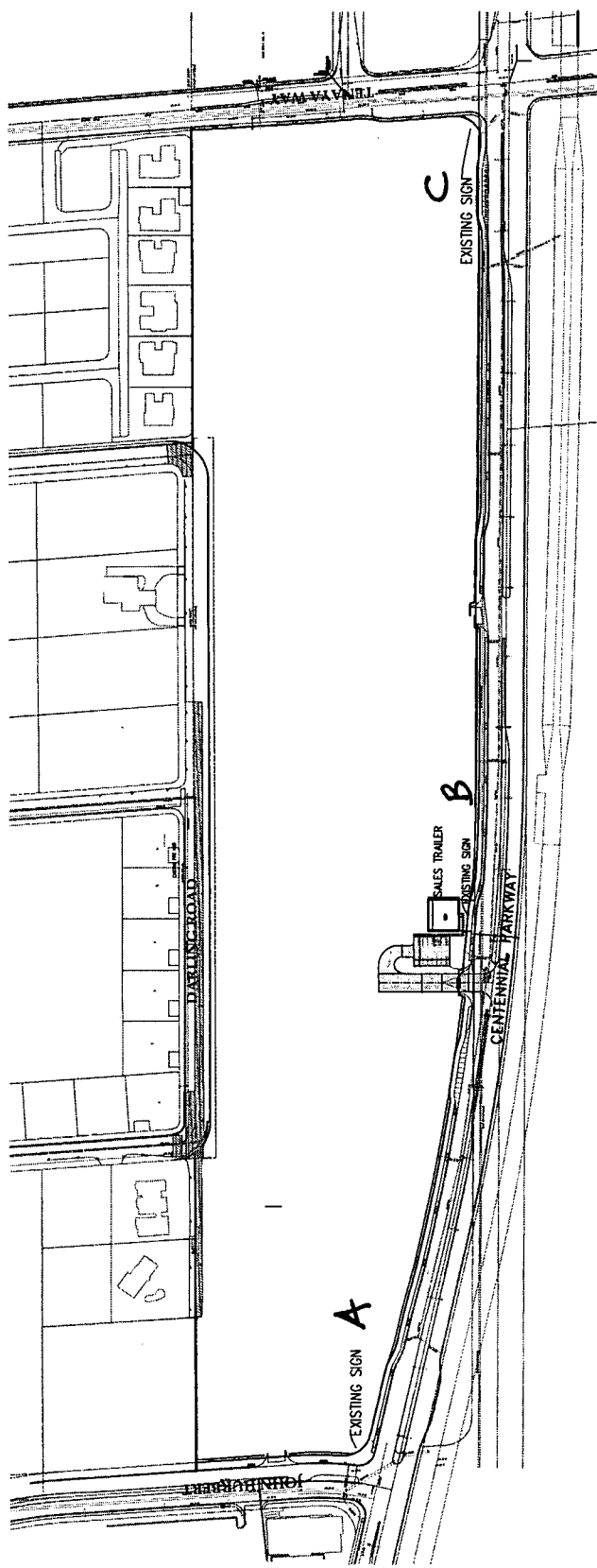
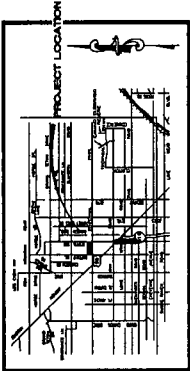


Plans (PMT)



Separator Sheet

Call before
you Dig
1-800-271-2500
Call before
you Overhead
1-702-271-2829



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PROJECT LOCATION SHEET NO. 1 OF 1 PROJECT NO. 05-003		CONSULTANTS, INC. 6280 S. Valley View Blvd. Las Vegas, NV 89118 Tel: (702) 588-0000 Fax: (702) 588-0007		bluemarble 5445 S. Rainbow Blvd. Suite E-1 Las Vegas, NV 89118 Tel: (702) 251-0700		SALES TRAILER SIGN EXHIBIT Project No. 05-003		11/20/06 10/20/06	
---	--	--	--	--	--	---	--	----------------------	--

ARC-18271
12/05/06 CHARC



**SALES PAVILION
NOW OPEN**

**A COMMUNITY OF
TOWNHOMES, CONDOMINIUMS
& STOREFRONTS.**

from the 200's to 500's

paxtonwalk.com

**ARC-18271
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pylon at info center



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FRONT OF INFO CENTER

ARC-18271
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WEST SIDE OF TOWN CENTER

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EAST SIDE OF INFO CENTER

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DEC 21 2006



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12/05/06 CHARC

NOV 21 2006



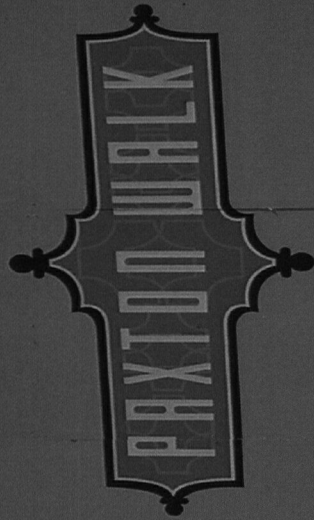
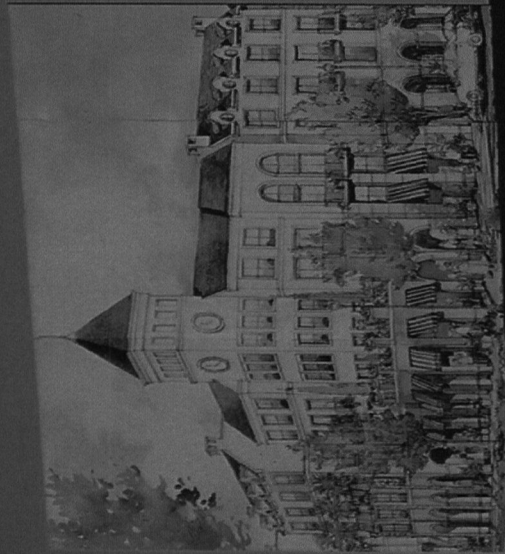
ARC-18271
12/05/06 CHARC

NOV 21 2006



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12/05/06 CHARC

NOV 21 2006



paxtonwalk.com

A community of
townhomes, condos & storefronts

AT CENTENNIAL HILLS

Sales Pavillion Now Open →

Pyllon AT
JON HERBERT

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12/05/06 CHARC



← SALES PAVILION ←
NOW OPEN

A COMMUNITY OF
TOWNHOMES, CONDOMINIUMS
& STOREFRONTS

from the 200's to 500's

paxtonwalk.com

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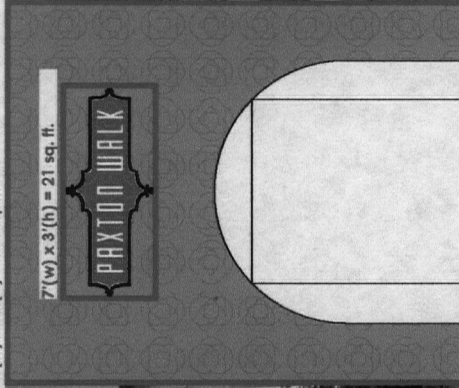
ARG-18271
12/05/06 CHARC

PYLON AT TENAYA

PAXTON WALK SALES PAVILION
 (B) Facing Centennial Parkway



9'(w) x 16'(h) = 144 sq. ft.



