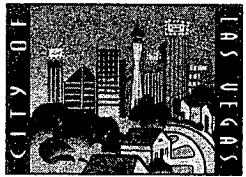


Applicant Letter



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

October 9, 2006

Mr. Michael R. Townsend
Montecito Marketplace, LLC
6600 W. Charleston Boulevard # 120
Las Vegas, Nevada 89146

RE: ARC-17439

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the **Centennial Hills Architectural Review Committee** on **October 17, 2006**. This meeting will be held at 12:00P.M. at the Development Services Center, 731 S. 4th Street, in Conference Room 2C, 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 October 17, 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. Rich Hinshaw
YESCO
5119 S. Cameron Street
Las Vegas, Nevada 89118

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

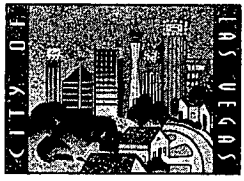


Action Letter



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

October 17, 2006

Mr. Michael R. Townsend
Montecito Marketplace, LLC
6600 W. Charleston Boulevard #120
Las Vegas, Nevada 89146

RE: ARC-17439

Dear Applicant:

The Centennial Hills Architectural Review Committee considered your request for A Major Modification to an approved Master Sign Plan (CHR-0019-05) TO ADD AN ADDITIONAL 16' PYLON SIGN AND WALL SIGNAGE ON THE BELL TOWER adjacent to the east side of Durango Drive, approximately 1200 feet south of Elkhorn Road (APN 125-20-510-019), T-C (Town Center) Zone {UC-TC (Urban Center Mixed-Use) Town Center Special Land Use Designation}, Ward 6 (Ross) on October 17, 2006.

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

1. Conformance to CHARC-0019-05 Master Sign Plan; *the Bell Tower signage elevations and documentation as submitted and date stamped October 6, 2006; and the pylon sign elevations and plans as submitted and date stamped October 17, 2006* in conjunction with this request, except as modified herein.
2. All signage shall have proper permits obtained through the Building and Safety Department.
3. Waiver from the Town Center Development Standards to allow two pylon signs where one is the maximum permitted on the Durango Drive frontage.
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



October 17, 2006

ARC-17439

Mr. Michael R. Townsend – Page Two

This action by the Centennial Hills Architectural Review Committee on October 17, 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. Rich Hinshaw
YESCO
5119 S. Cameron Street
Las Vegas, Nevada 89118

YK:nl

APN Map



Separator Sheet

NOTES

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

800

AVERAGE
QA VALUE
45

MAP LEGEND

—

PARCEL BOUNDARY

SUBD BOUNDARY

ROAD EASEMENT

PM/LD BOUNDARY

NON-PARCEL LOT LINE

MATCH LINE / LEADER LINE

ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

BOOK

T19S R60E

R59E

R60E

R61E

T18S

T19S

T20S

99

126

137

100

125

138

101

124

139

20

202

5

5

5

5

PARCEL NUMBER

ACREAGE

PARCEL SUB/SEQ NUMBER

PLAT RECORDING NUMBER

BLOCK NUMBER

LOT NUMBER

GOV. LOT NUMBER

Scale:1"=200'

Rev:03/02/06

MAP

N 2 NE 4

8

4

8

4

5

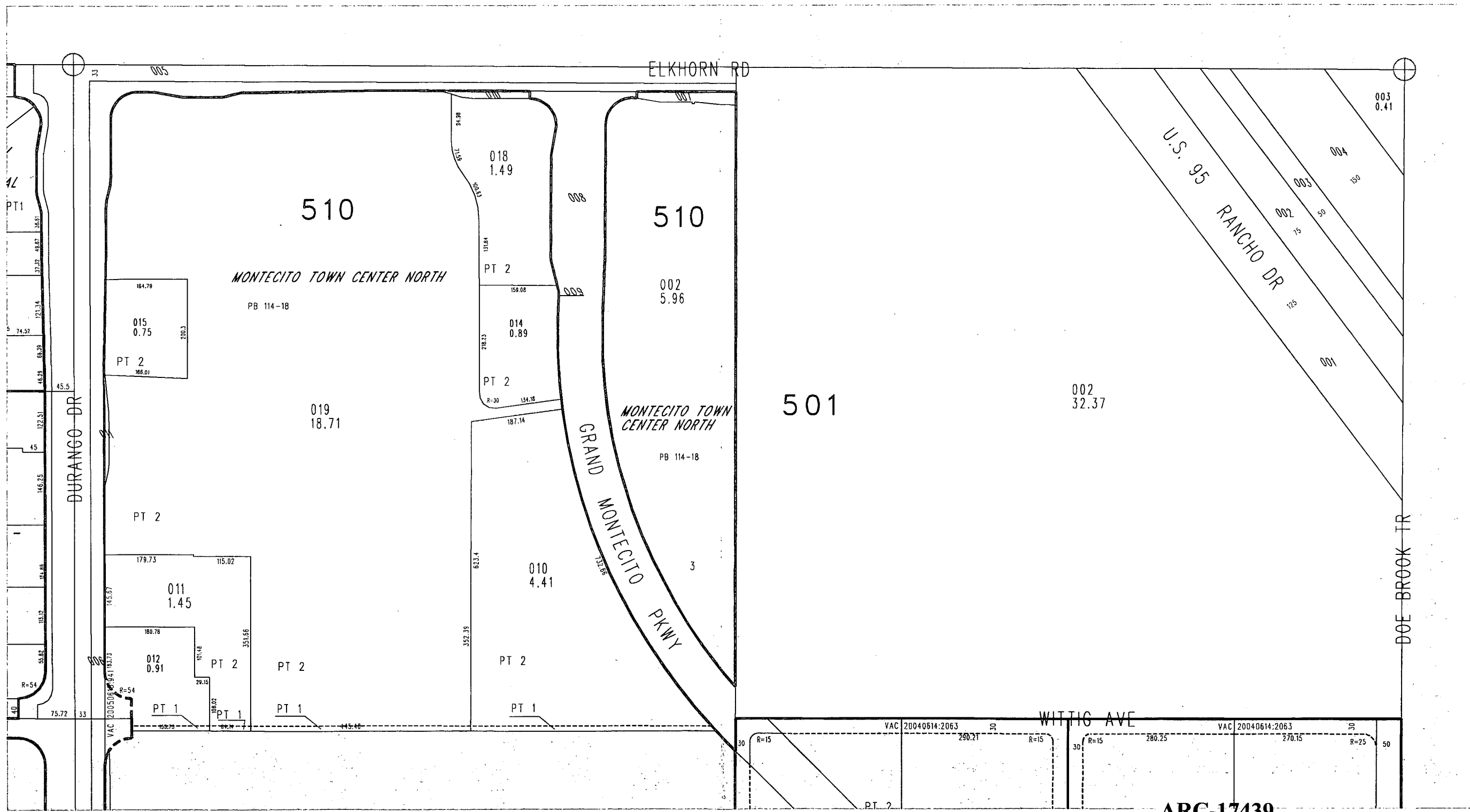
1

5

1

125-20-5





Deed



Separator Sheet

20050125-0003419

Fee: \$23.00 RPTT: EX#003
N/C Fee: \$0.00

01/25/2005 14:20:24
T20050016059

Requestor:
NEVADA TITLE COMPANY

Frances Deane ADF
Clark County Recorder Pgs: 11

APN #: 25-20-510-004

RE-RECORDED

2E Revised to correct legal

RETURN TO:

NEVADA TITLE COMPANY
2500 N. BUFFALO, SUITE 150
LAS VEGAS, NV 89128

Grant, Bargain, Sale Deed
NAME OF DOCUMENT

This page added to provide additional information required by NRS 111.312
Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

ARC-17439
10-17-06 CHARC

A.P.N.: 125-20-510-004
R.P.T.T.: \$

Escrow #04-12-0974-CLB

Mail tax bill to and
When recorded mail to:
The Montecito Companies, LLC
6600 W. Charleston Blvd., Ste. 120
Las Vegas, NV 89146

20041223-0002187

Fee: \$19.00
N/C Fee: \$0.00

RPTT: EX#008

12/23/2004
20040157857

13:45:53

Requestor:
MONTECITO COMPANIES LLC

Frances Deane
Clark County Recorder

ARO

Pgs: 6

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Delaware 118, LLC, a Delaware Series limited liability company, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Montecito Marketplace, LLC, a Nevada limited liability company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 23 day of December, 2004.

COPY

Delaware 118, LLC, a Delaware Series
limited liability company

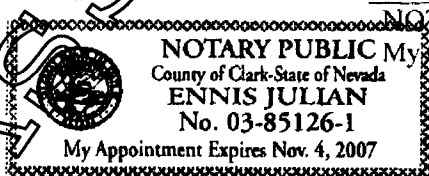
By: [Signature]

Print Name: Frank Nielsen

Title: Manager

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on 23 DECEMBER 2004
by FRANK NIELSEN as MANAGER
of Delaware 118, LLC, a Delaware Series limited liability company



NOTARY PUBLIC

NOTARY PUBLIC My Commission Expires: 4 NOV 07
County of Clark-State of Nevada
ENNIS JULIAN
No. 03-85126-1
My Appointment Expires Nov. 4, 2007

EXHIBIT "A"

PARCEL I:

BEING A PORTION OF LOT 2, MONTECITO TOWN CENTER NORTH, A COMMERCIAL SUBDIVISION AS SHOWN BY MAP THEREON ON FILE IN BOOK 114 OF PLATS, PAGE 18, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST (NW) CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 20; THENCE SOUTH $89^{\circ}42'15''$ EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW1/4) 741.79 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH $00^{\circ}17'45''$ WEST, 50.62 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ELKHORN ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, SOUTH $00^{\circ}00'08''$ EAST 92.08 FEET TO A CURVE; THENCE ALONG THE ARC OF A 120.00 FOOT RADIUS CURVE TO THE LEFT, 86.89 FEET, WITH A CENTRAL ANGLE OF $41^{\circ}29'18''$, (CHORD BEARING AND DISTANCE BEING, SOUTH $20^{\circ}44'47''$ EAST, 85.01 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 135.00 FOOT RADIUS CURVE TO THE RIGHT 98.18 FEET, WITH A CENTRAL ANGLE OF $41^{\circ}40'12''$, (CHORD BEARING AND DISTANCE BEING, SOUTH $20^{\circ}39'20''$ EAST, 96.03 FEET); THENCE SOUTH $00^{\circ}10'49''$ WEST, 675.09 FEET; THENCE SOUTH $89^{\circ}59'52''$ WEST, 651.61 FEET; THENCE NORTH $00^{\circ}00'08''$ WEST, 3.22 FEET; THENCE SOUTH $89^{\circ}59'52''$ WEST, 179.93 FEET TO THE EAST RIGHT-OF-WAY LINE OF EL CAPITAN WAY, THENCE ALONG SAID EAST RIGHT-OF-WAY AS FOLLOWS: NORTH $00^{\circ}08'01''$ WEST, 124.42 FEET TO A CURVE; THENCE ALONG THE ARC OF A 80.50 FOOT RADIUS CURVE TO THE RIGHT, 26.23 FEET, WITH A CENTRAL ANGLE OF $18^{\circ}40'18''$, (CHORD BEARING AND DISTANCE BEING, NORTH $09^{\circ}13'06''$ EAST, 26.12 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 109.50 FOOT RADIUS CURVE TO THE LEFT, 35.68 FEET, WITH A CENTRAL ANGLE OF $18^{\circ}40'18''$, (CHORD BEARING AND DISTANCE BEING, NORTH $09^{\circ}13'06''$ EAST, 35.53 FEET); THENCE NORTH $00^{\circ}07'03''$ WEST, 100.01 FEET; THENCE NORTH $05^{\circ}51'42''$ WEST, 100.00 FEET; THENCE NORTH $01^{\circ}09'20''$ EAST, 225.06 FEET; THENCE NORTH $00^{\circ}07'03''$ WEST, 87.55 FEET TO A CURVE; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT, 31.76 FEET,

WITH A CENTRAL ANGLE OF $18^{\circ}11'42''$, (CHORD BEARING AND DISTANCE BEING, NORTH $08^{\circ}58'48''$ EAST, 31.62 FEET) TO A POINT OF REVERSE CURVE;

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FURTHER DEPICTED AS LOT 2-1 ON THAT CERTAIN RECORD OF SURVEY IN FILE 142, PAGE 86 OF OFFICIAL RECORDS.

PARCEL II:

BEING A PORTION OF LOT 2, MONTECITO TOWN CENTER NORTH, A COMMERCIAL SUBDIVISION AS SHOWN BY MAP THEREON ON FILE IN BOOK 114 OF PLATS, PAGE 18, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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FURTHER DEPICTED AS LOT 2-3 ON THAT CERTAIN RECORD OF SURVEY IN FILE 142, PAGE 86 OF OFFICIAL RECORDS.

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHEASTERLY HAVING A RADIUS OF 760.00 FEET, THROUGH A CENTRAL ANGLE OF $15^{\circ}30'00''$, AN ARC DISTANCE OF 205.60; THENCE NORTH $51^{\circ}44'57''$ EAST, A DISTANCE OF 294.94 FEET; THENCE SOUTH $89^{\circ}53'08''$ EAST, A DISTANCE OF 234.60 FEET TO THE POINT OF BEGINNING.

FURTHER EXCEPTING THAT PORTION OF LAND CONVEYED TO THE CITY OF LAS VEGAS IN GRANT DEEDS RECORDED AUGUST 5, 2004 IN BOOK 20040805 AS DOCUMENT NO. 00375 OF OFFICIAL RECORDS.

FURTHER DEPICTED AS LOT 1A ON THAT CERTAIN RECORD OF SURVEY IN FILE 133, PAGE 78 OF OFFICIAL RECORDS.

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

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FURTHER DEPICTED AS LOT 2-1 ON THAT CERTAIN RECORD OF SURVEY IN FILE 142, PAGE 86 OF OFFICIAL RECORDS.

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FURTHER DEPICTED AS LOT 2-3 ON THAT CERTAIN RECORD OF SURVEY IN FILE 142, PAGE 86 OF OFFICIAL RECORDS.

