



March 7, 2007

Mr. Rich Hinshaw
Young Electric Sign Company
5119 S. Cameron Street
Las Vegas, Nevada 89118

RE: ARC-20019

Dear Applicant:

The Centennial Hills Architectural Review Committee considered your request for approval of a Master Sign Plan and for waivers of Town Center Development Standards to allow wall signage to face an existing residential development that is outside of the Town Center limits and to allow wall signage on the second floor of Buildings "A" and "B" for a commercial / retail development, Shea at Tenaya Village located at 7425-7495 Azure Drive (APN 125-27-114-001), TC (Town Center) Zone, Ward 6 (Ross).

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

1. Conformance to the sign elevations, sign criteria and documentation as submitted and date stamped February 20, 2007 in conjunction with this request, except as modified herein.
2. The requested Waiver from the Town Center Development Standards to allow ground level wall signage on the south elevations of all buildings is APPROVED.
3. The requested Waiver from Town Center Development Standards to allow second-level wall signage on buildings "A" and "B" is approved for the north elevations only.
4. All signage shall have proper permits obtained through the Building and Safety Department.
5. Any additional signage for the development shall require an amendment to the Master Sign Plan, approved by the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC).

LAS VEGAS CITY COUNCIL

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This action by the Centennial Hills Architectural Review Committee on March 6, 2007 becomes final on March 17, 2007 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,



Yorgo Kagafas, AICP
Urban Design Coordinator
Planning and Development Department
Comprehensive Planning Division

cc: Mr. Steve Bauer
14287 N. 87th Street #220
Scottsdale, AZ 85260

YK:ah