7'(w) x 3'(h) = 21 sq. ft.



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 12/05/06 CHARC

PAXTON WALK SALES PAVILION

Ⓐ Facing John Herbert Boulevard

19'(w) x 16'(h) = 304 sq. ft.



8'(w) x 4'(h) = 32 sq. ft.

PAXTON WALK

13'(w) x 9'(h) = 39' sq. ft.

**The Corner of Carefree
and Convenience**

7'(w) x 1.5'(h) = 10.5 sq. ft.
paxtonwalk.com



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NOV 21 2006

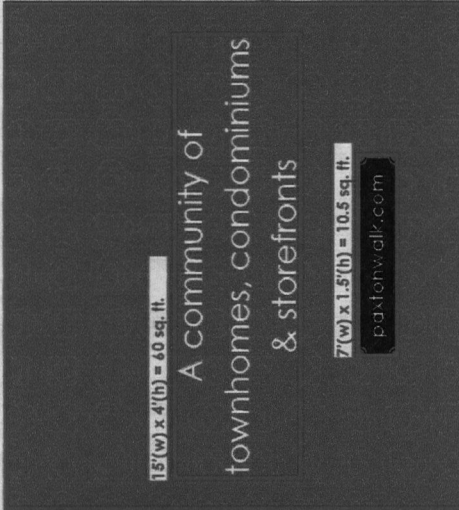
ARC-18271
12/05/06 CHARC

PAXTON WALK SALES PAVILION

© Facing Tenaya Way 10'(w) x 16'(h) = 160 sq. ft.



18'(w) x 16'(h) = 288 sq. ft.



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Comments



Separator Sheet

TRANSMISSION VERIFICATION REPORT

TIME : 12/06/2006 16:23
NAME : PLANNING & DEVELOPMT
FAX : 7024747463
TEL : 7024747463
SER.# : BROCAJ336753

DATE, TIME
FAX NO./NAME
DURATION
PAGE(S)
RESULT
MODE

12/06 16:23
3838576
00:00:31
04
OK
STANDARD
ECM

Memorandum

City of Las Vegas Planning & Development

To: PLANNING COMMISSIONER RICHARD TRUESDELL ✓
PLANNING COMMISSIONER BYRON GOYNES ✓
PLANNING COMMISSIONER STEVEN EVANS ✓
PLANNING COMMISSIONER LEO DAVENPORT ✓
PLANNING COMMISSIONER DAVID STEINMAN ✓
PLANNING COMMISSIONER GLENN TROWBRIDGE ✓
PLANNING COMMISSIONER SAM DUNNAM ✓

*All notified
either by fax,
email or mail*

From: NORA LARES, SENIOR OFFICE SPECIALIST

Date: December 5, 2006

Re: Centennial Hills Architectural Review Committee

Attached are the appeal memos and approval letter for items acted upon by the Centennial Hills Architectural Review Committee at the December 5, 2006 Centennial Hills Architectural Review Committee (CHARC) meeting. All actions by the Centennial Hills Architectural Review Committee are final unless an aggrieved person files an appeal or a member of the City Council/Planning Commission files an appeal.

The following appeal period applies:

Within ten (10) days (December 15, 2006)

/nl

Attachment

Memorandum

City of Las Vegas Planning & Development

To: PLANNING COMMISSIONER RICHARD TRUESDELL
PLANNING COMMISSIONER BYRON GOYNES
PLANNING COMMISSIONER STEVEN EVANS
PLANNING COMMISSIONER LEO DAVENPORT
PLANNING COMMISSIONER DAVID STEINMAN
PLANNING COMMISSIONER GLENN TROWBRIDGE
PLANNING COMMISSIONER SAM DUNNAM

From: NORA LARES, SENIOR OFFICE SPECIALIST

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The following appeal period applies:

Within ten (10) days (December 15, 2006)

/nl

Attachment

Memorandum

City of Las Vegas Planning & Development

To: MAYOR OSCAR B. GOODMAN
MAYOR PRO TEM GARY REESE
COUNCILMAN LARRY BROWN
COUNCILMAN LAWRENCE WEEKLY
COUNCILMAN STEVE WOLFSON
COUNCILWOMAN LOIS TARKANIAN
COUNCILMAN STEVEN D. ROSS
DOUGLAS A SELBY, CITY MANAGER

From: NORA LARES, SENIOR OFFICE SPECIALIST

Date: December 5, 2006

Re: Centennial Hills Architectural Review Committee

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The following appeal period applies:

Within ten (10) days (December 15, 2006)

/nl

Attachment

**CITY OF LAS VEGAS
CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE (CHARC)
Tuesday December 5, 2006
12:00 PM
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101**

ANNOTATED MINUTES

Members Present

David Steinman
Sam Dunnam
Andrea Allred

Members Excused

Ronni Council
Jeff Gale

Members Absent

Citizens

D. Waite (Blue Marble Dev.)
Laurie Stevens (Blue Marble Dev.)
Rich Moreno

City Staff

Yorgo Kagafas
Nora Lares

ANNOUNCEMENT: OPEN MEETING LAW/CALL TO ORDER

The meeting was called to order at 11:58 am by David Steinman. This meeting has been properly noticed in accordance with the Open Meeting Law.

ITEM 1: APPROVAL OF OCTOBER 17, 2006 MINUTES BY REFERENCE

Andrea Allred made a motion to accept the October 17, 2006 minutes. Unanimously APPROVED.

ITEM 2: ARC-18271

REQUEST FOR A MASTER SIGN PLAN ADJACENT TO THE NORTHEAST CORNER OF JOHN HERBERT AND CENTENNIAL PARKWAY (APN 125-22-405-002;125-22-406-001; 125-22-404-003;125-22-407-001 TO 008), T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE) TOWN CENTER SPECIAL LAND-USE DESIGNATION], WARD 6 (ROSS).

David Steinman opened the item to the committee for discussion. Yorgo Kagafas briefed the committee noting that "the 3 proposed pylon signs conform with the Town Center Sign Standards for temporary real estate office and staff recommends their approval. Regarding the building wraps, staff has interpreted the wrapping that's actually attached to the buildings as an architectural element of the building itself, only those portions of the wrap that have advertising on it is counted towards the wall signage amount based on the above staff recommends approval of the south and west wall signage being proposed with this application. The "building wrap" for the east elevation is not attached to the trailers due to the heating/cooling units, regardless of why they are not attached; the fact that they are not attached; drove staff for considering them to be wall signage, in fact, by definition they would be considered a very large pylon sign. As presented, staff recommends denial with the signage on the east elevation being removed prior to the sign permit being issued for this project. Overall, staff recommends approval with conditions." Yorgo also

noted that the primary concern of staff is that by approving this request, this would be setting a presage to the area. There was discussion between committee members and applicant. Yorgo recommended that the advertising be eliminated. A motion is set to approve ARC-18271 if the applicant agrees to remove the text/advertising from the west side elevation.