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a) 125-20-510-004
b) _____
c) _____
d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$0.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$0.00

Real Property Transfer Tax Due

\$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, EXEMPT 8
Section: _____

b. Explain Reason for Exemption: TRANSFER FROM GRANTOR WHO'S MEMBERS ARE 100% OF GRANTEE

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) 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, 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: _____

Capacity: GRANTOR/SELLER

Signature: _____

Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Delaware 118, LLC, a Delaware Series limited liability company

Print Name: Montecito Marketplace, LLC

Address: 6600 W. Charleston, Ste 126

Address: 6600 W. Charleston, Ste 126

City/State/Zip: Las Vegas, NV 89146

City/State/Zip: Las Vegas, NV 89146

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

Print Name: Nevada Title Company

Esc. #: 04-12-0974-CLB

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

RE-RECORDED

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

a) 125-20-510-004
b) _____
c) _____
d) _____

2. Type of Property:

- ☒ a) Vacant Land ☐ b) Single Family Residence
☐ c) Condo/Townhouse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☐ f) Comm' Bldg
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure (Actual 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: _____

Re-Recording
To correct legal

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declare(s) 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, 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: _____ Capacity: Escrow Agent

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: The Delaware Title Co
Address: 1400 W. Charleston St. 10
City/State/Zip: Las Vegas 89146

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: _____
Address: _____
City/State/Zip: Same

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

Print Name: NEVADA TITLE COMPANY Esc. #: 04-12-0974
Address: 2500 N. BUFFALO #150
City: LAS VEGAS State: NV Zip: 89129

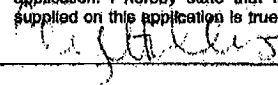
Sep. 26. 2006. 2:51PM.

No. 9669 P. 1

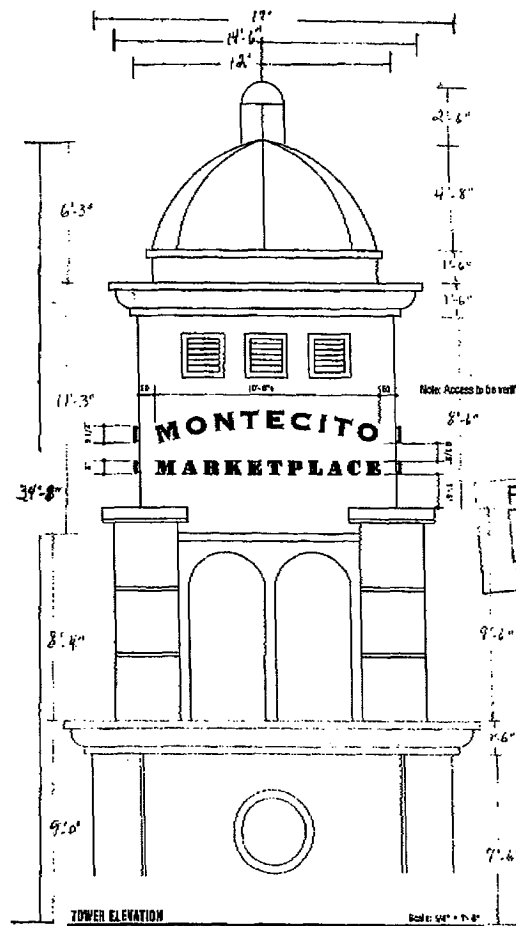
NOTICE: MECHANICAL, PLUMBING & ELECTRICAL PERMITS DESIGNATED BELOW ARE INVALID WITHOUT CUSTOMER COPY
SUBCONTRACTOR REGISTRATION AT BUILDING & SAFETY. SEE REVERSE SIDE FOR INSTRUCTIONS.

2010-051-208

Permit Expires 180 Days After Abandonment of Work

PERMIT		CITY OF LAS VEGAS BUILDING & SAFETY		APP. REC'D. DATE 04/26/06	PLAN CHK. NO. 1-0643-06	PERMIT NO. 06603000
JOB / BUSINESS NAME MONTECITO TOWN CENTER 2150 N DURANGO DR		JOB ADDRESS		ZIP	ADR TYPE	APPLICATION NO. 757121-6
SUBDIVISION RECORDED NAME NO RECORDER SUB		UNIT	PHASE	LOT	BLOCK	JOB PHONE 856-4200
LEGAL DESCRIPTION		SEC. / TWN. / RGE.		SUBDIVISION MARKETING NAME		MODEL NO. 1-0643-06
SPLIT		SPLIT		SPLIT		
CONTRACTOR NAME FLUORESCENT LIGHTING SIGN MAINT		CONTR. PHONE NO. 856-3300		CONTR. FAX NO.		NV CONTR. NO. 14271
CONTRACTOR ADDRESS		CITY		STATE	ZIP	CITY BUS. LIC. NO. C12-04032
OWNER NAME MONTECITO TOWN CENTER NORTH		OWNER PHONE		OWNER FAX		
OWNER'S MAILING ADDRESS		CITY		STATE	ZIP	
WORK DESCRIPTION SIGN TAG NUMBER 06205		WORK TYPE	COM/APT/RES	ACRES	SETBACK END	HEATED AREA
1. The Contractor's Signature below denotes authority from the owner to sign in his behalf and that the owner is aware of all requirements of this application. 2. I have read and understand the contents of this application. I hereby state that the information I have supplied on this application is true and correct. 		LAND USE ZONE	ZONING CASE NO.		FRONT	UNHEATED AREA
		OCC. GROUP	CONST. TYPE		REAR	SHADE STRUCTURE
		NO. DWELL UNITS	SPRINK. REQ. (Y/N)		SIDE	
		PARK DIST.	TORTOISE ZONE (E/P)		NO. STORIES	
		WARD NO.	CENSUS TRACT NO.		SEWER UNITS/CODE	SEPTIC (Y/N)
CONTACT PHONE #		SIGNATURE: OWNER ☐ OWNER REP. ☐ CONTR. ☒		ASSESS. PARCEL NO.		CODE YEAR
NEW ADD REM	STATED VALUATION \$ 205	CORRECTED VALUATION \$ 205		READY DATE	ISSUE DATE 04/27/06	
COMMENTS		PERMIT TYPE		DESCRIPTION		FEES
LLED SINGLE 14' 60FT TO S				14.0 SIGN		14.00
				50.0 ZONING		1.00
				50.0 PLAN CHECK FEE		5.00
				24.0 PLANNING SIGN TAG FEE		6.00
				26.0 ADMIN FEE		30.00
SPECIAL CONDITIONS:		APA BEG. BAL.		EXEMPT NO.		TOTAL FEES
		APA END BAL.		RECEIPT NO.		62.00
		APA ACCT. NO.		RECEIPT NO.		6.00
				143-15		AMOUNT DUE 72.00

ARC-17439
10-17-06 CHARC



MONTECITO MARKETPLACE

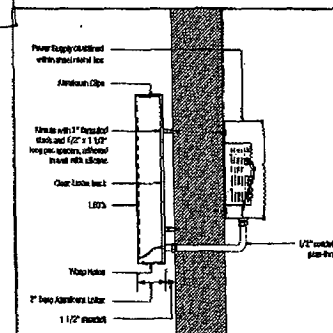
A SIGN ELEVATION

Scale: 1/2" = 1'-0"

Manufacture and install four sets of this illuminated letters to be mounted one (1) set on each side of tower.

Description	Qty	Material	Finish/Texture	Color
Letters	2" Deep Aluminum w/ 1 1/2" standoff	Weather	MP 404011, Red Splice, pg. 8	Black
Mounting	LED's		White LED's	

RECEIVED
APR 27 2006
CITY OF LAS VEGAS
PERMITS



ADART
SIGN COMPANY
5 THOMAS MELLON CIRCLE SUITE 260
SAN FRANCISCO, CA 94134
7415.809.0460
7415.869.0400
CA STATE CONTRACTORS LIC# 90246257

MONTECITO MARKETPLACE TOWER

ELKHORN RD. & DURANILLO DR.
LAS VEGAS, NV

SHEET 1

SALES: DAVIDESBURN
JOB #: 20106
DATE: 2/21/06
DESIGNER: JASON OLIVIERO
FILENAME: 2006MONTECITOMARKETPLACE TOWER

Revision	Date	Description
1	2-21-06	Issue "1" and "2" letters

SALES APPROVAL

CUSTOMER APPROVAL

LANDLORD APPROVAL

CONCEPTUAL DRAWING ONLY!
Drawings are approximate & may change due to construction factors or local field conditions. Colors shown are in close as printing will allow always follow written specifications.

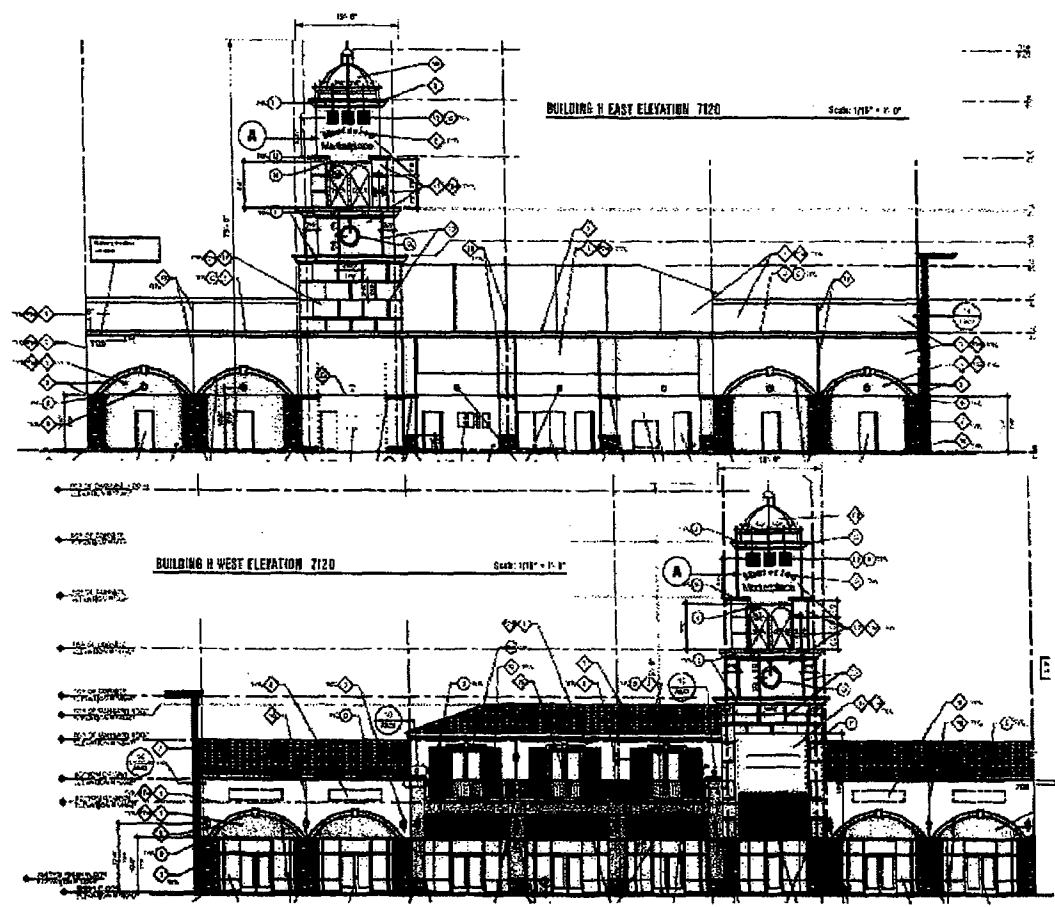
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Sep. 26, 2006 - 2:51 PM

60-349-7

No. 9669 P. 2

Sep. 26, 2008 - 2:52 PM



ADART
SIGN COMPANY
5 THOMAS MELLON CIRCLE SUITE 200
SAN FRANCISCO, CA 94134
T 915.268.4450
F 915.268.4450
CA STATE CONTRACTOR LICENSE #218017

**MONTECITO
MARKETPLACE
TOWER**
E. KHOSH RD. & DURANGO DR.
LAS VEGAS, NV

SHEET 2
SALES: DAVID ESMAN
JOB #: 7-21-08
DESIGNER: JASON CHERIECK
TIER NAME: 2008 MONTECITO MARKETPLACE TOWER

Revised	Date	Description
01	03-08	Revised 1/2" and 1/4" notes to right side
02	03-08	Added notes to right side

SALES APPROVAL
CUSTOMER APPROVAL
LANDING APPROVAL

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No. 9669 P. 3

Sep. 26, 2006 2:52PM

No. 9669 P. 4

ADART
SIGN COMPANY
S THOMAS MILLON CIRCLE SUITE 280
SAN FRANCISCO, CA 94134
T 415.889.6460
F 415.889.6480
CA 17 177C CONTRACTORS LICENSE 122893

MONTECITO MARKETPLACE TOWER
ELKHORN RD. & DUSANGO DR.
LAS VEGAS, NV

SHEET 2
SALES: DAVID ELKAM
POS: 1
DATE: 3-21-06
DESIGNER: JACKSON/CRISSECK
PROJECT: 2006/MONTECITO MARKETPLACE TOWER

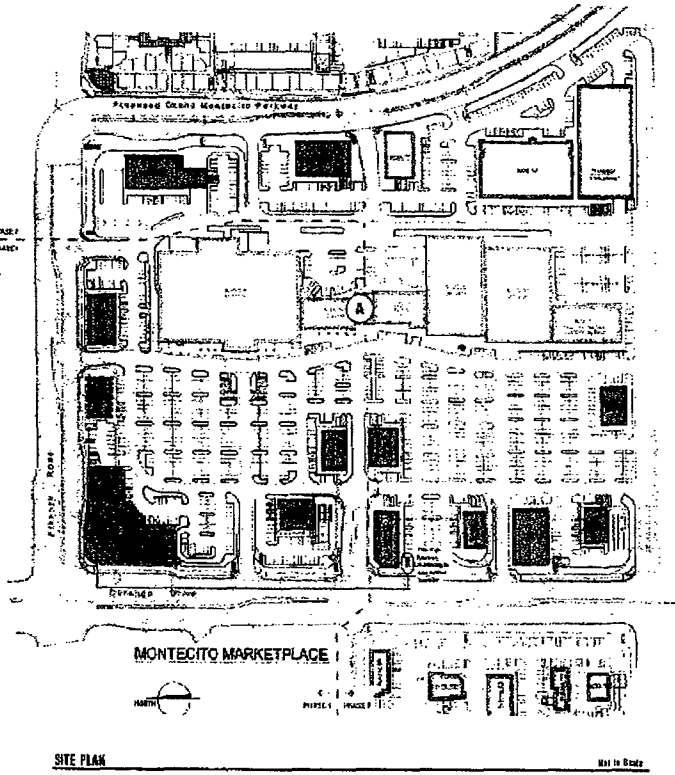
Revision	Date	Description

SALES APPROVAL _____
CUSTOMER APPROVAL _____
LANDLORD APPROVAL _____

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NIGHT ILLUMINATION
Not to Scale



