775-782-9007

November 29, 2005

Kevin Coleman
3130 Airway Ave.
Costa Mesa, CA 92626

MAIL DELIVERED

RE: Amendment to the Master Sign Plan for Minden Village (SR) 05-051; for Kevin Coleman
Located at 1645 & 1647 U.S. Highway 395 and 1649, 1653, 1657, 1661 1663, 1664, 1667
A & B, 1669, 1673, and 1667 Lucerne St., Minden, NV; Multiple APNs

Dear Mr. Coleman:

The Community Development Department has reviewed and approved your request to amend the Master Sign Plan for Minden Village. All signs must obtain separate sign review approval and building permits prior to construction, consistent with this approved master sign plan. The following conditions amended to read as follows:

1. Tenant/Owner building signage shall be uniform in style throughout the Minden Village.
2. Each tenant space is limited to one primary and one secondary sign, where applicable (in some cases no secondary sign may be permitted).
3. Signage shall be wall mounted at the locations shown on Exhibit C: The Primary & Secondary Sign Location Site Plan.
4. For Building N, signage may only be placed on wall faces on either side of the main entrance or on the rock face above and surrounding the entrance.
5. Sign type shall be composed of individual channel letters mounted on raceway.
6. Raceway shall be up to 8 inches deep, and painted to match building. The FRAZEE paint colors are:

Buildings A, I, N – Desert Tumbleweed #8723M
Buildings B, D, F, H – Desert Castle #8723M
Buildings C, E, G, M, O, P – Meadow Lark #8724M

7. Edge/Side of channel letters to be brushed aluminum.

8. The face of the letters are to be corporate colors of the specific business/tenant.
9. The sizes of signs shall not exceed the maximum square footage permitted under Douglas County Code, Title 20, Section 20.696.310 (See Exhibit D).
10. Tenant/Owner is responsible for obtaining all required permits and approvals by local governing agencies.
11. Tenant/Owner shall submit building signage plans to the Minden Village Association for review and approval prior to submission of plans to governing agencies.

NOTE: Douglas County Code, Title 20, Section 20.696.100 (K) exempts from regulation traffic regulation signs on privately owned property provided they do not exceed two square feet in size and do not contain advertisement for the establishment. Therefore, signs that meet the above criteria and include an arrow and addresses may be placed at entrances to Minden Village.

This is the final decision regarding your master sign plan review application. Should you challenge any portion of this decision, you have until December 13, 2005 (10 working days) to file an Appeal of Decision application and application fees with Douglas County Community Development.

If you have any questions, please contact me at (775) 782-6212.

Sincerely,



Brandy Fox, Assistant Planner
Douglas County Community Development



Attachments:

1. Exhibit A: Building Letter and Corresponding Assessor's Parcel Number (APN)
2. Exhibit B: Map of Minden Village
3. Exhibit C: The Primary & Secondary Sign Location Site Plan
4. Exhibit D: How to Determine the Maximum Square Footage of Allowable Sign Area

cc: Bob Kubkhek, K & S Properties
Chochain Lee
Darin Whatcott, County Building Official
County Clerk
SR 05-051