Andrea Allred moves the motion to approve item 2 (ARC-18271) subject to staff's recommendations and the following amended conditions of approval. Unanimously APPROVED.

APPROVAL, subject to the following amended conditions:

1. All signage shall have proper permits obtained through the Building and Safety Department.
2. ~~The signage proposed on the east side elevation not attached to the trailers shall be removed.~~
The east elevation building wrap shall not have any advertising.
3. All signage approved under this Master Sign Plan shall expire two years from the date of CHARC approval unless an extension of time request is filed and approved by CHARC.
4. Any additional signage for the development shall be approved administratively if it meets Town Center Development Standards otherwise an amendment to the Master Sign Plan, approved by the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC) is required.

ITEM 3: CITIZENS PARTICIPATION

None.

ITEM 4: SET NEXT MEETING DATE/ADJOURNMENT

Sam Motions to adjourn. David Steinman adjourned the meeting at 12:19 p.m. There are currently no items to be heard by the Centennial Hills Architectural Review Committee therefore no meeting date is set for January 2007.

**ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED
OTHERWISE**

**AGENDA
CITY OF LAS VEGAS
CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE (CHARC)
TUESDAY DECEMBER 5, 2006
12:00 PM**

**DAVID STEINMAN – CHAIRMAN
RONNI COUNCIL – VICE-CHAIRMAN
SAM DUNNAM
JEFF GALE
ANDREA ALLRED**

**CALL TO ORDER: CITY OF LAS VEGAS PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT SERVICES CENTER—731 SOUTH FOURTH STREET
CONFERENCE ROOM 2B**

ANNOUNCEMENT: COMPLIANCE WITH THE OPEN MEETING LAW

NOTICE: THIS MEETING HAS BEEN PROPERLY NOTICED AT THE FOLLOWING LOCATIONS:

**CITY CLERK'S BULLETIN BOARD, CITY HALL PLAZA, 2ND FLOOR SKYBRIDGE
BULLETIN BOARD, CITY HALL PLAZA (NEXT DOOR TO METRO RECORDS)
DEVELOPMENT SERVICES CENTER, 731 SOUTH FOURTH STREET
LAS VEGAS LIBRARY, 833 LAS VEGAS BOULEVARD NORTH
CLARK COUNTY GOVERNMENT CENTER, 500 S. GRAND CENTRAL PARKWAY
GRANT SAWYER BUILDING, 555 E. WASHINGTON AVENUE**

ITEM 1: APPROVAL OF OCTOBER 17, 2006 MEETING MINUTES BY REFERENCE.

**ITEM 2: ARC-18271 (CHARC-TC)APPLICATION FOR A MASTER SIGN PLAN - PUBLIC
HEARING - APPLICANT/OWNER: SMIRON DEVELOPMENT, LLC - REQUEST
FOR A MASTER SIGN PLAN ADJACENT TO THE NORTHEAST CORNER OF
JOHN HURBERT AND CENTENNIAL PARKWAY (APN 125-22-405-002;125-22-
406-001; 125-22-404-003;125-22-407-001 TO 008), T-C (TOWN CENTER) ZONE
[SX-TC (SUBURBAN MIXED USE) TOWN CENTER SPECIAL LAND USE
DESIGNATION], WARD 6 (ROSS).**

ITEM 3: CITIZENS PARTICIPATION

ITEM 4: SET NEXT MEETING DATE/ADJORNMENT

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE NO SUBJECT MAY BE ACTED UPON BY THE CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the Planning and Development Department at 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.

**Las Vegas City Council
Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilwoman Lois Tarkanian, Ward 1
Councilman Steve Wolfson, Ward 2
Councilman Steven D. Ross, Ward 6
City Manager Douglas A. Selby**

PAXTON WALK

SIGN ANALYSIS TABLE

	WEST FACE OF INFO CENTER	FRONT FACE OF INFO CENTER	EAST FACE OF INFO CENTER	PYLON - SITE A	PYLON - SITE B	PYLON - SITE C
TYPE OF SIGN	WALL	WALL	WALL	PYLON	PYLON	PYLON
LOCATION OF SIGN	On west wall of info center	On front (south) wall of info center	On east wall of info center	NEC John Herbert + Centennial	In front of info center	NWC Tenaya + Centennial
HEIGHT OF SIGN	16 feet	16 feet	16 feet	16 feet	16 feet	16 feet
WIDTH OF SIGN	19 feet	9 feet	10 feet and 18 feet	20 feet	8 feet	8 feet
TOTAL AREA OF SIGN	304 sf	144 sf	160 sf and 288 sf	200 sf	128 sf	128 sf
AREA OF SIGN CONTAINING TEXT	81.5 sf	21 sf	102.5 sf	140 sf	128 sf	128 sf
TYPE OF ILLUMIN- ATION	NONE	NONE	NONE	NONE	NONE	NONE
ANIMATED	N	N	N	N	N	N

Note: Per pre-application discussion, only the portions of the wall wrap surfaces containing text were included in these calculations; areas containing solely illustrations were excluded. Pylon Sign A contains approx. 60 sf of illustrations.

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ARC-18271
12/05/06 CHARC

APN Map



Separator Sheet

This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained
 from the Road Document Listing in the Assessor's Office.
 This map is compiled from official records, including surveys and deeds,
 but only contains the information required for assessment. See the
 recorded documents for more detailed legal information.
 USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 50 100 200 400 600