SITE PLAN
Not to Scale

Sep. 26. 2006. 2:51PM

No. 9669 P. 1

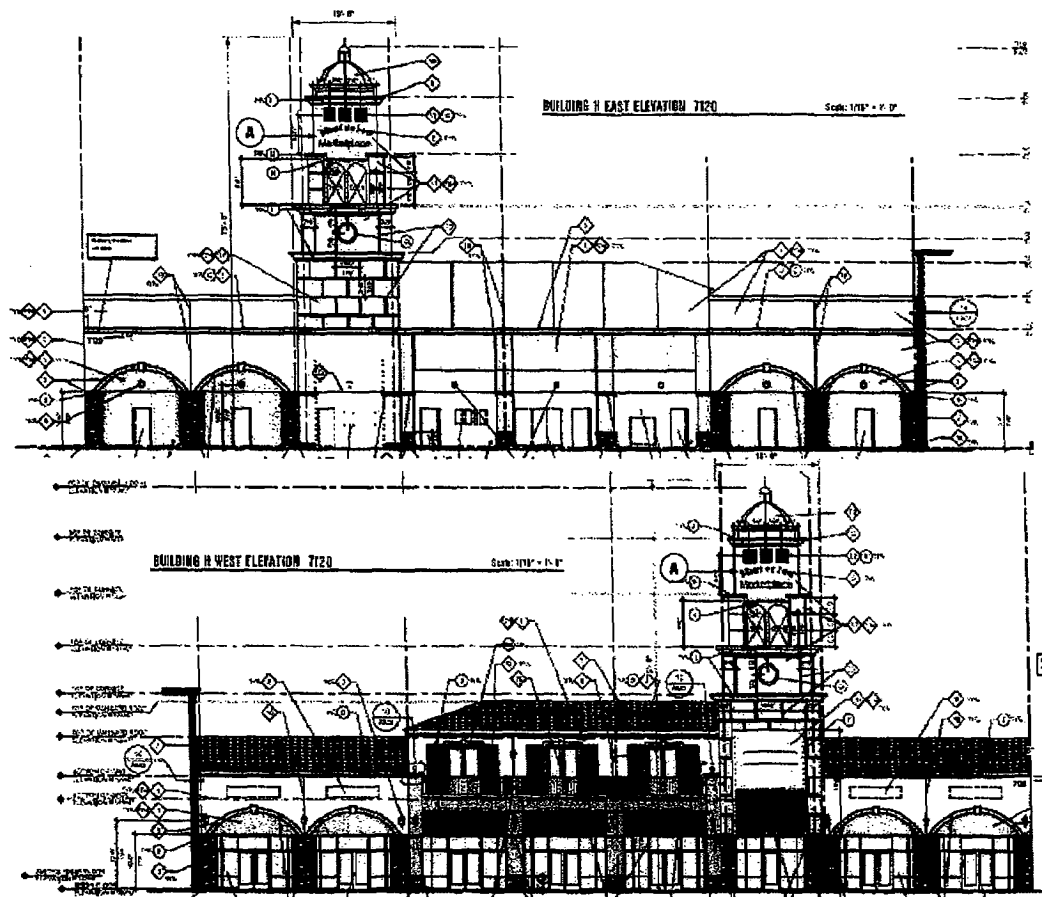
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R310-051-200

Permit Expires 180 Days After Abandonment of Work

PERMIT		CITY OF LAS VEGAS BUILDING & SAFETY		APP. REC'D. DATE 04/26/06	PLAN CHK. NO. 1-0643-06	PERMIT NO. 06603000	
JOB / BUSINESS NAME NORCITO TOWN CENTER 7110 N DURANGO DR		JOB ADDRESS		ZIP	ADR TYPE	APPLICATION NO. 757121-6	
SUBDIVISION RECORDED NAME NO RECORDED		UNIT	PHASE	LOT	BLOCK	JOB PHONE 006-4200	
LEGAL DESCRIPTION		SEC. / TWN. / RGE.	SUBDIVISION MARKETING NAME			MODEL NO. 1-0643-06	
SPLIT		SPLIT		SPLIT			
CONTRACTOR NAME FLUORESCENT LIGHTING SIGN MAINT		CONTR. PHONE NO. 006-4200		CONTR. FAX NO.		NV CONTR. NO. 46271	
CONTRACTOR ADDRESS		CITY	STATE	ZIP	CITY BUS. LIC. NO. 012-04032		
OWNER NAME NORCITO TOWN CENTER NORTH		OWNER PHONE		OWNER FAX			
OWNER'S MAILING ADDRESS		CITY	STATE	ZIP			
WORK DESCRIPTION SIGN TAG NUMBER 06700		WORK TYPE	COM/PT/RES	ACRES	SETBACK END	HEATED AREA	
1. The Contractor's Signature below denotes authority from the owner to sign in his behalf and that the owner is aware of all requirements of this application. 2. I have read and understand the contents of this application. I hereby state that the information I have supplied on this application is true and correct. <i>[Signature]</i>		LAND USE ZONE	ZONING CASE NO.		FRONT	UNHEATED AREA	
		OCC. GROUP	CONST. TYPE		REAR	SHADE STRUCTURE	
		NO. DWELL UNITS	SPRINK. REQ. (Y/N)		NO. STORIES	SEWER UNITS/CODE	BEPTIC (Y/N)
		PARK DIST.	TORTOISE ZONE (E/P)		REDEV. AREA (Y/N)	FIRE MAP NO.	
		WARD NO.	CENSUS TRACT NO.		ASSESS. PARCEL NO.	CODE	YEAR
CONTACT PHONE #		SIGNATURE		OWNER ☐ OWNER REP. ☐ CONTR. ☐	BMP		
NEW ADD REM	STATED VALUATION \$ 200	CORRECTED VALUATION \$ 200		READY DATE	ISSUE DATE 01/27/06		
COMMENTS		PERMIT TYPE		DESCRIPTION		FEES	
11.0 SINGLE 14' 60FT TO 3 14.0 SIGN 50.0 ZONING 50.0 PLAN CHECK FEE 21.0 PLUMBING SIGN TAG FEE 06.0 ADMIN FEE						14.00 1.00 5.00 0.00 30.00	
SPECIAL CONDITIONS:		APA BEG. BAL.		EXEMPT NO.	TOTAL FEES		
		APA END BAL.		RECEIPT NO.	LESS PREVIOUS PAID		
		APA ACCT. NO.		RECEIPT NO.	AMOUNT DUE		
				131/15	77.00		

ARC-17439
10-17-06 CHARC



ADART
SIGN COMPANY
5 THOMAS MELLON CIRCLE SUITE 200
SAN FRANCISCO, CA 94134
T 415.866.4450
F 415.866.4400
CA STATE CONTRACTOR LICENSE #228851

**MONTECITO
MARKETPLACE
TOWER**
E. KHOSH RD. & DURANGO DR.
LAS VEGAS, NV

SHEET 2

SALES: DAVID EBAURN
JOB #: 2-21-26
DESIGNER: JASON CHEN
TITLE: 2004 MONTECITO MARKETPLACE TOWER

Revision	Date	Description
01	03-06	Revised "A" and "B" detail to reflect new
02	03-06	Added detail of new

SALES APPROVAL

CUSTOMER APPROVAL

LANDING APPROVAL

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Sep. 26, 2006 - 2:52 PM

No. 9669 P. 3

Sep. 26, 2006 2:52PM

No. 9669 P. 4

ADART
SIGN COMPANY

5 THOMAS MCELROY CIRCLE SUITE 200
SAN FRANCISCO, CA 94134
T 415.869.6460
F 415.869.6480

CA 17176 CONTRACTORS LICENSE 131893

MONTECITO MARKETPLACE TOWER
ELKHORN RD. & DUSANGO DR.
LAS VEGAS, NV

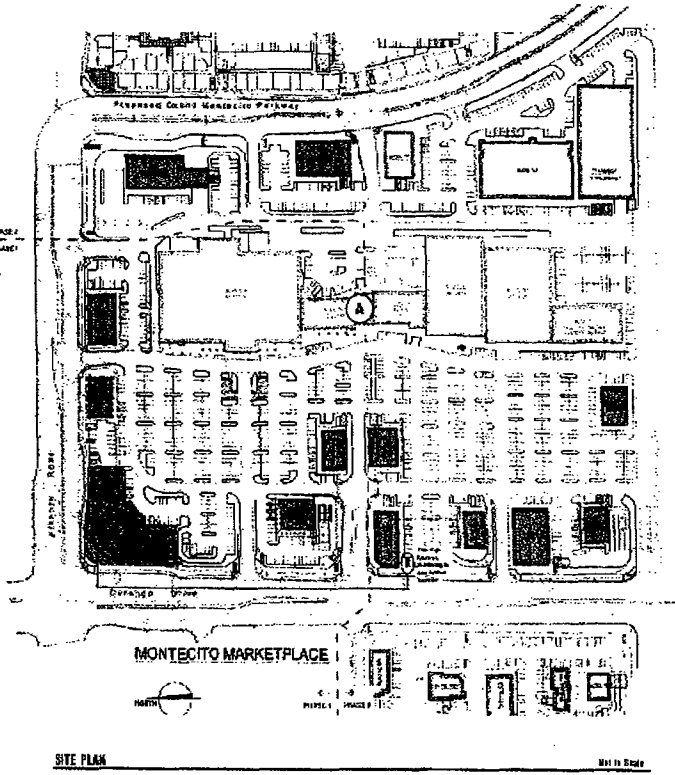
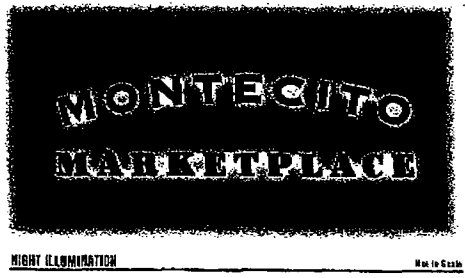
SHEET 2
SHEET: DAVID SPANAN
JOB #: 00000000000000000000
DATE: 3-27-06
DESIGNED: JAMES CRISCH
PERMITTED: 00000000000000000000

Rev	Date	Description

SALES APPROVAL _____
CUSTOMER APPROVAL _____
LANDSCAPE APPROVAL _____

CONCEPTUAL DRAWING ONLY
Disclaimers: opinions & any charge due to
revisions for use as final conditions. Color
disclaimers & drawings & photos will be done
false with specifications.

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Sep. 26. 2006. 2:51PM.

No. 9669 P. 1

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2010-051-200

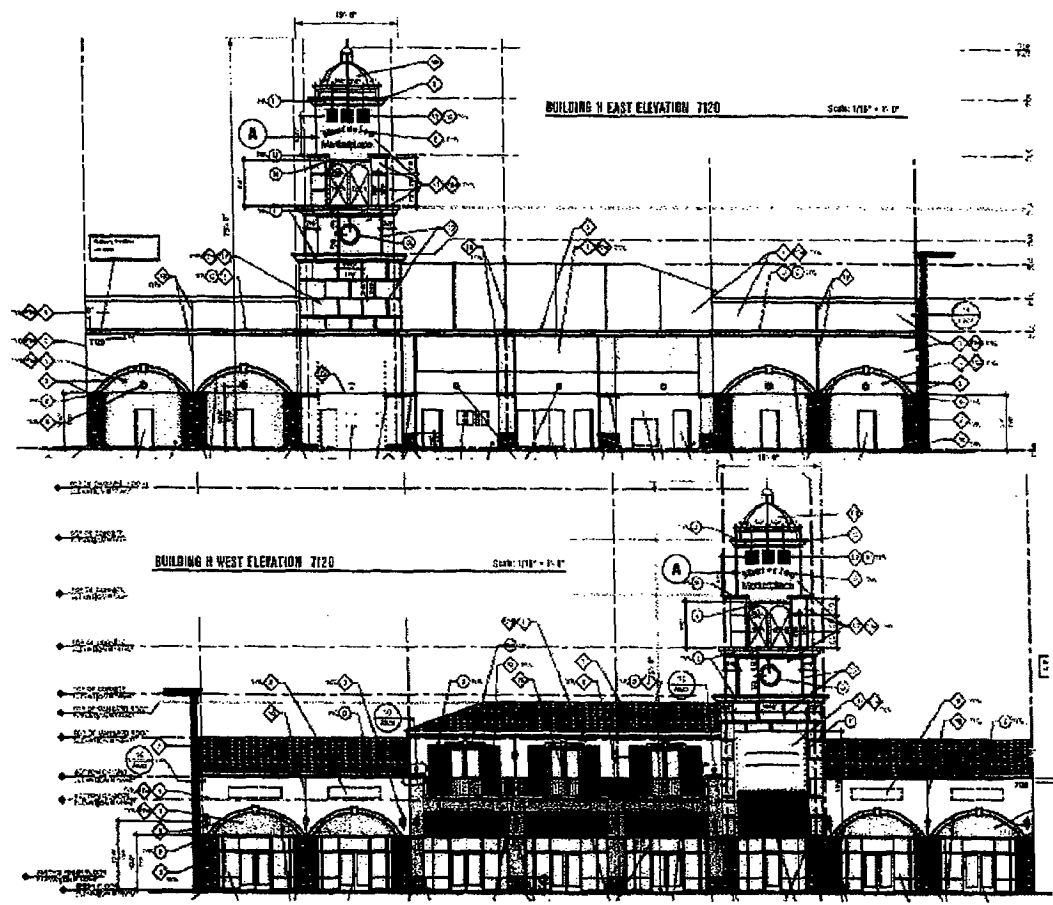
Permit Expires 180 Days After Abandonment of Work