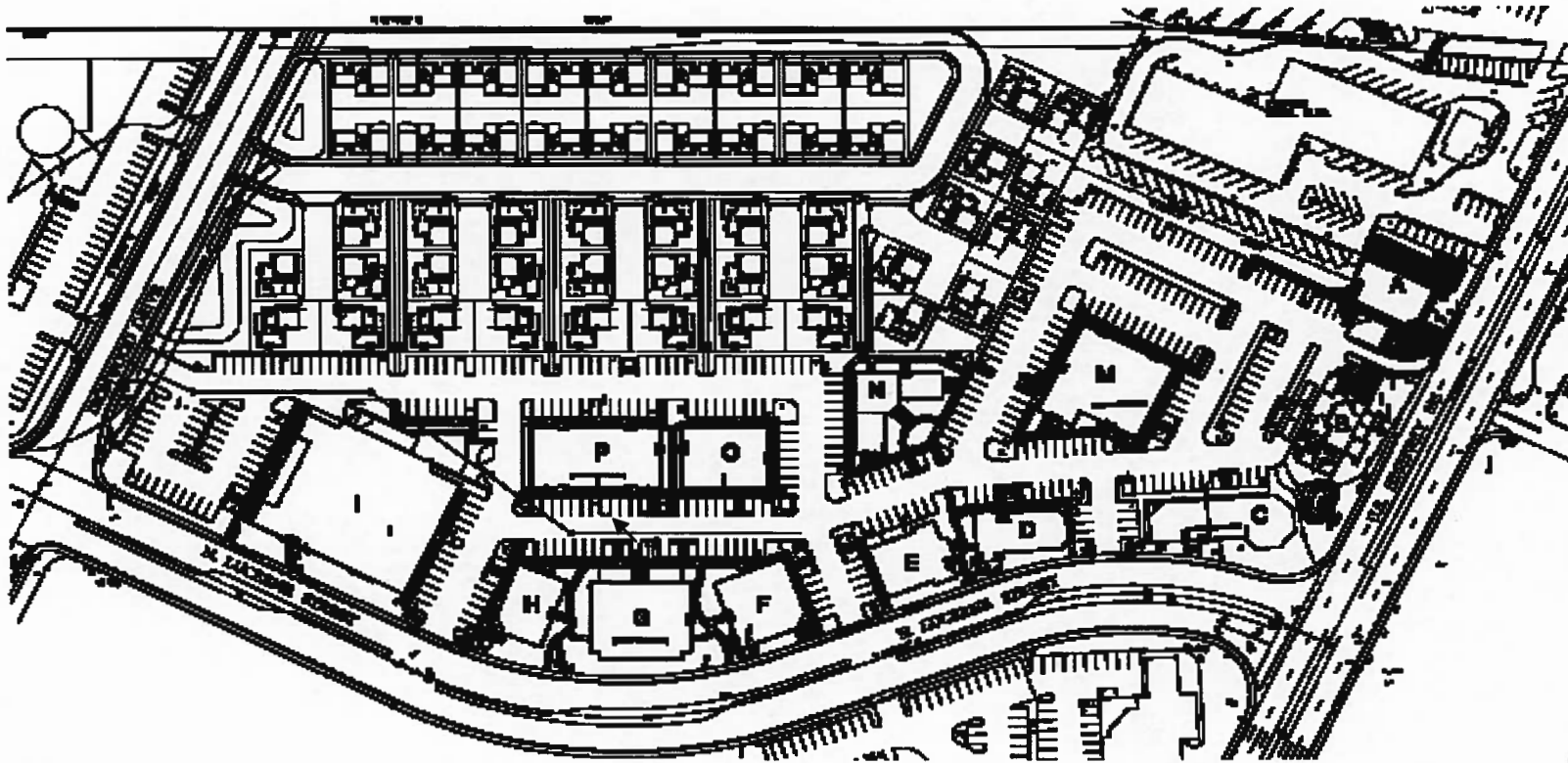
MINDEN VILLAGE
COMMON AREA - 1655 LUCERNE STREET (APN 1320-30-714-009)

EXHIBIT "A"

| Building Number | APN |
|-----------------|-----------------|
| A | 1320-30-714-007 |
| B | 1320-30-714-008 |
| C | 1320-30-714-010 |
| D | 1320-30-714-001 |
| E | 1320-30-714-002 |
| F | 1320-30-714-009 |
| G | 1320-30-714-013 |
| H | 1320-30-714-014 |
| I | 1320-30-714-016 |
| M | 1320-30-714-011 |
| N | 1320-30-714-003 |
| O | 1320-30-714-004 |
| P-1 | 1320-30-714-005 |
| P-2 | 1320-30-714-006 |
| | |
| | |
| | |

EXHIBIT "B"

MINDEN VILLAGE
COMMON AREA - 1655 LUCERNE STREET (APN 1320-30-714-009)