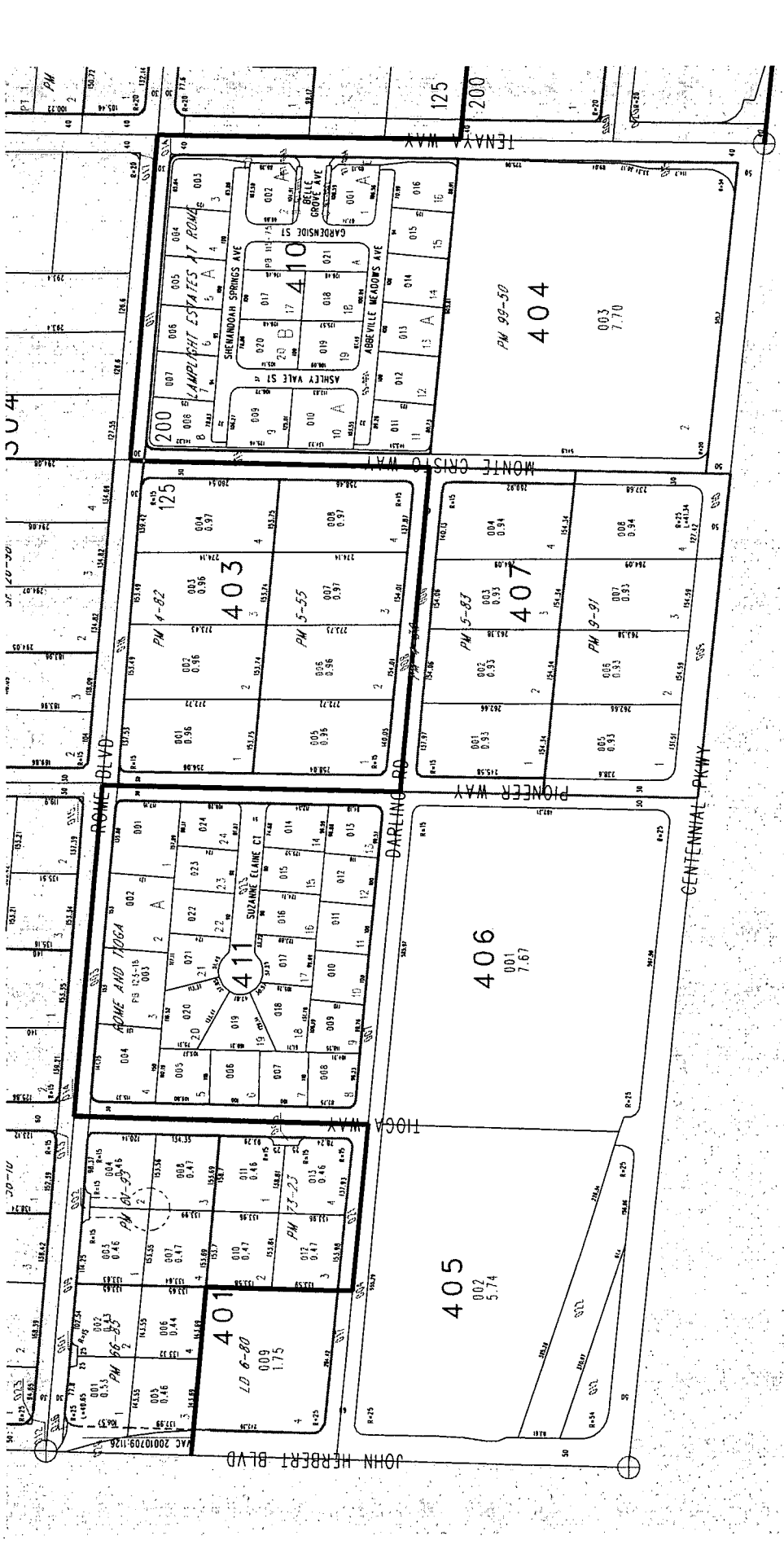
ASSESSOR'S PARCELS - CLARK CO., NV.
 M. W. Schofield, Assessor

AVERAGE
 OA VALUE
 45

MAP LEGEND
 PARCEL BOUNDARY
 SUBD BOUNDARY
 ROAD EASEMENT
 PW/LD BOUNDARY
 NON-PARCEL LOT LINE
 MATCH LINE / LEADER LINE
 ROAD ID NUMBER

1001 PARCEL NUMBER
 202 PARCEL SUB/SEQ NUMBER
 1195 PLAT RECORDING NUMBER
 5 BLOCK NUMBER
 139 LOT NUMBER
 015 GOV. LOT NUMBER

125-22-4
 S 2 SW 4
 22
 T19S R60E
 Scale: 1"=200'
 Rev: 03/23/05



ARC-18271
 12/05/06 CHARC
 TAX DIST 200

SOFI



Separator Sheet

STATEMENT OF FINANCIAL INTEREST

APN:

008 INCLUSIVE

Name of Representative: WRIGER ENGINEERS

Yes

☒ **No**

City Official:

Partner(s):

APN:

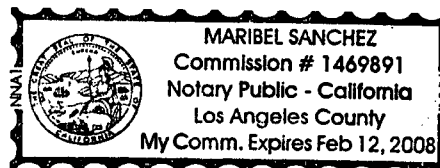
Signature of Property Owner:

Print Name: Av Rumi by Marcia Simon, Attorney In Fact

Subscribed and sworn before me

This 20th day of November, 2006

Notary Public in and for said County and State



Justification Letter



Separator Sheet



November 20, 2006

CIVIL

STRUCTURAL

MECHANICAL

ELECTRICAL

PLUMBING

SURVEYING

LEED

City of Las Vegas Planning and Development Department
731 S. 4th Street
Las Vegas, Nevada 89101

Attention: Mr. Yorgo Kagafas

Subject: **Temporary Wrap Panels on Info Trailer
Paxton Walk Project – Master Sign Plan**

Dear Mr. Kagafas:

I had originally sent you a justification letter dated November 6, 2006 for this application. Based on our discussion at the pre-application meeting on November 17, please accept this new letter as an update to the original justification letter for the on-site signage for the Paxton Walk project on the northwest corner of Tenaya Way and Centennial Parkway. The signage that is the subject of this master sign plan includes the temporary signage wrap on three sides of the info trailer complex and three temporary pylon signs on a 31-acre site in the Centennial Hills Town Center area.

As this project has several phases, an info trailer complex has been permitted and erected on the site to provide site and sales information to prospective residents. To maximize the visual appeal of this temporary facility, the complex was wrapped on three sides with a fabric covering. Based on direction from the Planning and Development Department, the owners applied for a Sign Permit (L-3742-06) on 10/17/06. All other relevant city departments have already signed off on this permit application.

After filing this permit, the owners have been advised that this fabric covering as designed does not meet the signage provisions of the Town Center Development Standards Manual, and that as a result, review and approval of a master sign plan by the Centennial Hills Architectural Review Committee (CHARC) is required.

As a result of the discussions held at the pre-application meeting, we would wish to make the following points:

- The wrap material is not a sign in the traditional sense; it is largely a method of improving the exterior appearance of the temporary info trailer complex to make it more visually appealing to area residents and to the general public. Staff has agreed that only the portions of the wrap containing advertising text constitute a "sign" under the intent of the Code.
- We have included three relatively small freestanding signs on the site as part of this master sign plan application. For the purposes of the Code, these signs are to be considered "pylon" signs. One is located directly in front of the info center and the other two are located at the southeast and southwest corners of the overall site.

7425 Peak Drive
Las Vegas, NV 89128
(p) 702.933.7000
(f) 702.933.7001
800.933.7611
wrightengineers.com

ARC-18271
12/05/06 CHARC

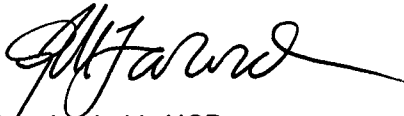
- The panels and the pylon signs are temporary in nature and will only be in place until the info center is removed from the site and the property is fully developed, which is likely to be in the range of 18 months to two years.
- It is likely that, as this is a mixed-use project with a limited amount of retail and office development as a component of one of the buildings on the site, that there will be some marquee or wall panels to advertise the commercial and office users. We would like to include this element as part of the master sign plan request, with the ability to bring in specific signage panels when they are designed, and to have them approved administratively as an amendment to the plan at that time.