PERMIT		CITY OF LAS VEGAS BUILDING & SAFETY		APP. REC'D. DATE 04/26/06	PLAN CHK. NO. 1-0643-06	PERMIT NO. 06603029
JOB / BUSINESS NAME MONTECITO TOWN CENTER 7115 N DURANGO DR		JOB ADDRESS 7115 N DURANGO DR		ZIP 89121-6	FOR TYPE APPLICATION NO.	
SUBDIVISION RECORDED NAME NO RECORDED		UNIT 0	PHASE 0	LOT 0	BLOCK 0	JOB PHONE 000-0000
LEGAL DESCRIPTION SPLIT SPLIT SPLIT		SEC. / TWN. / RGE.		SUBDIVISION MARKETING NAME		MODEL NO. 1-0643-06
CONTRACTOR NAME FLUORESCENT LIGHTING SIGN MAINT		CONTR. PHONE NO. 056-3200		CONTR. FAX NO.		NV CONTR. NO. 44271
CONTRACTOR ADDRESS		CITY		STATE		ZIP
OWNER NAME MONTECITO TOWN CENTER NORTH		OWNER PHONE		OWNER FAX		
OWNER'S MAILING ADDRESS		CITY		STATE		ZIP
WORK DESCRIPTION SIGN TAG NUMBER 06205		WORK TYPE LAND USE ZONE	COM/PT/RES COH	ACRES	SETBACK END FRONT	HEATED AREA
1. The Contractor's Signature below denotes authority from the owner to sign in his behalf and that the owner is aware of all requirements of this application. 2. I have read and understand the contents of this application. I hereby state that the information I have supplied on this application is true and correct. <i>[Signature]</i>		ZONING CASE NO.		REAR	UNHEATED AREA	
		OCC. GROUP		CONST. TYPE	NO. STORIES	SHADE STRUCTURE
		NO. DWELL UNITS		SPRINK. REQ. (Y/N)	SEWER UNITS/CODE	SEPTIC (Y/N)
		PARK DIST.		TORTOISE ZONE (E/P)	REDEV. AREA (Y/N)	FIRE MAP NO.
CONTACT PHONE #		SIGNATURE: OWNER ☐ OWNER REP. ☐ CONTR. ☐		WARD NO.		CENSUS TRACT NO.
NEW ADD REM		STATED VALUATION \$ 205		CORRECTED VALUATION \$ 205		READY DATE
COMMENTS		PERMIT TYPE		DESCRIPTION		FEES
11.0 SINGLE 12' 60FT TO 3				14.0 SIGN		14.00
				50.0 ZONING		1.00
				50.0 PLAN CHECK FEE		5.00
				24.0 PLUMBING SIGN TAG FEE		0.00
				06.0 ADMIN FEE		35.00
SPECIAL CONDITIONS:		APA REQ. BAL.		EXEMPT NO.		TOTAL FEES
		APA END BAL.		RECEIPT NO.		LESS PREVIOUS PAID
		APA ACCT. NO.		RECEIPT NO.		AMOUNT DUE
				14115		72.00

ARC-17439
10-17-06 CHARC

Sep. 26, 2006 - 2:52 PM

No. 9669 P. 3



ADART
SIGN COMPANY
5 DODMAN MALL SUITE 200
SAN FRANCISCO, CA 94134
T 415.865.6450
F 415.865.6450
CA STATE CONTRACTORS LICENSE A221617

**MONTECITO
MARKETPLACE
TOWER**
E. KHORN RD. & DURANGO DR.
LAS VEGAS, NV

SHEET 2
SALE: DAVID ESKIN
JOB #: 7-21-06
DESIGNER: ANDY DREBECK
FILENAME: 700MMONTECITO-MARKETPLACE TOWER

Revision	Date	Description
A1	03-06	Revised 1/2" and 1/4" height to 1/2"
A2	04-06	Added second floor bay window

SALES APPROVAL

CUSTOMER APPROVAL

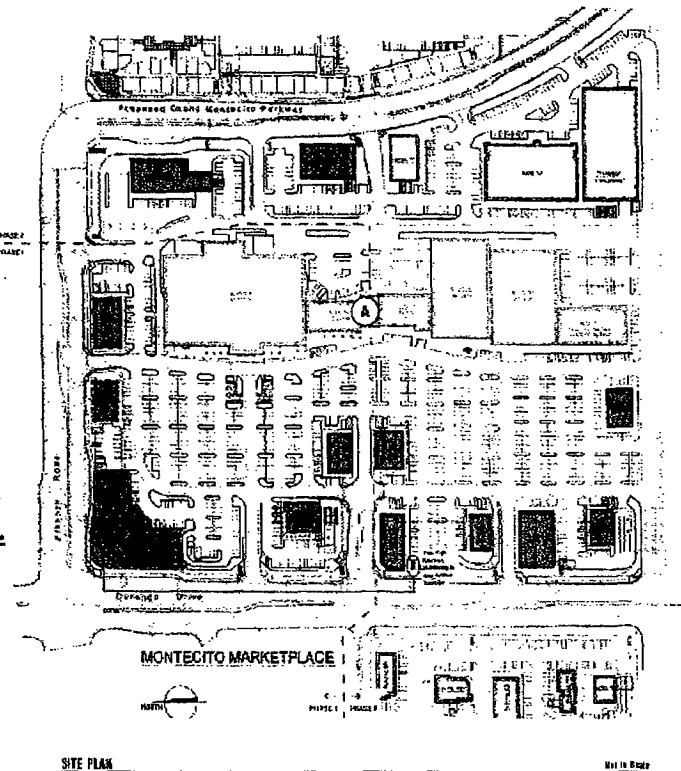
LANDING APPROVAL

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Sep. 26, 2006 - 2:52PM

No. 9689 P. 4



ADART
SIGN COMPANY
5 THOMAS MILLON CIRCLE SUITE 200
SAN FRANCISCO, CA 94134
T 415.859.6400
F 415.859.6400
CA STATE CONTRACTORS LICENSE 132185

**MONTECITO
MARKETPLACE
TOWER**

ELKHORN RD. & DUSANGO DR.
LAS VEGAS, NV

SHEET 2

DRAWN: DAVID EDMAN
DESIGNED: JACKSON ORSHOCK
PROJECT: 2006/09/26 MONTECITO MARKETPLACE TOWER

Revised	Date	By

SALES APPROVAL

CUSTOMER APPROVAL

LANDSCAPE APPROVAL

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SOFI



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

ARC-17439

Case Number: **10-17-06 CHARC** APN: 125-20-510-019

Name of Property Owner: Montecito Marketplace LLC

Name of Applicant: Young Electric Sign Company

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes XX No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel:

City Official: _____

Partner(s): _____

APN: _____

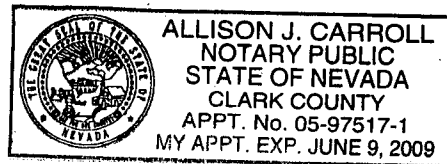
Signature of Property ~~Owner~~

Print Name: _____

Subscribed and sworn before me

This 6TH day of October, 2006

Notary Public in and for said County and State



Justification Letter



Separator Sheet



YOUNG ELECTRIC SIGN COMPANY

Las Vegas Division

October 6, 2006

702-876-8080 Telephone
702-944-4500 Fax

5119 South Cameron Street
Las Vegas, Nevada 89118-1559

City of Las Vegas
Dept. of Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

Re: Montecito Marketplace - CHARC #0019-05

To Whom It May Concern:

This is a justification letter to request a modification of an existing Master Sign Plan and request a waiver for an additional 16'-0" overall height pylon sign where one is allowed on Durango Drive frontage of Montecito Marketplace.

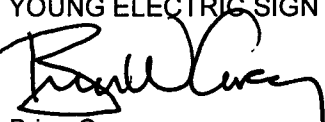
Montecito Marketplace is a reasonably large development, measuring approximately 19 acres and having 1,255 feet of frontage along Durango. There will be approximately 50 tenants occupying this property, the majority of whom have smaller spaces and as such, smaller building signs. In addition the decorative architectural details of the development decrease the area for these small businesses in which to place building signage. The Montecito Marketplace parcel is such that the tenants along the east side of the property facing Durango are set back 490 feet from Durango. Landscaping and trees further obscure the visibility of the building signage. These back buildings are approximately fifteen (15) feet lower in elevation than the surface of Durango when viewed from a vehicle. These factors make it almost impossible to see the building signs identifying these businesses from the surface of Durango. Because of this, it is vital that these businesses have additional identification visible from Durango, which is the main thoroughfare adjacent to this project.

The pylon signs as currently installed and designed for the future, are configured to maximize advertising visibility and minimize light pollution. This was done by using rout out opaque aluminum faces for the main tenant identification cabinets. We bring this to your attention so that you understand that the residential area located behind the commercial properties across Durango will not be impacted by the light from these pylon signs. These freestanding signs are 400 feet away from, and do not face the residential properties.

Additionally we are requesting permission for the installation of four (4) sets of reverse channel, halo illuminated letters reading "Montecito Marketplace". These letters would be installed on the clock tower and would measure 9½" in height. Reverse channel letters do not illuminate through the face, the light from the letters reflects off from the wall on to which they are attached. This type of illumination is much softer and more subtle in nature.

Thank you for your consideration in these matters.

Sincerely,
YOUNG ELECTRIC SIGN COMPANY


Brian Covey
Senior Account Executive


Rich Hinshaw
Account Executive

ARC-17439
10-17-06 CHARC



YOUNG ELECTRIC SIGN COMPANY

Las Vegas Division

702-876-8080 Telephone
702-944-4500 Fax

5119 South Cameron Street
Las Vegas, Nevada 89118-1559

SIGN ANALYSIS TABLE FOR PROPOSED SIGNAGE FOR MONTECITO MARKETPLACE

1. Pylon Sign – 16'-0" high x 11'-0" wide		
(3) tenant cabinets	2'-4" x 5'-7" (13 sf each x 3)	39.00 sf
(1) address cabinet	1'-6" x 5'-4"	8.00 sf
(1) nameplate	1'-3" x 6'-0"	7.50 sf
(1) logo cabinet	1'-10½" x 1'-10½"	3.52 sf
Total sign area square footage of pylon		58.02 st
2. Building Signage		
Montecito letters	9½" high x 10'-8" long	8.45 sf
Marketplace letters	8" high x 10'-8" long	7.12 sf
One set of letters measures 15.57 sf x 4 sets		62.28 sf

YOUNG ELECTRIC SIGN COMPANY

Rich Hinshaw
Account Executive

ARC-17439
10-17-06 CHARC

Application



A P P L I C A T I O N

Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Modification of CHR-0019-05
 Project Address (Location) 7000 Durango Drive
 Project Name Montecito Marketplace Proposed Use _____
 Assessor's Parcel #(s) 125-20-510-019 Ward # _____
 General Plan: existing TC proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 18.71 Lots/Units _____ Density _____
 Additional Information Waiver request for 16' pylon to existing MSP and (4) sets of halo illuminated letters on tower.

PROPERTY OWNER Montecito Marketplace LLC Contact Michael R. Townsend
 Address 6600 W. Charleston Blvd #120 Phone: (702) 798-5111 Fax: (702) 892-7784
 City Las Vegas State NV Zip 89146

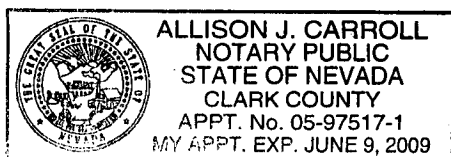
APPLICANT Young Electric Sign Company (YESCO) Contact Rich Hinshaw
 Address 5119 S. Cameron St Phone: (702) 876-8080 Fax: (702) 944-4500
 City Las Vegas State NV Zip 89118

REPRESENTATIVE Young Electric Sign Company Contact Rich Hinshaw
 Address 5119 S. Cameron St Phone: (702) 497-5285 Fax: (702) 944-4500
 City Las Vegas State NV Zip 89118

Property Owner Signature [Signature]
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Michael R. Townsend

Subscribed and sworn before me
 This 6TH day of October, 2006

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



FOR DEPARTMENT USE ONLY

Case #	ARC-17439
Meeting Date:	10-17-06 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.

Affidavit of Sign Posting



A F F I D A V I T O F S I G N P O S T I N G

Separator Sheet

AFFIDAVIT OF POSTING

(Posting required under the provision of NRS 241, Sec 1.3 and 1.5)

State of Nevada)

County of Clark)

City of Las Vegas)

Jane Gunning, an employee of the Planning & Development Department of the city of Las Vegas, being first duly sworn, deposes and says that on the 11 day of OCT, 2006 at the hour of 1:00pm, there were posted copies of the CHARC AGENDA, for the OCT 17, 2006 meeting, the attached of which is a true and correct copy, at the following locations:

1. In the Clark County Government Center
500 South Grand Central Parkway
2. In the Las Vegas Library
833 Las Vegas Boulevard North
3. In the Grant Sawyer Building
555 East Washington Boulevard
4. On the Public Bulletin Board in the Development Services Center
731 South Fourth Street
5. City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybirdge
400 Stewart Avenue
6. Bulletin Board, City Hall Plaza (Next door to Metro Records)
400 Stewart Avenue

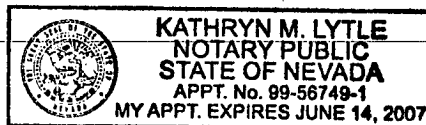
Jane Gunning
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 11 day of OCT, 2006.

Kathryn M. Lytle
Notary Public in and for said County and State



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: October 11, 2006
Re: CHARC application #ARC-17439

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Major Modification to an already approved Master Sign Plan (CHARC-0019-05) for a 380,000 square foot commercial development on 45.6 acres adjacent to the southeast corner of Durango Drive and Elkhorn Road.

B) Applicant's Justification

The applicant states that an additional 16' high pylon sign is needed for the Phase 2 development as well as the addition of four wall signs on the bell tower.

BACKGROUND INFORMATION

A) Previous Actions

12/19/02 The Planning Commission approved a request for a Tentative Map (TMP-1244) for a three-lot commercial subdivision on 80 acres on the east side of the El Capitan alignment (Durango Drive) between Elkhorn Road and Deer Springs Way. Staff had recommended approval.