BLD P - 1
1667 Lucerne,
Suite A
1320-30-714-005

BLD M
1653 Lucerne
1320-30-714-011

BLD G
1673 Lucerne
1320-30-714-013

BLD B
1647 Hwy 395
1320-30-714-008

BLD A
1645 Hwy 395
1320-30-714-007

BLD P - 2
1667 Lucerne,
Suite B
1320-30-714-006

BLD N
1663 Lucerne
1320-30-714-003

BLD H
1677 Lucerne
1320-30-714-014

BLD E
1661 Lucerne
1320-30-714-002

BLD C
1649 Lucerne
1320-30-714-010

BLD O
1665 Lucerne
1320-30-714-004

BLD I
1681 Lucerne
1320-30-714-016

BLD F
1669 Lucerne
1320-30-714-009

BLD D
1657 Lucerne
1320-30-714-001

EXHIBIT D
MINDEN VILLAGE MASTER SIGN PLAN
*How to Determine the Maximum Square
Footage of Allowable Sign Area*

1. Determine the building or suite primary and secondary frontage designation, refer to Exhibit C: The Primary & Secondary Sign Location Site Plan.
2. Determine if there is a specific location the sign must be placed in, refer to the Minden Village Master Sign Plan.
3. Determine the width of the building or suite frontage.
4. Determine the maximum square footage for a sign as follows:

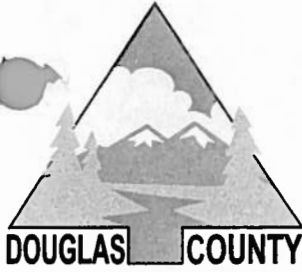
Primary (the width of a building or suite frontage multiplied by 1.25)
Secondary (the width of a building or suite frontage multiplied by .75)

Therefore, if a building or suite frontage is identified in the Minden Village Master Sign Plan as the primary frontage and the width of the building or suite is 48 feet, then the total permitted square footage for a sign is 60 square feet (48 feet multiplied by 1.25).

The total square footage of a sign is calculated by multiplying the height by the width.



= 60 square feet



COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Minden, Nevada 89423

775-782-9005
775-782-9010
FAX: 775-782-9007

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

May 13, 2005

FAX & MAIL DELIVERED

(714) 754-0198

Mr. Kevin A. Coleman
Net Development
Minden Village Association
3130 Airway Avenue
Costa Mesa, CA 92626

BARBARA REED
CLERK

2005 MAY 13 PM 3:31

FILED

RE: Master Sign Plan for "Minden Village," 1645 & 1647 US Highway 395; and 1649, 1651, 1657, 1661, 1663, 1665, 1667 A & B, 1669, 1673, and 1667 Lucerne Street; Minden, NV
APN's: 1320-30-714-007, 1320-30-714-008, 1320-30-714-001, -002, -003, -004, -005, -006; 1320-30-714-010, -011, -012, -013, -014. (Buildings A, B, C, D, E, F, G, H, I, M, N, O, P.)

Dear Mr. Coleman;

Your Master Sign Plan has been reviewed and approved by the Douglas County Community Development Department. All signs, must obtain separate sign review and building permits prior to construction, consistent with this approved master sign plan.

The following criteria apply to the wall-mounted tenant signs:

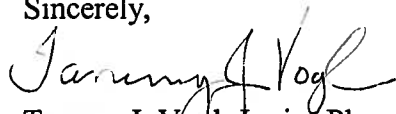
1. Tenant/owner building signage shall be uniform in style throughout the Minden Village.
2. All signage programs and amendments are to be submitted to and approved by the Minden Village Association Architectural Committee prior to being submitted to Douglas County Community Development for review and approval.
3. Wall-mounted signs will be mounted at the locations as shown on the elevation drawings submitted with the master sign plan.
4. Sign type shall be composed of individual channel letters mounted on a raceway.
5. The raceway shall be up to 8-inches deep, and painted to match the building. The FRAZEE paint colors are as follow:
 - a. Buildings A, I, N – Desert Tumbleweed #8723M
 - b. Buildings B, D, F, H – Desert Castle #8722A
 - c. Buildings C, E, G, M, O, P – Meadow Lark #8724M

6. The edge/side of the channel letters are to be brush aluminum.
7. The face of the letters are to be corporate colors, of the specific business/tenant.
8. The size of signs (sign square footage) shall be as shown on the attached exterior elevation drawings. The sizes may vary with maximum square footage not to exceed 24-inches by 72-inches, (12 square feet.)
9. The tenant/owner is responsible for obtaining all required sign review and building permit approvals through Douglas County.