We feel that similar panels and signs have been used in other applications within the city, including buildings and construction hoardings around downtown mixed-use projects, and even on RTC buses. Such panels can improve the visual appeal of these temporary construction elements such as hoardings and info trailers. For these reasons, we feel that these fabric wraps are a positive element that will improve the aesthetics of the project during the construction phase. The small temporary pylon signs help to direct potential buyers to the site, and will efficiently direct traffic to the site. We therefore request your approval.

Thank you for your consideration. .

Warm regards,

WRIGHT ENGINEERS



Gary Leobold, AICP
Director of Planning

Enclosures: Pre-Application Conference Request Form
 Exhibits
 Application and SOFI Forms
 Deed and Legal Information
 Sign Analysis Table
 Laser Prints

c. Cory Nelson

ARC-18271
12/05/06 CHARC

Deed



Separator Sheet

APNs: 125-22-404-003
125-22-405-002
125-22-406-001
125-22-407-001 through -008

This document prepared by
(and after recording return to):

Mitchell M. Gaswirth, Esq.
PROSKAUER ROSE LLP
2049 Century Park East, Suite 3200
Los Angeles, California 90067

20050708-0000170

Fee: \$18.00
N/C Fee: \$0.00

RPTT: EX#009

07/08/2005
120050123412

07:32:48

Requestor:
PROSKAUER ROSE LLP

Frances Deane
Clark County Recorder

DGI

Pgs: 6

Space Above Reserved For Official Use

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, SHIRON CORPORATION, a Corporation organized under the laws of the State of Nevada, hereinafter referred to as "Grantor," does hereby REMISE, RELEASE AND FOREVER QUITCLAIM unto SHIRON DEVELOPMENT LLC, a Limited Liability Company organized under the laws of the State of Nevada, hereinafter referred to as "Grantee," all right, title, and interest in and to the following lands and property, together with all improvements located thereon, lying in the County of Clark, State of Nevada, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND
INCORPORATED HEREIN BY THIS REFERENCE

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

[Signature Page Follows]

ARC-18271
12/05/06 CHARC

IN WITNESS WHEREOF, this deed was executed by the undersigned on this the 11
day of April, 2005.

GRANTOR:

SHIRON CORPORATION,
a Nevada corporation

By: Ave Levine by Marcia Simon Attorney at Law
Name: Marcia Simon Attorney at Law
Title: _____

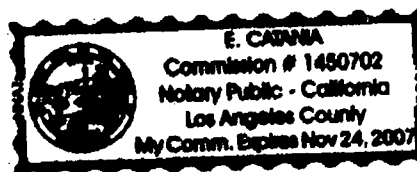
STATE OF CALIFORNIA
COUNTY OF Los Angeles) S.S.

ON 11 April 2005 before me, E. Catavia a Notary
Public in and for said County and State, personally appeared

Marcia Simon personally known to me (or proved to me on the basis
of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature _____



(This area for official notarial seal.)

Grantor's Name, Address, Phone:

Shiron Corporation
c/o Mitchell Gaswirth, Esq.
PROSKAUER ROSE LLP
2049 Century Park East, Suite 3200
Los Angeles, California 90067
(310) 557-2900

Grantee's Name, Address, Phone:

Shiron Development LLC,
c/o Mitchell Gaswirth, Esq.
PROSKAUER ROSE LLP
2049 Century Park East, Suite 3200
Los Angeles, California 90067
(310) 557-2900

SEND TAX STATEMENTS TO GRANTEE

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 125-22-404-003
b) 125-22-405-002
c) 125-22-406-001
d) 125-22-407-001 through 008
inclusive

2. Type of Property:

- a) ☒ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: Grantor is 100% owner of Grantee.

5. Partial Interest: Percentage being transferred: _____%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: Attorney in Fact
Signature: [Signature] Capacity: Grantor
Signature: [Signature] Capacity: Attorney in Fact
Signature: [Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Sharon Corporation c/o Gaswith, Esq.
Address: 2049 Century Park East, # 3200
City: Los Angeles
State: CA Zip: 90067

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Sharon Development LLC, Gaswith, Esq.
Address: 2049 Century Park East, # 3200
City: Los Angeles
State: CA Zip: 90067

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

170

EXHIBIT A

Legal Descriptions

Parcel 1:

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 99 OF PARCEL MAPS, PAGE 50, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

APN: 125-22-404-003

Parcel 2:

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 19, SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED TO CLARK COUNTY BY THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED SEPTEMBER 15, 1977 IN BOOK 788 AS INSTRUMENT NO. 747587 OF OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION OF BUFFALO DRIVE NOW JOHN HERBERT BOULEVARD AS VACATED BY THE CITY OF LAS VEGAS IN AN ORDER OF VACATION RECORDED JUNE 5, 2001 IN BOOK 20010605 AS INSTRUMENT NO. 01269 OF OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION OF TIOGA WAY AS VACATED BY THE CITY OF LAS VEGAS IN AN ORDER OF VACATION RECORDED AUGUST 6, 2002 IN BOOK 20020806 AS INSTRUMENT NO. 01697 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF CLARK BY FINAL ORDER OF CONDEMNATION RECORDED MARCH 10, 2003 IN BOOK 20030310 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NO. 02255.

APN: 125-22-405-002

Parcel 3:

THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 19, SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED TO CLARK COUNTY BY THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED SEPTEMBER 15, 1977 IN BOOK 788 AS INSTRUMENT NO. 747587 OF OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION OF TIOGA WAY AS VACATED BY THE CITY OF LAS VEGAS IN AN ORDER OF VACATION RECORDED AUGUST 6, 2002 IN BOOK 20020806 AS INSTRUMENT NO. 01697 OF OFFICIAL RECORDS.

APN: 125-22-406-001

Parcel 4:

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCELS ONE (1) THROUGH FOUR (4), INCLUSIVE, AS SHOWN BY MAP THEREOF IN FILE 5 OF PARCEL MAPS, PAGE 83, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

APNs: 125-22-407-001
125-22-407-002
125-22-407-003
125-22-407-004

[Legal Descriptions Continue on Next Page]

Parcel 5:

THE LAND REFERRED TO IS SITUATED IN THE STATE OF NEVADA, COUNTY OF CLARK, IN THE UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS PARCELS 1, 2, AND 3, AS SHOWN BY PARCEL MAP IN FILE 9, PAGE 91, RECORDED JULY 14, 1976 AS DOCUMENT NO. 599268 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

APNs: 125-22-407-005
125-22-407-006
125-22-407-007

Parcel 6:

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 19, SOUTH, RANGE 60 EAST, M.D.B. & M., ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 4 AS SHOWN BY MAP THEREOF IN FILE 6 OF PARCEL MAPS, PAGE 46 AND AMENDED IN FILE 9 OF PARCEL MAPS, PAGE 91, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

APN: 125-22-407-008

FROM :

CSFE LA

PHONE NO. :

HUG 9 2002

Nov. 19 2006 08:01AM P1
9:16 P.C.S

UNITED TITLE COMPANY

RECORDING REQUESTED BY

Proskauer Rose LLP

AND WHEN RECORDED MAIL TO:

NAME Mitchell M. Gaswirth, Esq.