04/07/04 The City Council approved a Site Development Plan Review (SDR-3764) related to a Modification (MOD-3763) and Rezoning (ZON-3840) for a proposed 587,750 square-foot mixed-use commercial development on 45.6 acres in Montecito Town Center, adjacent to the southeast corner of Elkhorn Road and Durango Drive. Additionally, the following Special Use Permits were also approved: (SUP-3765) for liquor sales on Pad A, (SUP-3767) for gaming (incidental) on Pad A, (SUP-3769) for a drive-through facility on Pad A, (SUP-3770) for a drive-through facility on Pad O, (SDR-3771) for a tavern on Pad P, (SUP-3773) for gaming (incidental) on Pad P, (SDR-3764) for gasoline sales on Pad Q, (SUP-3776) for a car wash on Pad Q, (SUP-3777) for gaming (incidental) on Pad Q, (SUP-3778) for liquor sales on Pad Q,

(SUP-3779) for a tavern on Pad Z, (SUP-3780) for gaming (incidental) on Pad Z, (SUP-3781) for a drive-through on Pad F, (SUP-3783) for liquor sales on Pad HH, (SUP-3785) for gaming (incidental) on Pad HH, (SUP-3786) for a drive-through facility on Pad HH, (SUP-3788) for a drive-through facility on DD, and (SUP-3789) for a drive-through facility on EE. The Planning Commission and staff recommended approval on March 11, 2004.

- 02/16/05 The City Council approved a revised Site Development Plan Review (SDR-5731) and associated Special Use Permit (SUP-5718, SUP-5720, SUP-5722, SUP-5723) applications for the subject property. The overall square footage of the project was reduced to 380,003 square feet. The Planning Commission recommended approval of the applications on 01/13/05; staff also recommended approval of the applications.
- 03/01/05 The Centennial Hills Architectural Review Committee approved a Master Sign Plan (CHARC-0019-05) for the entire 380,003 commercial center located at the Southeast Corner of Elkhorn Road and Durango Drive.
- 06/06/06 The Centennial Hills Architectural Review Committee approved a Master Sign Plan Amendment to CHARC-0019-05 for the addition of two monument signs along the Durango Drive frontage but denied a request for an additional 24' pylon sign along Durango Drive.
- 10/04/06 The applicant appealed the CHARC denial for an additional 24' pylon sign to City Council. However, the applicant requested an abeyance to the November 1, 2006 City Council agenda, which was granted.

B) Pre-Application Meeting

- 09/29/06 At the pre-application conference, issues were discussed relative to the location of the proposed 16' pylon, and the wall signs on the bell tower. The applicant was advised to provide reasonable justification in the required justification letter.

DETAILS OF APPLICATION REQUEST

- A) Existing Land Use
Subject Property: Commercial
North: Undeveloped
South: Undeveloped
East: Undeveloped
West: Commercial
- B) Planned Land Use
Subject Property: UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center)
North: PF-TC (Public Facilities - Town Center)

South: UC-TC (Urban Center Mixed Use - Town Center) and
MS-TC (Main Street Mixed Use - Town Center)
East: PF-TC (Public Facilities - Town Center)
West: UC-TC (Urban Center Mixed Use - Town Center)

- C) Existing Zoning
Subject Property: T-C (Town Center)
North: T-C (Town Center)
South: T-C (Town Center)
East: T-C (Town Center)
West: T-C (Town Center)

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 UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) under the Town Center Development Standards Manual. The parcels are currently designated as "Montecito Town Center Mixed Use Commercial" pursuant to the Montecito Town Center Development Agreement. The project is in compliance with the provisions of the Development Agreement.

ANALYSIS

A) Zoning Code Compliance

The following additional signage is proposed for the property along the east side of Durango Drive:

- (1) 16-foot high Pylon Sign
- (4) Wall Signs identifying the center by name on each elevation of the bell tower.

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 will be a minimum of 750 feet from existing residential development.

A2) Sign Standards

Pursuant to Section D-1(G)(2) 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	2/Durango Drive (East)	No
Maximum Area	1 SF/150 SF gross floor area (2,533 SF maximum allowed)	143 SF	Yes
Maximum Height	24'	16'	Yes
Minimum Setback	5'	5'	Yes
Illumination	No fugitive light	Internal	Yes

One additional pylon sign is proposed, for a total of two pylon signs, for the east side of the Durango Drive frontage where one pylon sign is permitted. This is a similar proposal to the one that CHARC (case #ARC-16122) denied earlier this year. The difference is in the proposed height of the second pylon sign, which is 8' shorter than previously proposed. The approved original Master Sign Plan allows for one each on the east side and the west side of the Durango Drive frontage. The proposed additional sign will exceed the Town Center Development Standard maximum for pylon signage on the Durango Drive frontage.

Wall Signage Standards

Standards	Allowed	Provided	Complies
Maximum Area	Up to 15% of each elevation	Less than 11%	Yes
Maximum Height	Below the Roofline	Below the Roofline	Yes
Illumination	No fugitive light	Internal	Yes

The wall signage being proposed has already been permitted and installed. Staff approved the sign permit for the bell tower signage and overlooked the requirement that the signage be approved by CHARC first. The signage does conform to the Town Center Wall Sign Standards.

B) General Analysis and Discussion

Town Center Development Standards permit only one pylon sign per street frontage. However, the applicant points out in the justification letter that this is a large, 19-acre commercial development with the bulk of the buildings sitting more than 400' away from Durango Drive. In addition, these buildings are 15 feet lower in elevation than the surface of Durango Drive when viewed from a vehicle. Staff concurs with the applicants' justification for a 16' high pylon sign to be located approximately 1000' feet south of the approved 24' pylon sign at Elkhorn Road on the Durango Drive frontage. Said pylon sign would be setback five feet from the property line. Since the proposed pylon sign is only 16' in height there would be no negative effect on the housing to the west since the commercial buildings on the west side of Durango Drive will, for the most part, be taller than the sign and thus block the view of the new sign.

A waiver of the Town Center Development Standards to allow two pylon signs where only one is permitted per street frontage is required.

The proposed wall signs on each of the four elevations of the bell tower are within Town Center Development Standards and thus meet with staff's approval.

Staff Recommendation: APPROVAL, subject to the following conditions:

1. Conformance to CHARC-0019-05 Master Sign Plan and the sign elevations and documentation as submitted and date stamped October 6, 2006 in conjunction with this request, except as modified herein.
2. All signage shall have proper permits obtained through the Building and Safety Department.
3. Waiver from the Town Center Development Standards to allow two pylon signs where one is the maximum permitted on the Durango Drive frontage.
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.

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: October 17, 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 October 17, 2006 meeting. All actions by the Centennial Hills Architectural Review Committee (CHARC) 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 (October 30, 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

Date: October 17, 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 October 17, 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 (October 30, 2006)

/nl

Attachment

**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 OCTOBER 17, 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 2C**

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 SEPTEMBER 6, 2006 MEETING MINUTES BY REFERENCE.

**ITEM 2: ARC-17439 - MAJOR MODIFICATION TO A MASTER SIGN PLAN - PUBLIC
HEARING - APPLICANT/OWNER: MONTECITO MARKETPLACE, LLC -
REQUEST FOR A MAJOR MODIFICATION TO AN APPROVED MASTER SIGN
PLAN (CHR-0019-05) TO ADD AN ADDITIONAL 16' PYLON SIGN AND WALL
SIGNAGE ON THE BELL TOWER ADJACENT TO THE EAST SIDE OF
DURANGO DRIVE, APPROXIMATELY 1200 FEET SOUTH OF ELKHORN
ROAD (APN 125-20-510-019), T-C (TOWN CENTER) ZONE {UC-TC (URBAN
CENTER MIXED-USE) TOWN CENTER SPECIAL LAND USE DESIGNATION},
WARD 6 (ROSS).**

ITEM 3: CITIZENS PARTICIPATION

CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>

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

CITY OF LAS VEGAS
CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE (CHARC)
Wednesday, September 6, 2006
12:00 PM
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

ANNOTATED MINUTES

Members Present

Sam Dunnam
Ronni Council*
*(Participated by conference call)
Andrea Allred

Members Excused

David Steinman
Jeff Gale

Members Absent

Citizens

Jeff Quintana (Vision Sign Inc.)
Bill Risley (Community Bank of NV)

City Staff

Yorgo Kagafas
Nora Lares

ANNOUNCEMENT: OPEN MEETING LAW/CALL TO ORDER

The meeting was called to order at 12:10 p.m. by Sam Dunnam. This meeting has been properly noticed in accordance with the Open Meeting Law.

ITEM 1: APPROVAL OF JUNE 6, 2006 MINUTES BY REFERENCE

Andrea Allred made a motion to accept the June 6, 2006 minutes; Sam Dunnam seconded the motion, UNANIMOUSLY APPROVED.

ITEM 2: ARC-16122

REQUEST FOR AN AMENDMENT TO AN APPROVED MASTER SIGN PLAN (CHARC-009-03) FOR A PROPOSED 397,244 SQUARE-FOOT EXPANSION OF A COMMERCIAL CENTER ON 36.5 ACRES ADJACENT TO THE NORTHEAST AND NORTHWEST CORNERS OF ANN ROAD AND CENTENNIAL CENTER BOULEVARD (APN 125-27-411-001, 125-27-411-006), PD (TOWN CENTER PLANNED DEVELOPMENT) ZONE, WARD 6 (ROSS).

There was discussion between committee members and applicant.

Andrea Allred motions to approve item 2 (ARC-16122) subject to staff's recommendations and conditions of approval. Sam Dunnam seconded the motion. Ronni Council participated by conference call voicing her approval of this item subject to staff's recommendations and conditions of approval. UNANIMOUSLY APPROVED.

ITEM 3: CITIZENS PARTICIPATION

None.

ITEM 4: SET NEXT MEETING DATE/ADJOURNMENT

Sam Dunnam adjourned the meeting at 12:22 p.m. There are currently no items to be heard by the Centennial Hills Architectural Review Committee therefore no meeting date is set for October 2006.

Truesdell Fax: 383-8576

Goynes Fax: 645-6873

e-mailed & mailed

Evans Fax: 486-2879

Davenport Fax: 735-2252

Steinman: 2616 High Range Drive, Las Vegas, NV 89134 or e-mail: dwsteinman@cox.net - *e-mailed & mailed.*

Trowbridge Fax: 876-1888

Dunnam Fax: 367-8145

RECEIVED
OCT 17 2006

RECEIVED
OCT 17 2006

RECEIVED
OCT 17 2006

RECEIVED
OCT 17 2006

OCT 17 2006

Meeting Attendance Sheet

Project Name CHARC-TC

Page 1 of 1
Date 10/17/06
Time 12:00 am ☒ pm

Name	Company/Department	Address	Phone	Fax
1. BRIAN COVEY	YESCO SIGN		876-8080	955-4500
2. ROB CENZER	CENZER CONSTRUCTION	9612 HAWKSBILL CT. LV, NV 89117	256-6522	254-4733
3. Rich Hinshaw	YESCO Sign Co.	5119 S. Cimarron LV NV	497-5285	944-4500
4. JEFF GALK			Phone	Fax
5. SAM DUNHAM			Phone 798 1088	Fax
6. DAVID STEINMAN			Phone	Fax
7. Andrea Allred			Phone	Fax
8. Frank Nielsen (Montecito Marketplace)			Phone	Fax
9.			Phone	Fax
10.			Phone	Fax
11.			Phone	Fax
12.			Phone	Fax
13.			Phone	Fax
14.			Phone	Fax
15.			Phone	Fax
16.			Phone	Fax
17.			Phone	Fax

Centennial Hills Architectural Review Committee (CHARC)

Members Information

NAME	PHONE	ADDRESS	DATE CALLED	ATTENDED	ABSENT	EXCUSED
Sam C. Dunnam, P.E. - Planning Commissioner	Work # 798-1088 Cell # 682-1715 Fax # 367-8145 E-mail: sdunnam@dunnamce.com	3471 W. Oquendo Rd #101 Las Vegas, NV 89118	09/26/06 @ 2:10pm w/Sam -Will attend	X		
David Steinman - Planning Commissioner	Cell # 493-9728 >(use this # 1 st) Home # 240-7716 E-mail: dwsteinman@cox.net	2616 High Range Drive Las Vegas, NV 89134	09/26/06 @ 2:18pm w/David -Will attend	X		
Ronni Council - Committee Member	Home # 645-0296 Cell # 274-2208	6621 Cowboy Trail Las Vegas, NV 89131	09/26/06 @ 2:11pm Voicemail			X
Jeff Gale - Committee Member	Work # 658-7660 Cell # 808-2405 E-mail: jeff@vegas.com	6722 North Rainbow Blvd Las Vegas, NV 89131	09/26/06 @ 4:09pm w/Geannie -Will attend	X		
Andrea Allred - Committee Member	Home # 655-1052 E-mail: Eallred@cox.net	9316 Grassy Butte Court Las Vegas, NV 89149	09/26/06 @ 3:36pm w/Andrea -Will attend	X		
Yorgo Kagafas - staff member	Work # 229-6196	P&D 731 S 4 th Street Las Vegas, NV 89101		X		
Nora Lares - staff member	Work # 229-5264	P&D 731 S 4 th Street Las Vegas, NV 89101		X		
Byron Goynes - Alternate Planning Commissioner	Work # 636-0623 x2159 Voice Mail # 593-3903 Cell # 524-4475 Fax # 645-6873 E-mail: yobyron@aol.com	8728 Tala Street Las Vegas, NV 89131				

Appeal Memo



Separator Sheet

INTER-OFFICE MEMORANDUM

October 17, 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-17439

APPLICANT: YOUNG ELECTRIC SIGN COMPANY (YESCO)

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.

October 17, 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).

October 30, 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.)

October 30, 2006

INTER-OFFICE MEMORANDUM

October 17, 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-17439

APPLICANT: YOUNG ELECTRIC SIGN COMPANY (YESCO)

WARD: 6 (ROSS)

Appeal by applicant or any other aggrieved person:

Yes

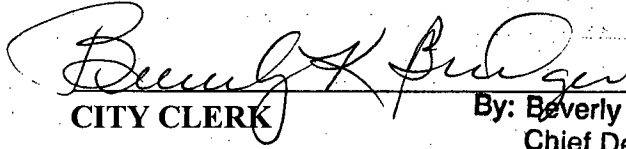
No

Reviewed requested by City Council/Planning Commission

Yes

No

11/1/2006
DATE


CITY CLERK

By: Beverly K. Bridges
Chief Deputy City Clerk

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Centennial Hills Architectural Review
Committee Action.

October 17, 2006

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After the date of the CHARC decision).

October 30, 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.)