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 May 27, 2005 (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,



Tammy J. Vogt, Junior Planner
Douglas County Community Development



cc: Clerk
Master Sign Plan Binder

Minden Village Sign Program

- Tenant/Owner building signage shall be uniform in style throughout Minden Village.
- Signage shall be wall mounted at the locations shown on the attached elevations.
- Sign type shall be composed of individual channel letters mounted on raceway.
- Raceway shall be up to 8 inches deep, and painted to match building. The FRAZEE paint colors are:
 - Buildings A, I, N- Desert Tumbleweed #8723M
 - Buildings B, D, F, H- Desert Castle #8722A
 - Buildings C, E, G, M, O, P- Meadow Lark #8724M
- Edge/Side of channel letters to be brushed aluminum.
- Face of sign to be corporate colors.
- Sizes of signs shall be as shown on the exterior elevations. Sizes may vary with maximum area of 24"x 72".
- Tenant/Owner is responsible for obtaining all required permits and approvals by local governing agencies.
- Tenant/Owner shall submit building signage plans to the Minden Village Association for review and approval prior to submission of plans to governing agencies.

RECEIVED
APR 21 2005
DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

ASSESSOR'S PARCEL NUMBERS

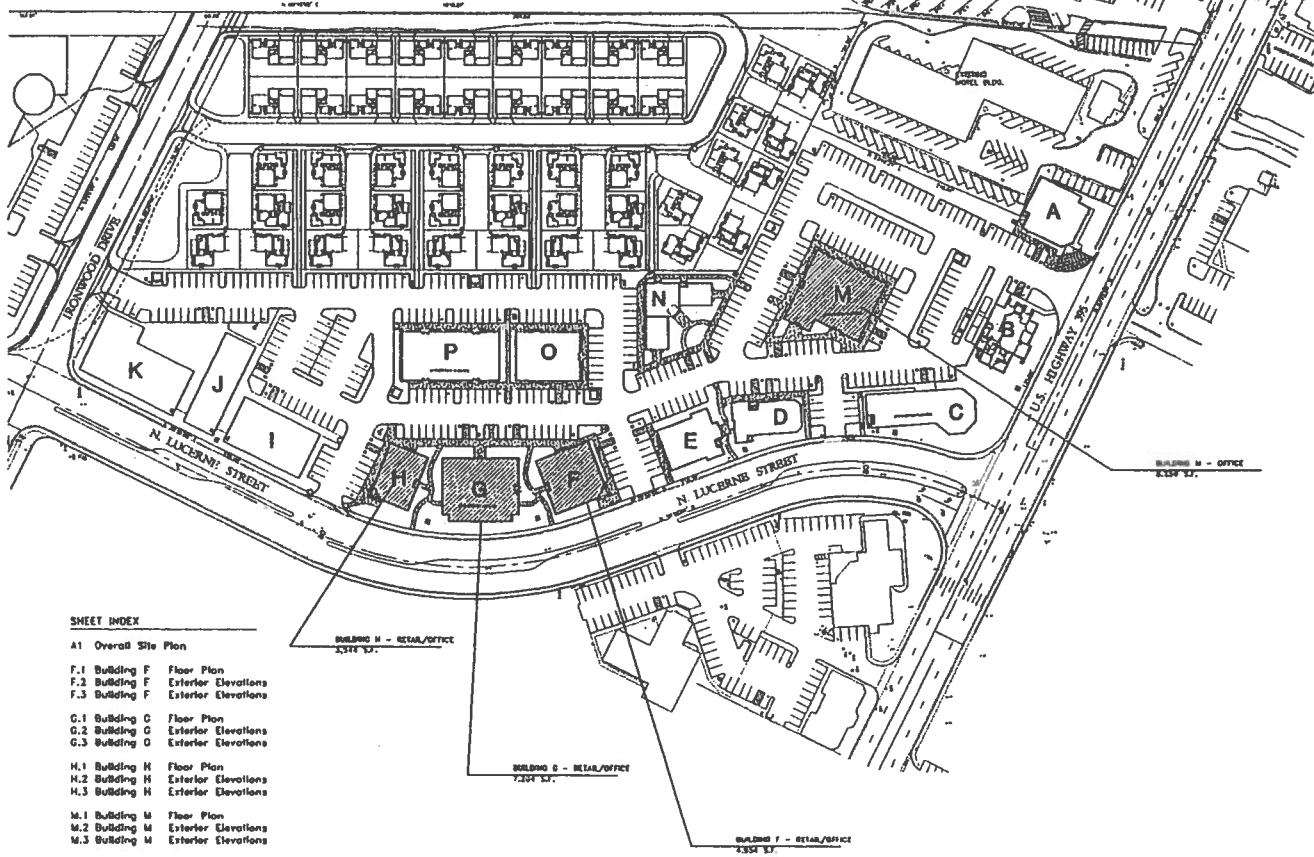
- 1320 - 30 - 703 - 005
- 1320 - 30 - 703 - 006
- 1320 - 30 - 703 - 003
- 1320 - 30 - 703 - 004
- 1320 - 30 - 803 - 001
- 1320 - 30 - 803 - 002
- 1320 - 60 - 602 - 001