STREET 2049 Century Park East
ADDRESS Suite 3200

CITY, STATE & ZIP CODE Los Angeles, CA 90067-3208

00 0765735

2

90001052

SPACE ABOVE THIS LINE FOR RECORDER'S USE

POWER OF ATTORNEY - GENERAL

KNOW ALL PERSONS BY THESE PRESENTS: That, we, AVI RUMI and MARLA SUTKER RUMI
hereby make, constitute, and appoint MARCIA SIMON

our true and lawful Attorney, for us, and in our name, place and stead, and for our use and benefit:

TO TRANSACT BUSINESS of any kind or class whatsoever, and as our act and deed, to sign, execute, acknowledge and deliver any agreement, mortgage, deed of trust, assignment of mortgage or of the beneficial interest under deed of trust, extension or renewal of any obligation, subordination or waiver of priority, hypothecation, note, whether negotiable or non-negotiable, receipt, evidence of debt, full or partial release or satisfaction of mortgage, judgment and other debt, request for partial or full reconveyance of deed of trust and such other instruments in writing or any kind or class as may be necessary or proper in the premises, and to accomplish any and all other transactions ancillary or related in any way thereto, including without limitation, deeds and other documents in connection with the conveyance of real property.

GIVING AND GRANTING unto our said Attorney full power and authority to do and perform all and every act and thing whatsoever requisite, necessary or appropriate to be done in and about the premises as fully to all intents and purposes as I might or could do if personally present; hereby ratifying all that our said Attorney shall lawfully do or cause to be done by virtue of these presents. The powers and authority hereby conferred upon our said Attorney shall be applicable to all real and personal property or interests therein now owned or hereafter acquired by us and wherever situate.

Our said Attorney is empowered hereby to determine in her sole discretion the time when, purpose for and manner in which any power herein conferred upon her shall be exercised, and the conditions, provisions and covenants of any instrument or document which may be executed by her pursuant hereto.

WITNESS my hand this 3rd day of May, 2000.By: AVI RUMIBy: MARLA SUTKER RUMI

0348/64244-001 LAUS1/372041 v2

ARC-18271
12/05/06 CHARC

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: MASTER SIGN PLAN
Project Address (Location) NWC CENTENNIAL PKWY AND TENAYA WAY
Project Name PAYTON WAY Proposed Use MIXED USE
Assessor's Parcel #(s) 125.22.405.002, 125.22.406.001, 125.22.404.003;
125.22.407.001 TO 008 INCLUSIVE Ward # 6
General Plan: existing TC proposed — Zoning: existing T-C proposed —
Commercial Square Footage (5X-TC) 30K RETAIL OFFICE Floor Area Ratio —
Gross Acres 30 Lots/Units 740 Density 24.6 upx
Additional Information FOR TEMPORARY TRAILER WRAP + THREE PYLON SIGNS

PROPERTY OWNER SHIRON DEVELOPMENT LLC Contact MARCIA SIMON
Address 5447 S. RAINBOW BLVD, SUITE Phone: 251-0789 Fax: 251-0790
City CASVEGAS State NV Zip 89118

APPLICANT SAME AS ABOVE Contact —
Address — Phone: — Fax: —
City — State — Zip —

REPRESENTATIVE WRIGHT ENGINEERS Contact GARY LEONARD
Address 7425 PEAK DRIVE Phone: 933-7000 Fax: 256-0151
City CASVEGAS State NV Zip 89128

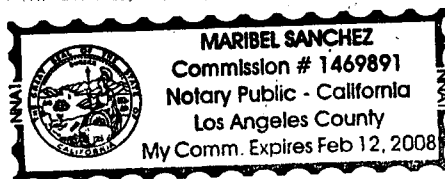
FOR DEPARTMENT USE ONLY

Property Owner Signature* Avi Rumi by Marcia Simon
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Easements.
Print Name Avi Rumi by Marcia Simon, Attorney In Fact

Subscribed and sworn before me:

This 20th day of November, 2006

[Signature]
Notary Public in and for said County and State



Case #	ARC-18271
Meeting Date:	12/05/06 CHARC
Total Fee:	
Date Received:*	
Received By:	

* The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		CHARC - MASTER SIGN PLAN
☒	☐	Grant deed and legal description		
☒	☐	<i>Detailed</i> justification letter		
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☐	☒	Correct fee(s): \$ <u>0</u> \$ <u>0</u> \$ <u>0</u> Total = \$ <u>0</u>		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN				
				Folded Plans: ☒ Rolled/Colored Plans: <u>10</u>
☒	☐	11" x 17" min. to 24" x 36" max. page size		Include a SIGN ANALYSIS Table.
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> building setbacks labeled		
☒	☐	<i>All</i> adjacent existing land uses and street names labeled		
☒	☐	<i>All</i> points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☐	☒	Parking standard(s) utilized: _____		
☐	☒	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN				
				Folded Plans: ☒ Rolled/Colored Plans: ☒
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	North arrow, scale, and vicinity map		
☐	☒	<i>All</i> property lines and present dimensions labeled		
☐	☒	<i>All</i> required perimeter landscape planters shown		
☐	☒	<i>All</i> required parking lot fingers/islands shown		
☐	☒	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS				
				Folded Plans: ☒ Rolled/Colored Plans: ☒
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	Scale and building dimensions labeled		
☐	☒	North, south, east, and west elevations of <i>all</i> buildings		
☐	☒	<i>All</i> building materials and colors noted		
☐	☒	8" x 10" photo of original color and material board		
☐	☒	<i>All</i> wall sign locations shown and sizes noted		
FLOOR PLANS				
				Folded Plans: ☒ Rolled Plans: ☒
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	Scale and building dimensions labeled		
☐	☒	<i>All</i> building entrances/exits shown		
☐	☒	Use of <i>all</i> rooms noted/labeled		

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: GARY Leibold / Wright Application Type: MASTER SIGN PLAN