October 30, 2006

Plans (PMT)



Separator Sheet

ARC-17439
10-17-06 CHARC

ad art
SIGN COMPANY
 5 THOMAS MELLON CIRCLE SUITE 260
 SAN FRANCISCO, CA 94134
 T 415.869.6460
 F 415.869.6480
 CA STATE CONTRACTORS LICENSE #826051

**MONTECITO
 MARKETPLACE
 TOWER**
 ELKHORN RD. & DURANGO DR.
 LAS VEGAS, NV



TOWER ELEVATION

Scale: 1/4" = 1'-0"

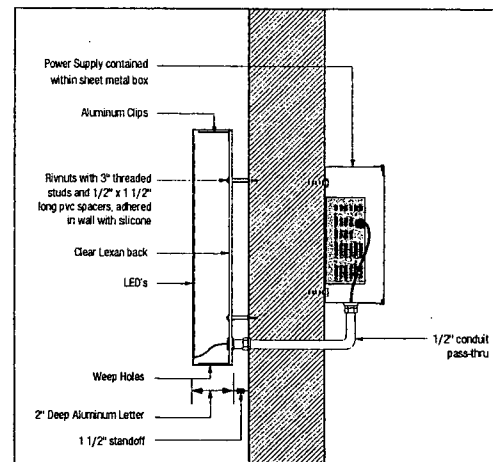


A SIGN ELEVATION

Scale: 1/2" = 1'-0"

Manufacture and install four (4) sets of halo illuminated letters to be mounted one (1) set on each side of tower

Description	Specification	Finish/Vendor	Color
Letters	2" Deep Aluminum w/ 1 1/2" standoff	Matthews	MP #04631, Red Solids pg. 6 SVOC finish
Illumination	LED's		White LED's



MOUNTING METHOD

Not to scale

SHEET 1

SALES: DAVID ESAJIAN
 JOB #: 2-21-06
 DATE: 2-21-06
 DESIGNER: JASON OBERBECK
 FILENAME: 2006/M/MONTECITO MKPLACE TOWER

Revision	Date	Description
#1	3-3-06	Revise "B" and "P" letters

SALES APPROVAL

CUSTOMER APPROVAL

RECEIVED
 OCT 10 2006

CONCEPTUAL DRAWING ONLY:
 This drawing is for informational purposes only and is not to be used for construction. Colors shown are in black or white unless otherwise noted; always follow written specifications.

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ARC-17439 10-17-06 CHARC

ad art
SIGN COMPANY

5 THOMAS MELLON CIRCLE SUITE 260
SAN FRANCISCO, CA 94134
T 415.869.6460
F 415.869.6480

CA STATE CONTRACTORS LICENSE #826051

MONTECITO MARKETPLACE TOWER

ELKHORN RD. & DURANGO DR.
LAS VEGAS, NV

SHEET 2

SALES: DAVID ESAJIAN
JOB #: 2-21-06
DATE: 2-21-06
DESIGNER: JASON OBERBECK
FILENAME: 2005/MONTECITO MKPLACE TOWER

Revision	Date	Description
#1	3-3-06	Revise "R" and "T" letters in right view

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OCT 06 2006

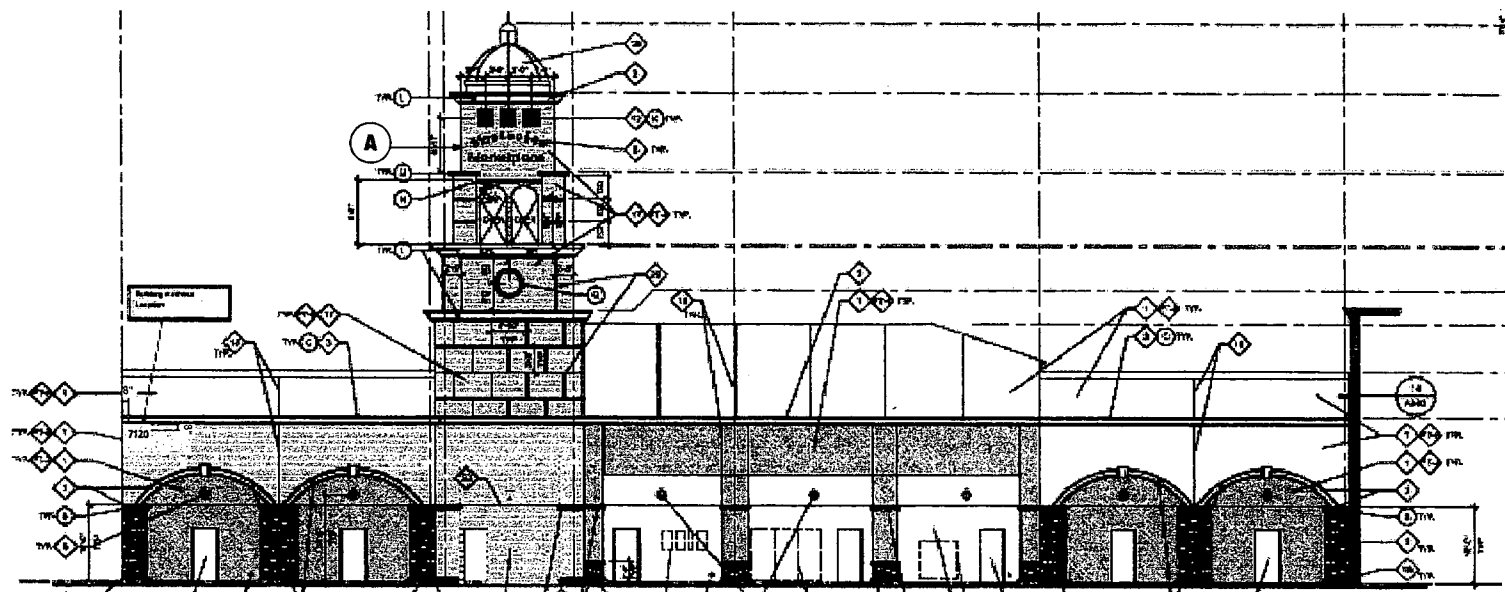
DESIGN APPROVAL

CUSTOMER APPROVAL

LANDLORD APPROVAL

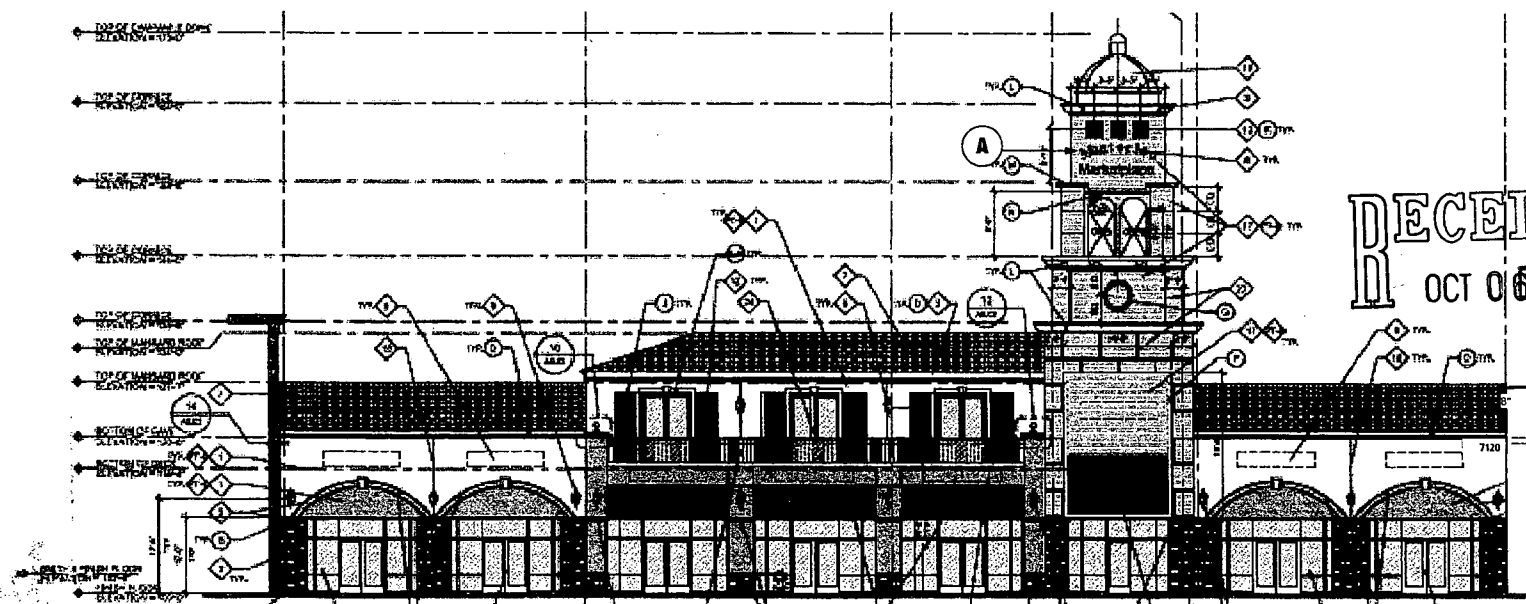
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BUILDING H EAST ELEVATION 7120

Scale: 1/16" = 1'-0"



BUILDING H WEST ELEVATION 7120

Scale: 1/16" = 1'-0"

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10-17-06 CHARC

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MONTECITO MARKETPLACE TOWER

ELKHORN RD. & DURANGO DR.
LAS VEGAS, NV

SHEET 2

SALES: DAVID ESAJIAN
JOB #:
DATE: 2-21-06
DESIGNER: JASON OBERBECK
FILENAME: 2006MM/MONTECITO MKPLACE TOWER

Revision	Date	Description

SALES APPROVAL _____

CUSTOMER APPROVAL _____

LANDLORD APPROVAL _____

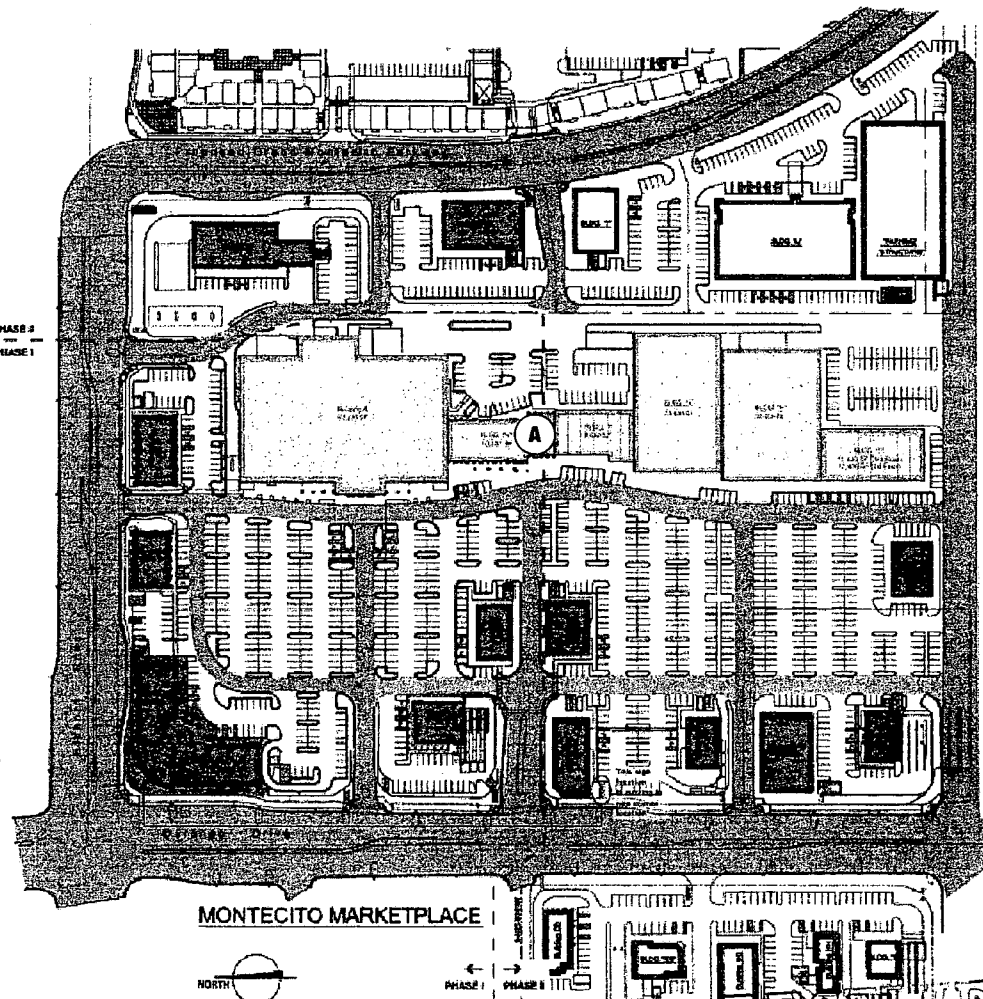
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NIGHT ILLUMINATION

Not to Scale



MONTECITO MARKETPLACE



← PHASE I
→ PHASE II

SITE PLAN

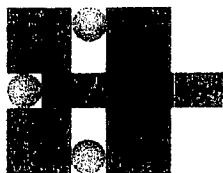
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OCT 06 2006

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OCT 06 2006



MFG. & INSTALL ONE (1) D/F PYLON SIGN



E · SECTION N.T.S.