ZONE

MUC MIXED USE COMMERCIAL

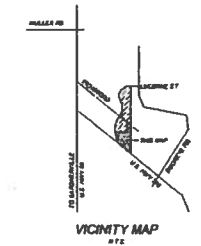
EXISTING USE

VACANT LOT



| BUILDING PAD AREAS | | | |
|--------------------|---|----------------|-------------|
| AREA | USE | DATE | SPACES |
| A | 4,794 S.F. RETAIL | 1/250 | 18.8 |
| B | 4,194 S.F. BANK | 1/200 | 13.8 |
| C | 3,812 S.F. RESTAURANT | 1/100 | 36.1 |
| D | 3,331 S.F. 2,431 S.F. RESTAURANT 1,000 S.F. OFFICE | 1/100 1/250 | 24.3 4.4 |
| E | 3,372 S.F. RETAIL | 1/250 | 13.5 |
| F | 4,954 S.F. RETAIL | 1/250 | 19.8 |
| G | 7,284 S.F. RETAIL | 1/250 | 29.0 |
| H | 3,344 S.F. RETAIL | 1/250 | 14.2 |
| I | 7,200 S.F. RETAIL | 1/250 | 28.8 |
| J | 4,800 S.F. RETAIL | 1/250 | 19.2 |
| K | 6,082 S.F. RETAIL | 1/250 | 24.8 |
| L | NOT USED | | |
| M | 8,534 S.F. OFFICE | 1/250 | 33.0 |
| N | 5,387 S.F. OFFICE | 1/250 | 15.5 |
| O | 4,008 S.F. OFFICE | 1/250 | 16.0 |
| P | 7,280 S.F. OFFICE | 1/250 | 29.0 |
| TOTAL | 82,340 S.F. | | 376.5 |
| Parking Required | | | 376.5 |
| Parking Provided | | | 332 |
| Standard Space | | | 9 F 10 |

| LOT AREAS | |
|------------------------------|------------------------------|
| BAY CARE EXISTING | 1.26 ACRES (BUILDING 15,341) |
| OPEN SPACE | 1.81 ACRES |
| FITNESS CENTER | 1.95 ACRES |
| MULTI FAMILY RESIDENTIAL | 5.80 ACRES |
| MARKET PLACE & GARDEN OFFICE | 7.00 ACRES |
| BUILDING CONSTRUCTION | TYPE V-II |
| OCCUPANCY | |
| RESIDENTIAL | R-3 |
| MARKET PLACE | M |
| OFFICES | O |



- SHEET INDEX**
- A1 Overall Site Plan
 - F.1 Building F Floor Plan
 - F.2 Building F Exterior Elevations
 - F.3 Building F Exterior Elevations
 - G.1 Building G Floor Plan
 - G.2 Building G Exterior Elevations
 - G.3 Building D Exterior Elevations
 - H.1 Building H Floor Plan
 - H.2 Building H Exterior Elevations
 - H.3 Building H Exterior Elevations
 - M.1 Building M Floor Plan
 - M.2 Building M Exterior Elevations
 - M.3 Building M Exterior Elevations

developmentco
 3150 Alhambra Avenue Costa Mesa, California 92626
 Phone (714) 754-4484 Fax (714) 754-0188