APN: 125-22-407-008 Location: 7320 W. Centennial Parkway

Planner: YOR40 Pre-App Meeting Date: 11/17/06 Earliest PC Date: 12/05/06

Route Form



Separator Sheet

C I T Y O F L A S V E G A S

PACKET DISTRIBUTION LIST

FROM: *PLANNING AND DEVELOPMENT*

CHARC- 12-05-06

ARC-18271

SENT VIA COURIER OR INTER-OFFICE MAIL

PLANNING COMMISSIONER	SAM C. DUNNAM, P.E.	3471 W. Oquendo Rd #101 Las Vegas, NV 89118
PLANNING COMMISSIONER	DAVID STEINMAN	2616 High Range Drive Las Vegas, NV 89134
ALTERNATE PLANNING COMMISSIONER	BYRON GOYNES	8728 Tala Street Las Vegas, NV 89131
COMMITTEE MEMBER	JEFF GALE	6722 N. Rainbow Blvd. Las Vegas, NV 89131
COMMITTEE MEMBER	RONNI COUNCIL	6621 Cowboy Trail Las Vegas, NV 89131
COMMITTEE MEMBER	ANDREA ALLRED	6316 Grassy Butte Ct Las Vegas, NV 89149

HAND DELIVERED

STAFF MEMBER	YORGO KAGAFAS	CURRENT PLANNING
STAFF MEMBER	NORA LARES	CURRENT PLANNING

Recordation Memo



Separator Sheet

Memorandum

City of Las Vegas Planning and Development Department

To: Centennial Hills Architectural Review Committee (CHARC)
From: Yorgo Kagafas, Urban Design Coordinator
CC: Flinn Fagg, Current Planning Manager
Date: November 22, 2006
Re: CHARC application #ARC-18271

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Master Sign Plan that includes three pylon signs, and wall signs for a temporary sales trailer for the Paxton Walk project located on 30 acres adjacent to the northwest corner of Tenaya Way and Centennial Parkway.

B) Applicant's Justification

The applicant states that similar panels and signs have been used in other applications within the city, including buildings and construction hoardings around downtown mixed use projects. The applicant goes on to state that such panels improve the visual appeal of these temporary construction elements. They feel that the proposed fabric wraps are a positive element that will improve the aesthetics of the project during the construction phase. The temporary pylon signs help to direct potential buyers to the site, and will efficiently direct traffic to the site.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|---|
| 10/22/98 | The Planning Commission recommended approval for the annexation (A-0018-98) of the 30 acres adjacent to the northwest corner of Tenaya Way and Centennial. Staff had recommended approval. |
| 12/01/99 | The City Council approved a General Plan Amendment (GPA-41-99) from R (Rural Density Residential) to TC (Town Center); and to Amend a portion of the Town Center Land Use Plan to allow SX-TC (Suburban Mixed Use) development. Staff had recommended approval. |
| 09/07/05 | The City Council approved a General Plan Amendment (GPA-7322-05) to modify Map No. 2 ("Off-Street Multi-Use Transportation Trail Alignments") and |

Map No. 6 ("Town Center multi-Use trail Alignments") of the Transportation Trails Element of the Las Vegas 2020 Master Plan to alter the alignment of a proposed multi-use transportation trail from: Adjacent to the east side of Pioneer Way and the south side of Darling Road to: the north side of Centennial Parkway and the east side of John Herbert Boulevard.

01/18/06 The City Council approved Site Development Review (SDR-9913) for a proposed four-story, 725 condominium; 65 townhome residential development with 35,700 square feet of commercial floor area; 58,000 square feet of office floor area; and 15,000 square feet of restaurant floor area on 30 acres adjacent to the northwest corner of Tenaya Way and Centennial. Staff had recommended approval.

B) Pre-Application Meeting

11/17/06 At the pre-application conference, issues were discussed relative to the location of the proposed 16' pylon, and the several wall signs. The applicant was advised that the "wall sign" that covers the west side of the sales trailer doesn't attach to the sales trailer and therefore cannot be considered a wall sign. The applicant was advised to provide reasonable justification in the required justification letter for the request.

DETAILS OF APPLICATION REQUEST

- A) Existing Land Use
Subject Property: Undeveloped
North: Undeveloped/Residential
South: CC 215
East: Commercial
West: Undeveloped
- B) Planned Land Use
Subject Property: SX-TC (Suburban Mixed Use - Town Center)
North: Residential and Dense Residential
South: CC 215
East: SX-TC (Suburban Mixed Use - Town Center)
West: Residential
- C) Existing Zoning
Subject Property: T-C (Town Center)
North: R-PD2 (Residential Planned Development)
South: CC 215
East: T-C (Town Center)
West: U (R) (Undeveloped residential)
- D) General Plan Compliance

The General Plan designation of the subject parcels on the Centennial Hills Sector Plan map is TC (Town Center), with special land use designations of SX-TC (Suburban Mixed Use - Town Center) under the Town Center Development Standards Manual. The parcels are currently designated as the Paxton Walk Mixed-Use project. The project is in compliance with the provisions of the Development Agreement.

ANALYSIS

A) Zoning Code Compliance

The proposed signage is permitted in the SX-TC (Suburban Mixed Use-Town Center) zoning.

A discussion of the compliance of the signage with the Town Center Development Standards Manual follows.

A1) Residential Separation Standards

Section D-1(G)(2) of the Town Center Development Standards Manual requires a minimum separation of 330 feet between any proposed pylon sign and any existing single-family residential development; the proposed pylon signs are as follows: Sign A is 465' ; Sign B is 575'; and Sign C is 540' away from existing single family properties and meet the standard.

A2) Sign Standards

Pursuant to Section F-2(B)(1)b of the Town Center Development Standards Manual, the following Sign Standards apply to the subject proposal:

Pylon Signs: 24' in Height

Standards	Allowed	Provided	Complies
Maximum Number	1/street frontage for a total of 4	3	Yes
Maximum Area	125 SF in area per sign (500 SF maximum allowed)	456 SF	Yes
Maximum Height	24'	16'	Yes
Minimum Setback	5'	5'	Yes
Illumination	No fugitive light	N/A	Yes

The three proposed pylon directional signs are permitted and meet the Town Center Standards.

South (Front) Wall Signage

Standards	Allowed	Provided	Complies
Maximum Area	Up to 15% of each elevation	Less than 5%	Yes
Maximum Height	Below the Roofline	Below the Roofline	Yes
Illumination	No fugitive light	None	Yes

West (Side) Wall Signage

Standards	Allowed	Provided	Complies
Maximum Area	Up to 15% of each elevation	Less than 10%	Yes
Maximum Height	Below the Roofline	Below the Roofline	Yes
Illumination	No fugitive light	None	Yes

East (Side) Wall Signage *

Standards	Allowed	Provided	Complies
Maximum Area	Up to 15% of each elevation	Less than 15%	Yes
Maximum Height	Below the Roofline	Below the Roofline	Yes
Illumination	No fugitive light	None	Yes

- The East (side) Wall Signage doesn't attach to the elevation of the sales trailer and thus can not be considered a wall sign. If CHARC decides that it should be considered a wall sign then the proposal meets the Town Center Standards. However, staff believes that this sign is, by definition, an on-site pylon sign and as such, does not meet the Town Center Standards. Staff recommends that all signage on the east side elevation be removed. Another alternative to be considered is to have the "wrap" attach to the building with cutouts for the air condition/heater units.
- Staff considers the wrappings with no verbiage as an artistic element to the structure and should not be counted as part of the proposed signage square footage.