FRONT ELEVATION

- A
2 TWO (2) S/F ALUMINUM CABINETS TO BE
PAINTED; & MOUNTED TO SQ. TUBE
(BACK TO BACK)
FLUORESCENT ILLUMINATION
FACE TO BE PLEX WITH VINYL OVERLAY
- B
9" ALUMINUM SPHERES TO BE PAINTED
METALLIC GOLD
- C
SQ. TUBE STRUCTURE
(AS PER ENGINEERING) TO BE PAINTED
- D
D/F ALUMINUM TENANT CABINETS
TO BE PAINTED
FLUORESCENT ILLUMINATION
FACES TO BE ALUMINUM WITH
ROUTE OUT WITH PUSH THRU PLEX
BACKED UP WITH VINYL
(CUSTOMER TO PROVIDE TENANTS;

3/8" = 1'-0" SCALE

- E
ALUMINUM SPHERES TO BE PAINTED
METALLIC GOLD
- F
D/F ALUMINUM CABINET TO BE PAINTED
WHITE LEXAN FACES WITH
BLACK VINYL OVERLAY
FLUORESCENT ILLUMINATION
- G
BASE TO HAVE STONE WORK BY OTHERS
FACES TO BE ALUMINUM PAINTED
COPY TO BE ROUTE OUT WITH
PUSH THRU WHITE PLEX
FLUORESCENT ILLUMINATION



CONCEPT

OPTIONS

ARC-17439
10-17-06 CHARC

 Las Vegas Division SOUND ELECTRONICS CORPORATION 1000 S. GARDEN AVENUE, SUITE 100 LAS VEGAS, NEVADA 89102 (702) 735-1000	APPROVED BY	DATE	APPROVED	SCALE	DATE	DESIGNER	PIRME NAME / LOCATION NUMBER	196933AJ-1-02
	CLIENT NAME ADDRESS CITY STATE ZIP COUNTRY							MONTECITO HARBOR, FLORIDA C/O JERRY A. BURNING LAS VEGAS, NEVADA PROJECT NO. 196933AJ-1-02 DRAWING NO. 196933AJ-1-02

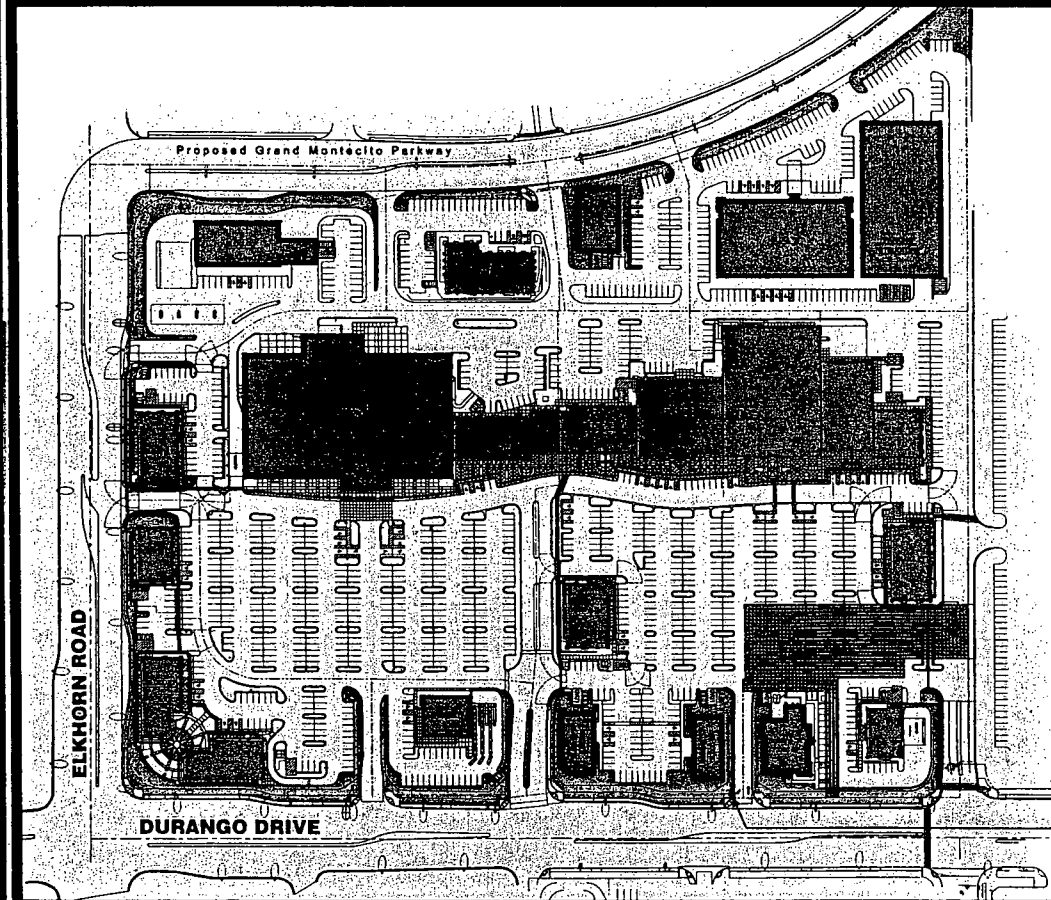
ARC-17439
10-17-06 CHARC

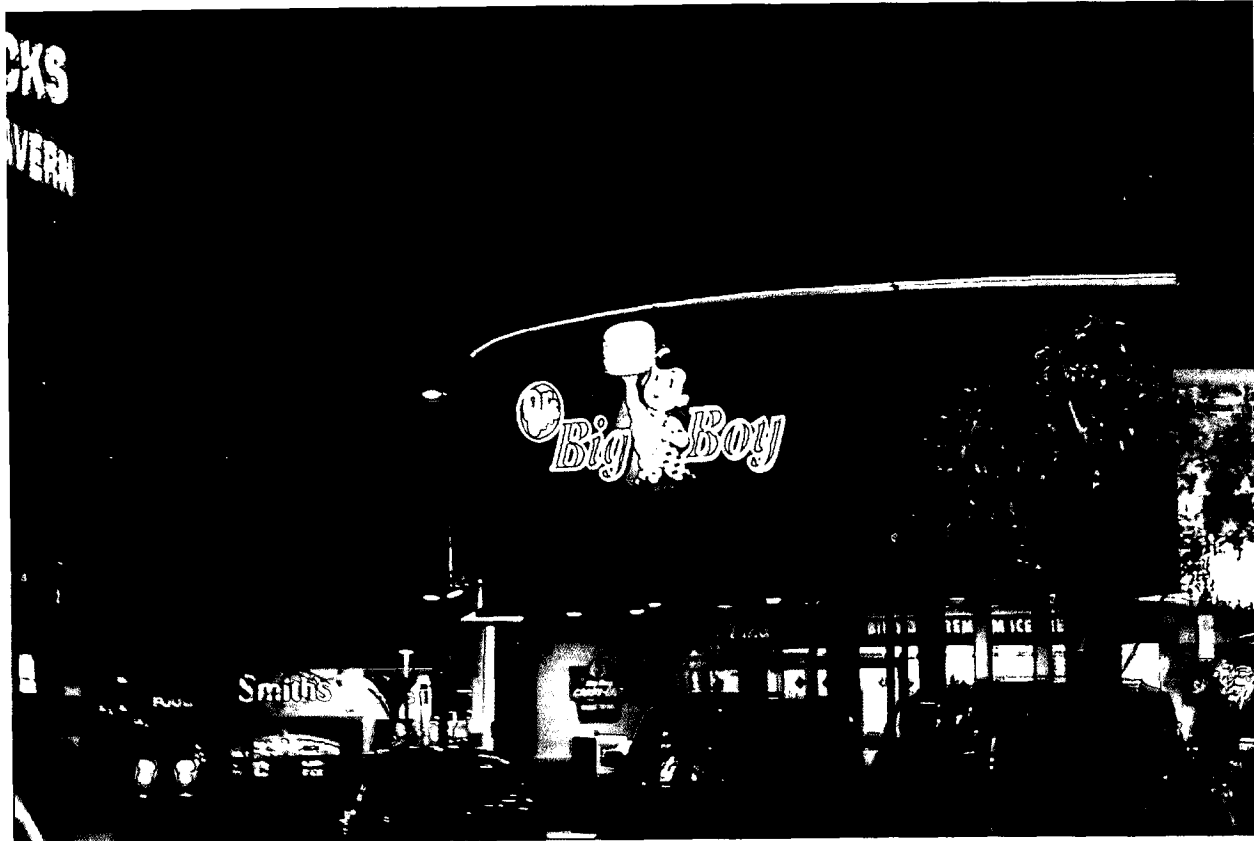
INDEX

-  COMMERCIAL BUILDING
-  LAND SCAPING
-  PAVEMENT



16'-0" D/F PYLON SIGN
5'-0" SET BACK
FROM PROPERTY LINE





Plans (Approved Site Plan)



Separator Sheet

MONTECITO MARKETPLACE TOWER

ELKHORN RD. & DURANGO DR.
LAS VEGAS, NV

SHEET 2

SALES: DAVID ESAJIAN
JOB #:
DATE: 2-21-06
DESIGNER: JASON OBERBECK
FILENAME: 2006/M/MONTECITO MKPLACE TOWER

Revision	Date	Description

SALES APPROVAL

CUSTOMER APPROVAL

LANDLORD APPROVAL

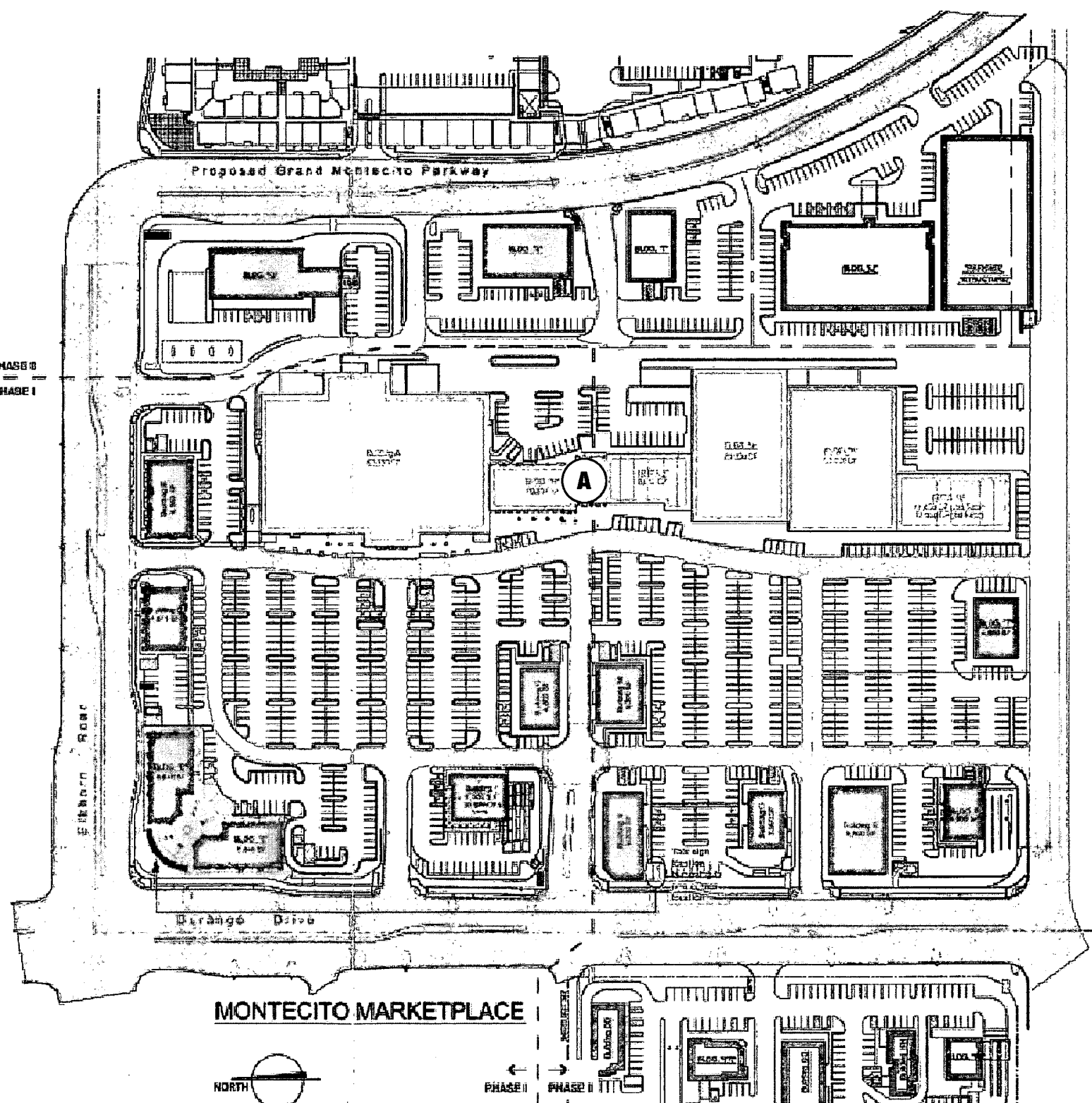
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NIGHT ILLUMINATION

Not to Scale



MONTECITO MARKETPLACE



PHASE II

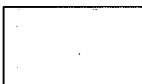
SITE PLAN

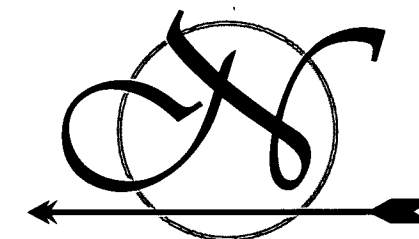
Not to Scale

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INDEX

-  COMMERCIAL BUILDING
-  LAND SCAPING
-  PAVEMENT



16'-0" D/F PYLON SIGN
5'-0" SET BACK
FROM PROPERTY LINE



Y O U N G E L E C T R I C S I G N C O M P A N Y



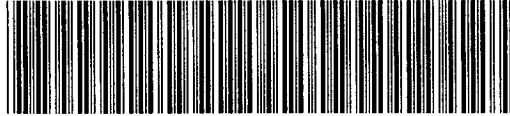
The colors depicted on this rendering may not match actual colors used on the finished display.