MINDEN VILLAGE
 Buildings F, G, H, M.
 Hwy 396 / Lucerne
 Minden, Nevada

RECEIVED
 MAY 25 2004
 DOUGLAS COUNTY
 COMMUNITY DEVELOPMENT

23.25 04191
 OVERALL SITE PLAN



SITE PLAN A

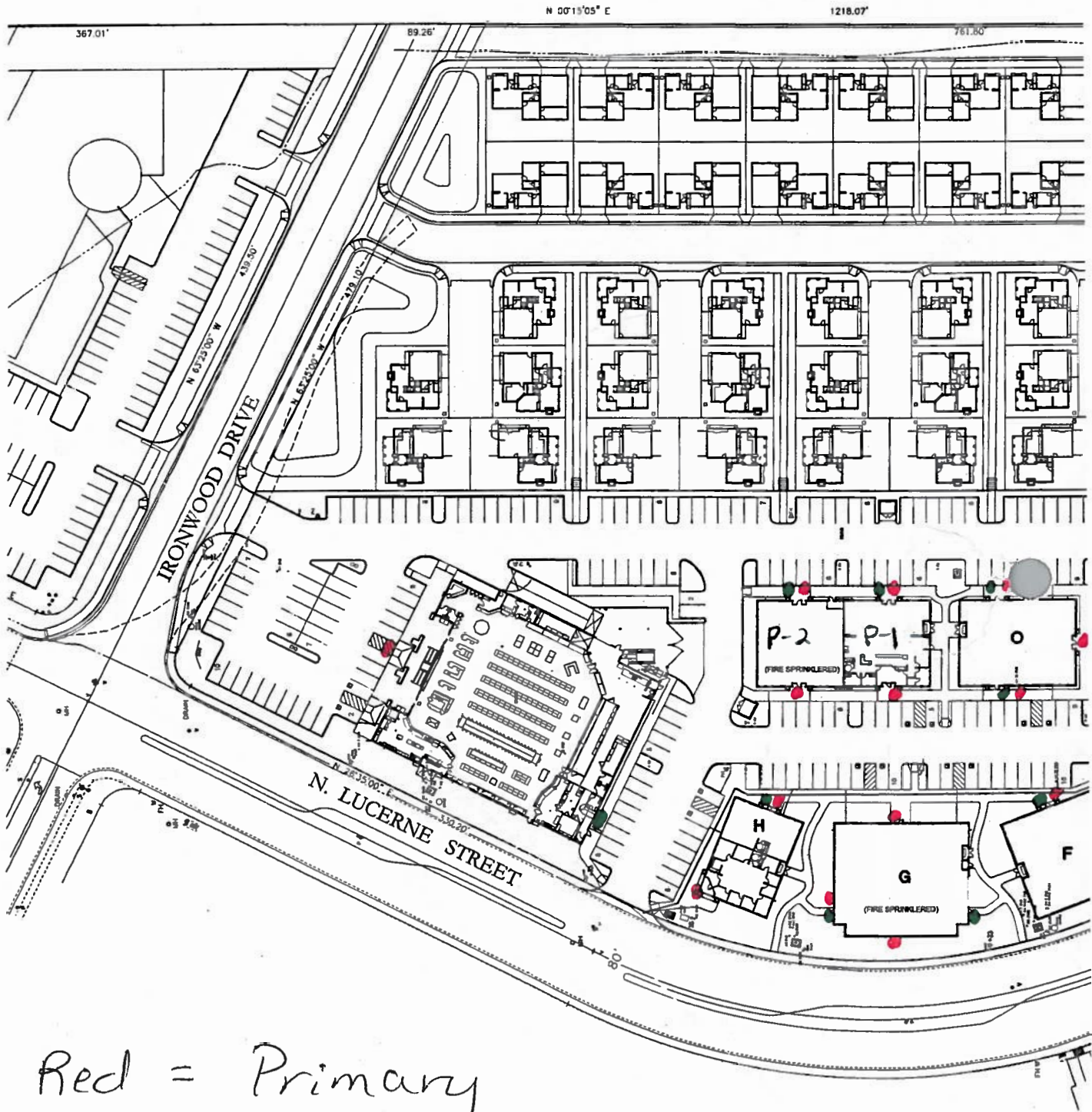
A121

SITE PLAN

DATE: 11/18/14
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]
 PROJECT: [illegible]
 SHEET NO.: [illegible]