B) General Analysis and Discussion

The three proposed directional pylon signs are permitted by right without going before CHARC. However, since a Master Sign Plan was needed for the other signage, these were included in the application. Staff supports the request for these signs.

The temporary sales trailer has been wrapped in decorative fabric that includes signage on the west and south elevations. Since the fabric is attached to the trailers this signage can be considered as wall signage. As such, this signage meets the SX-TC Town Center Signage Standards and staff recommends approval. However, the east side fabric wrap is not attached to the trailers due to the air conditioning and heating units that protrude outward. The signage proposed can therefore not be considered as wall signage. By definition, this signage is considered an additional pylon sign since it is advertising for the subject property. Even so, it exceeds the maximum allowed requirements for pylon signs. Staff recommends that this signage be removed. If approved, it may open up additional requests for such fabric wrap signage.

Staff Recommendation: APPROVAL, subject to the following conditions:

1. All signage shall have proper permits obtained through the Building and Safety Department.

2. The signage proposed on the east side elevation not attached to the trailers shall be removed.
3. All signage approved under this Master Sign Plan shall expire two years from the date of CHARC approval unless an extension of time request is filed and approved by CHARC.
4. Any additional signage for the development shall be approved administratively if it meets Town Center Development Standards otherwise an amendment to the Master Sign Plan, approved by the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC) is required.

Appeal Memo



Separator Sheet

INTER-OFFICE MEMORANDUM

Date

December 5, 2006

TO:

YORGO KAGAFAS, AICP
PLANNING & DEVELOPMENT DEPT.
CURRENT PLANNING DIVISION

FROM:

CITY CLERK

SUBJECT:

APPEAL ON CENTENNIAL HILLS
ARCHITECTURAL REVIEW COMMITTEE
ACTION

COPIES TO:

This is to certify that the following action relative to Centennial Hills Architectural Review Committee decision on the application of:

FILE NO.: ARC-18271
APPLICANT: WRIGHT ENGINEERS
WARD: 6 (ROSS)

Appeal by applicant or any other aggrieved person:

Yes

No

Reviewed requested by City Council//Planning Commission

Yes

No

DATE

12/20/2006

CITY CLERK

By: Beverly K. Bridges
Chief Deputy City Clerk

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Centennial Hills Architectural Review
Committee Action.

December 5, 2006

Last day for filing an appeal by applicant or any
Other aggrieved person. (Appeal period is 10 days
After the date of the CHARC decision).

December 15, 2006

Last day for a review being requested by
the Planning Commission or the City Council.
(Review period is 10 days after the date of the
CHARC decision.)

December 15, 2006

INTER-OFFICE MEMORANDUM

December 5, 2006

TO:

YORGO KAGAFAS, AICP
PLANNING & DEVELOPMENT DEPT.
CURRENT PLANNING DIVISION

FROM:

CITY CLERK

SUBJECT:

APPEAL ON CENTENNIAL HILLS
ARCHITECTURAL REVIEW COMMITTEE
ACTION

COPIES TO:

This is to certify that the following action relative to Centennial Hills Architectural Review Committee decision on the application of:

FILE NO.: **ARC-18271**

APPLICANT: **WRIGHT ENGINEERS**

WARD: **6 (ROSS)**

Appeal by applicant or any other aggrieved person: Yes No

Reviewed requested by City Council//Planning Commission Yes No

DATE

CITY CLERK

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Centennial Hills Architectural Review
Committee Action.

December 5, 2006

Last day for filing an appeal by applicant or any
Other aggrieved person. (Appeal period is 10 days
After the date of the CHARC decision).

December 15, 2006

Last day for a review being requested by
the Planning Commission or the City Council.
(Review period is 10 days after the date of the
CHARC decision.)

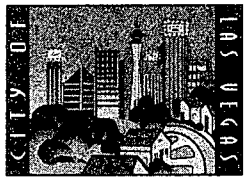
December 15, 2006

Applicant Letter



Separator Sheet

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.lasvegasnevada.gov

November 28, 2006

Ms Marcia Simon
Smiron Development LLC
5447 S. Rainbow Blvd. Ste. E-1
Las Vegas, NV 89118

RE: ARC-18271

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the **Centennial Hills Architectural Review Committee** on **December 5, 2006**. This meeting will be held at 12:00P.M. at the Development Services Center, 731 S. 4th Street, in Conference Room 2B, Las Vegas, Nevada.

Enclosed please find a copy of staff's recommendations and any conditions related to your application along with an agenda for the December 5, 2006 meeting.

The Centennial Hills Architectural Review Committee requires that you or your representative be present at this meeting.

Sincerely,

Yorgo Kagafas
Urban Design Coordinator
Planning and Development Department

cc:

Mr. Gary Leobold
Wright Engineers
7425 Peak Drive
Las Vegas, NV 89128

YK:nl

Enclosures

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

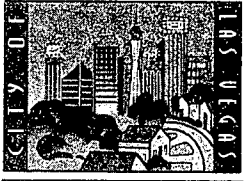


Action Letter



Separator Sheet

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.lasvegasnevada.gov

December 5, 2006

Ms Marcia Simon
Smiron Development LLC
5447 S. Rainbow Blvd. Ste. E-1
Las Vegas, NV 89118

RE: ARC-18271

Dear Applicant:

The Centennial Hills Architectural Review Committee considered your request for a Master Sign Plan adjacent to the northeast corner of John Hurbert and Centennial Parkway (APN 125-22-405-002; 125-22-406-001; 125-22-404-003; 125-22-407-001 to 008), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use) Town Center Special Land Use Designation], Ward 6 (Ross) on December 5, 2006.

The Centennial Hills Architectural Review Committee voted to **APPROVE** your request subject to the following amended conditions of approval:

1. All signage shall have proper permits obtained through the Building and Safety Department.
2. ~~The signage proposed on the east side elevation not attached to the trailers shall be removed.~~ *The east elevation building wrap shall not have any advertising.*
3. All signage approved under this Master Sign Plan shall expire two years from the date of CHARC approval unless an extension of time request is filed and approved by CHARC.
4. Any additional signage for the development shall be approved administratively if it meets Town Center Development Standards otherwise an amendment to the Master Sign Plan, approved by the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC) is required.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

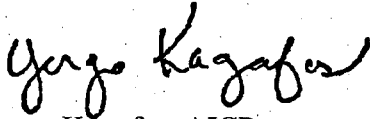
City Manager
Douglas A. Selby



December 5, 2006
ARC-18271
Ms Marcia Simon – Page Two

This action by the Centennial Hills Architectural Review Committee on December 5, 2006 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Centennial Hills Architectural Review Committee's decision.

Sincerely,

A handwritten signature in cursive script, reading "Yorgo Kagafas".

Yorgo Kagafas, AICP
Urban Design Coordinator
Planning & and Development Department

cc:

Mr. Gary Leobold
Wright Engineers
7425 Peak Drive
Las Vegas, NV 89128

YK:nl