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Design #19693

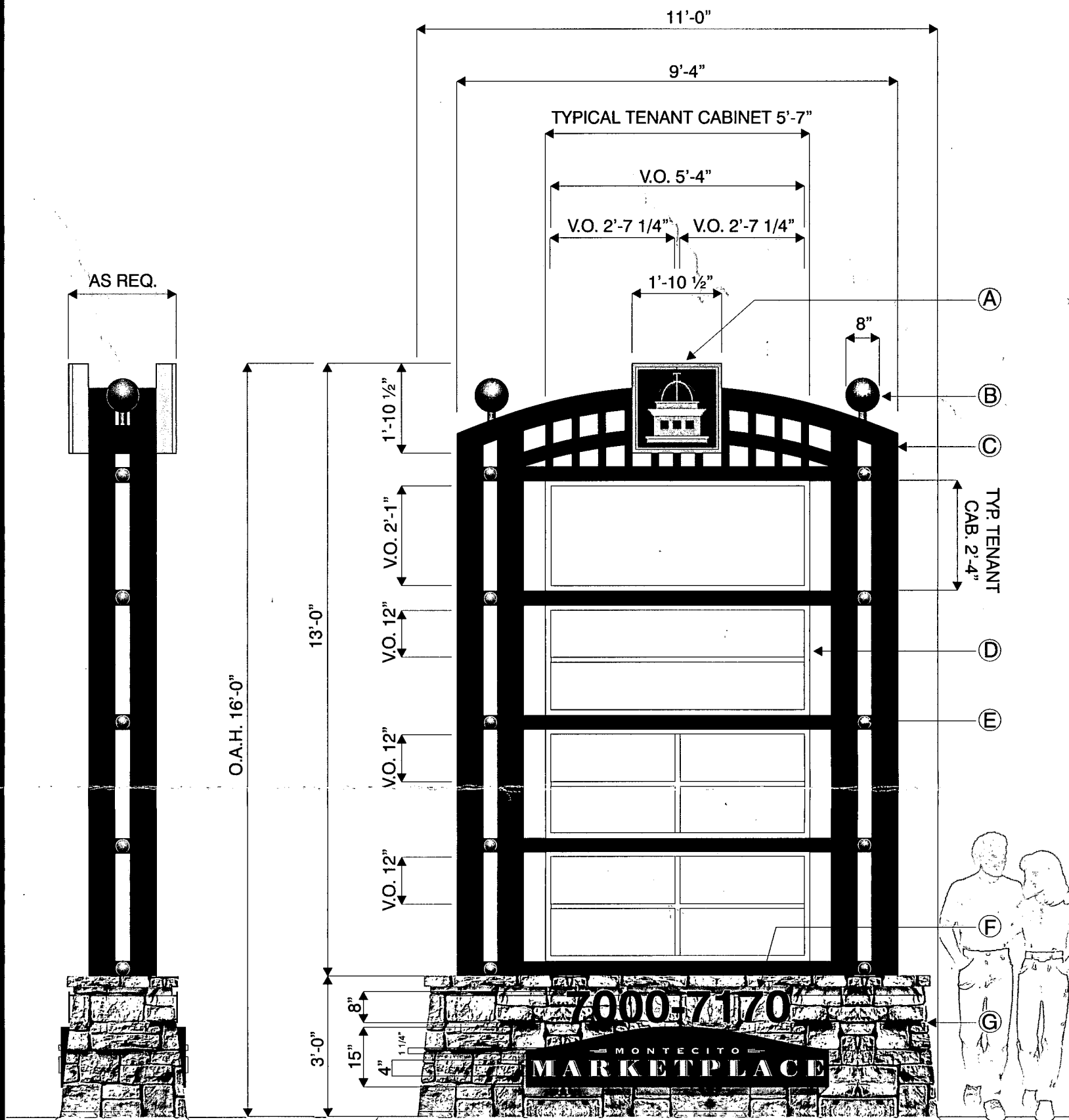
ARC-17439
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Plans (Elevations)



PLANS - ELEVATIONS

Separator Sheet



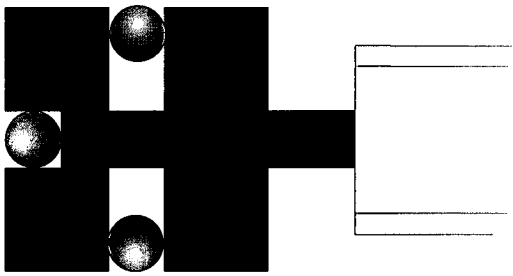
SIDE ELEVATION

FRONT ELEVATION

3/8" = 1'-0" SCALE

SCOPE OF WORK

MFG. & INSTALL ONE (1) D/F PYLON SIGN



(E) SECTION N.T.S.

- A**
TWO (2) S/F ALUMINUM CABINETS TO BE PAINTED & MOUNTED TO SQ. TUBE (BACK TO BACK) FLUORESCENT ILLUMINATION FACE TO BE PLEX WITH VINYL OVERLAY
- B**
9" ALUMINUM SPHERES TO BE PAINTED METALLIC GOLD
- C**
SQ. TUBE STRUCTURE (AS PER ENGINEERING) TO BE PAINTED
- D**
D/F ALUMINUM TENANT CABINETS TO BE PAINTED FLUORESCENT ILLUMINATION FACES TO BE ALUMINUM WITH ROUTE OUT WITH PUSH THRU PLEX BACKED UP WITH VINYL (CUSTOMER TO PROVIDE TENANTS)

- E**
ALUMINUM SPHERES TO BE PAINTED METALLIC GOLD
- F**
1/4" F.C.O. ALUMINUM ADDRESS TO BE PAINTED BLACK ADDRESS TO BE PEGGED OFF OF STONE WORK AS NEEDED
- G**
BASE TO HAVE STONE WORK BY OTHERS FACES TO BE ALUMINUM PAINTED COPY TO BE ROUTE OUT WITH PUSH THRU WHITE PLEX FLUORESCENT ILLUMINATION



CONCEPT

MONTECITO
MARKETPLACE
TOWER

ELKHORN RD. & DURANGO DR.
LAS VEGAS, NV

SHEET 1

SALES: DAVID ESAJIAN
JOB #:
DATE: 2-21-06
DESIGNER: JASON OBERBECK
FILENAME: 2006/M/MONTECITO MKPLACE TOWER

Revision	Date	Description
#1	3-3-06	Revise "R" and "P" letters

SALES APPROVAL

CUSTOMER APPROVAL

LANDLORD APPROVAL

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TOWER ELEVATION

Scale: 1/4" = 1'- 0"

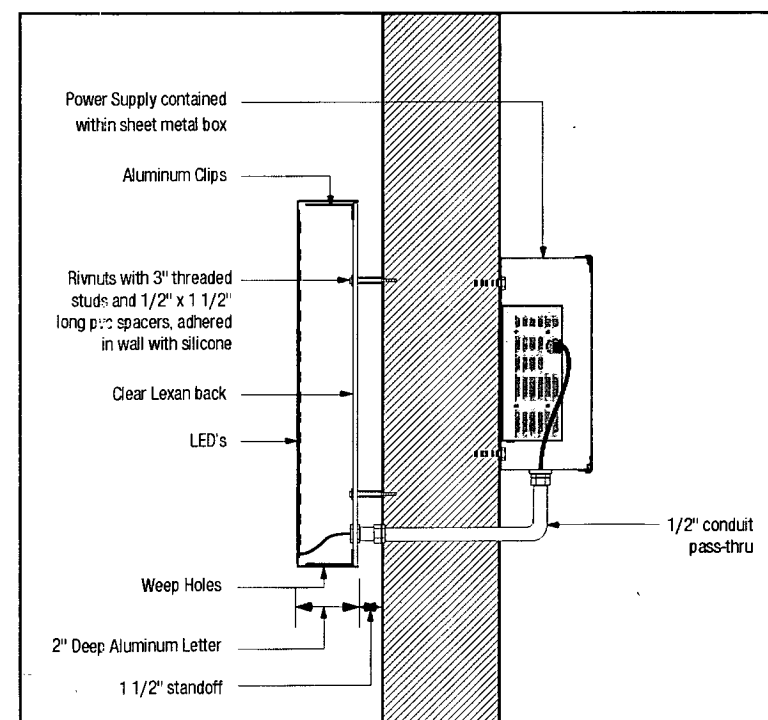


A SIGN ELEVATION

Scale: 1/2" = 1'- 0"

Manufacture and Install four (4) sets of halo illuminated letters to be mounted one (1) set on each side of tower

Description	Specification	Finish/Vendor	Color
Letters	2" Deep Aluminum w/ 1 1/2" standoff	Matthews	MP #04631, Red Solids pg. 6 SVOC finish
Illumination	LED's		White LED's



MOUNTING METHOD

Not to scale

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MONTECITO MARKETPLACE TOWER

ELKHORN RD. & DURANGO DR.
LAS VEGAS, NV

SHEET 2

SALES: DAVID ESAJIAN
JOB #:
DATE: 2-21-06
DESIGNER: JASON OBERBECK
FILENAME: 2006/M/MONTECITO MKPLACE TOWER

Revision	Date	Description
#1	3-3-06	Revise "R" and "P" letters in night view

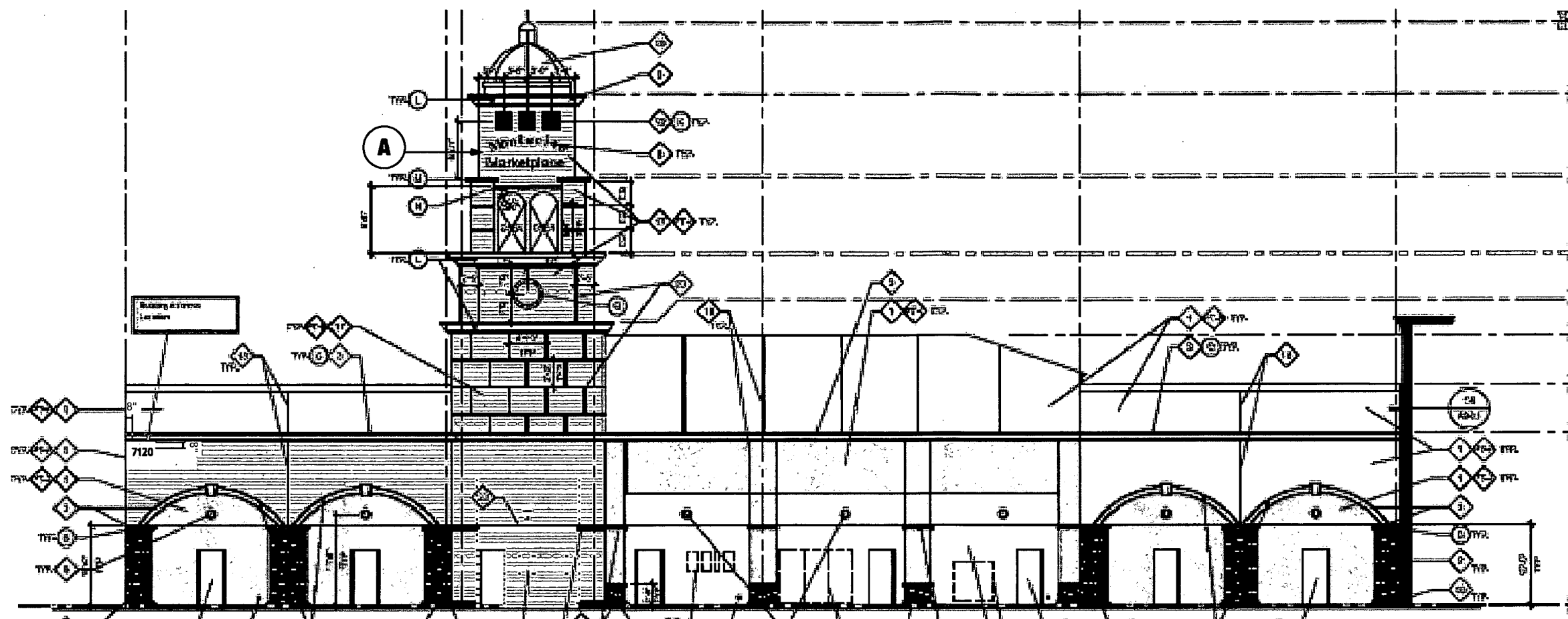
SALES APPROVAL

CUSTOMER APPROVAL

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LANDSCAPE APPROVAL
OCT 06 2006

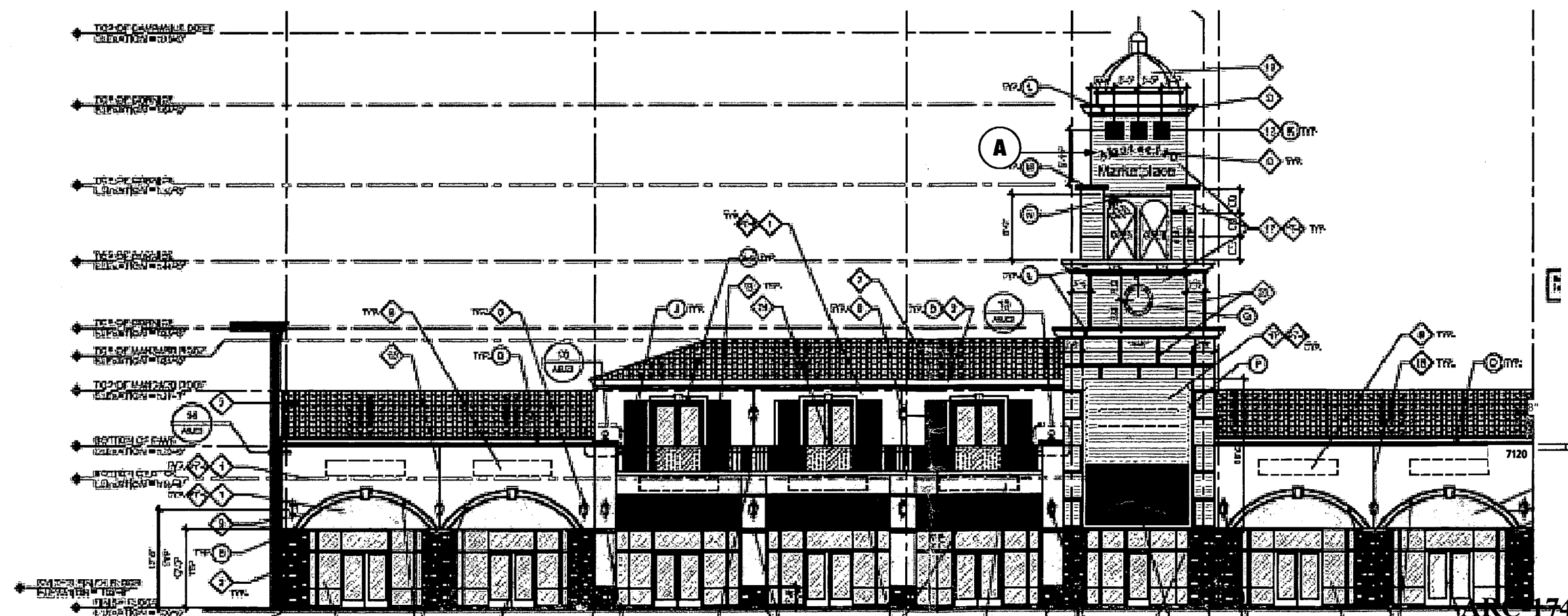
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BUILDING H EAST ELEVATION 7120

Scale: 1/16" = 1'-0"



BUILDING H WEST ELEVATION 7120

Scale: 1/16" = 1'-0"

ARC 17439

10-17-06 CHARG