MINDEN VILLAGE
 Buildings F, G, H, M,
 Hwy 396 / Lucerne
 Minden, Nevada

netco
 development
 3130 Adams Avenue
 (31st Ave.) Corbin, NV 89208
 Phone (714) 794-4434 Fax (714) 794-0118



Red = Primary
 Green = Secondary

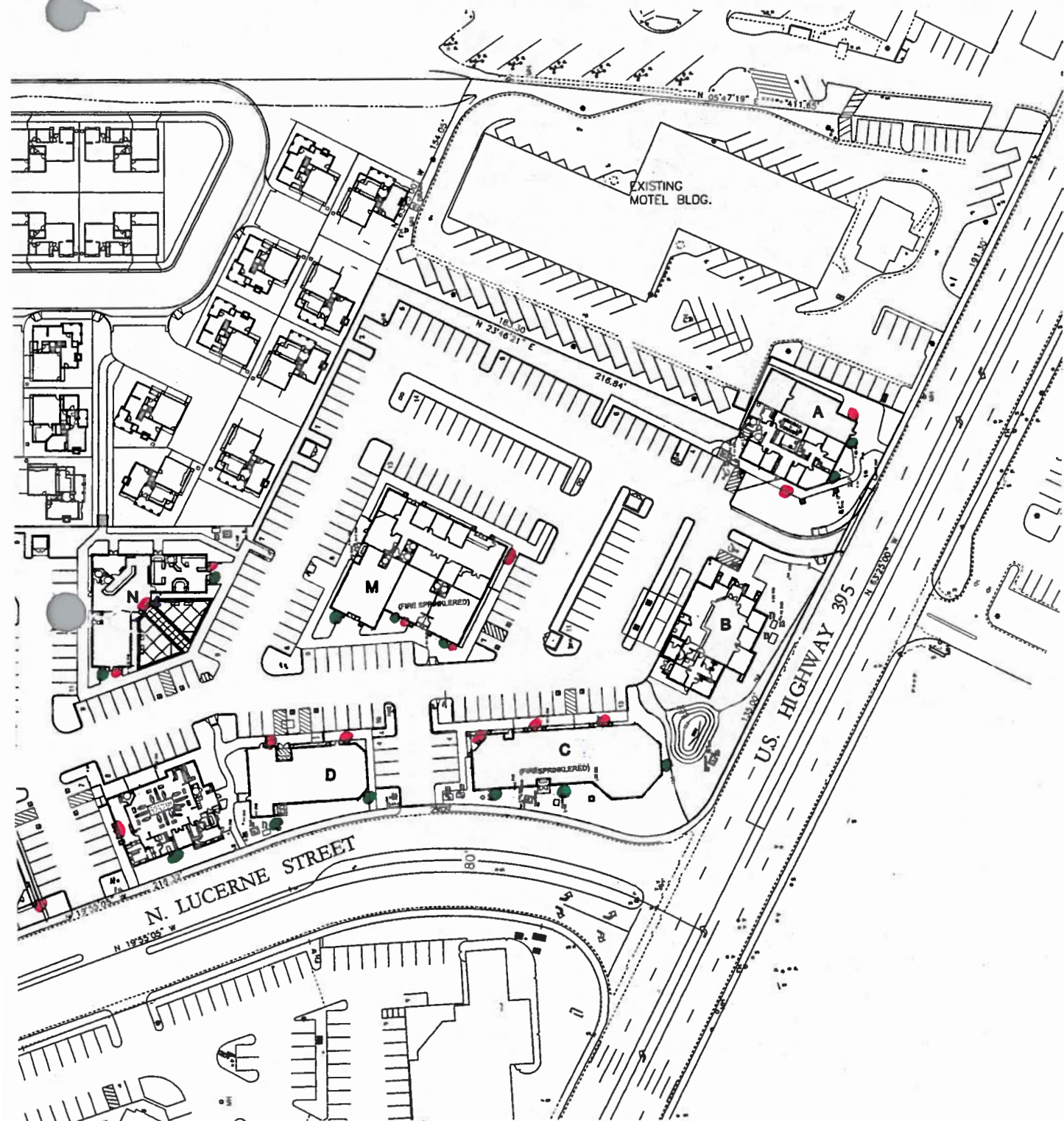


Exhibit C

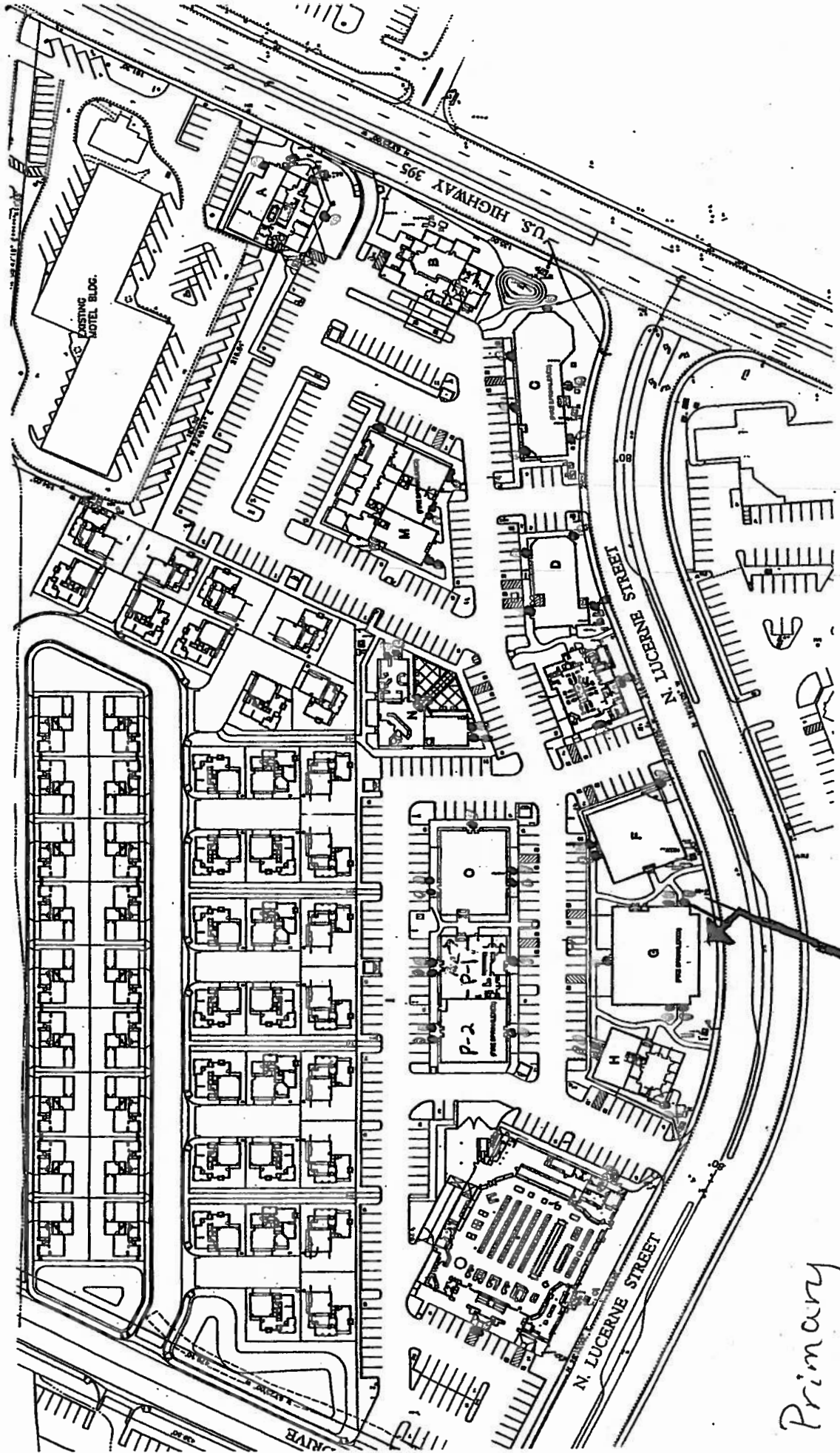


Exhibit C

NEW LOCATIONS

RED
 12/20/2003
 2/20/04

Primary
 Secondary