



3625 S. Polaris Las Vegas, NV 89103

Phone: (702) 895-7474

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May 16, 2007

Centennial Hills Architectural Committee
731 S Fourth Street
Las Vegas, NV 89101

RE: Desert Orthopaedic Center Master Sign Plan

Yorgo Kagafas,

We would like for the board to consider the approval of the following signage at the Desert Orthopaedic Center (APN 125-20-803-006).

South elevation wall signage – Reverse channel illuminated letters (Logo) & Reverse channel illuminated address numerals.

We are requesting a 'Waiver' to allow one (1) set of wall mounted letters and address to be installed above the height of the second floor windows.

The height of the 'logo' signage for this building is 11' 10" tall. Only 3.5% of the elevation square footage. The signage is located at the height indicated to allow visibility of vehicular traffic on Centennial Pkwy. If the signage was located under the bottom of the second story windows, the bottom of the sign would be 5' from grade and not allowing the signage to be visible while traffic is stopped at the future signal of Centennial Pkwy & Riley St.

The signage is reverse channel, which washes 'Halo' light on the wall the letters are attached to. There will be no lighting through the face of the letters, as typical for 'Commercial' type of signage.

The closest Residential property is 395 feet from the future building and is located behind a 'Commercial' zoned property across Centennial Pkwy.

There will be no other building signs on the elevations other than the South elevation.

Centennial Parkway frontage – Illuminated 8' tall monument sign.

This display is located at the drive on Riley St. The display is 8' tall and 14' 2" wide and will advertise the three different entities within the building. The display will be illuminated with internal fluorescent lighting.

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215 freeway frontage – Illuminated 50' tall pole sign.

We are requesting a 'Waiver' to allow a 50' pole sign where a 24' pole sign is allowed, and to allow a pylon sign with one tenant name, where multiple tenants are required.

This display is located at the rear (North) of the property, adjacent to the elevated Clark County 215.

The elevation difference from the grade at the sign location and the 215 road way in this area is 25', with the road way being elevated. The sign is designed to advertise the business to the vehicular travel on 215 (East & West bound). The design of the sign puts the bottom of the advertising copy at 35' above the grade (10' above the elevated roadway). The 10' was designed to raise the text to an elevation that would not be blocked by the East bound traffic. The advertising text is designed to be large enough to be seen from the 215 road way.

Because of the distance from the 215 road way, tenants of the Orthopaedic Center were not designed to be placed on the sign due to the size the copy would need to be to be seen. The 'tenant' signage would need to be located below the 'Building designated name' and would not be visible because of the elevation differences between the 215 roadway and the grade at the sign location. The building designated 'Desert Orthopaedic Center' encompasses the Physical Therapy and Prosthetics that are located inside the building.

The sign have been designed with the same architectural features as the building.

There are three tenants that are incorporated in this building, but they are all a part of the Desert Orthopaedic group.

Sincerely,



Bob Failing
Vision Sign Inc



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**Desert Orthopaedic Center
SIGN ANALYSIS**

5/17/2007

Sign Type	Description	Size	Sq Ft	Location	% of wall
A	Illum reverse channel letters	24" to 60"	198 sq ft	South Building elevation	3.50%
A1	Illum reverse channel address	12"	3 sq ft	South Building elevation	
B	Illum monument sign	14' 2" x 8'	113 sq ft	Centennial Parkway (planter)	
C	Illum pole sign	50' x 20'	1,000 sq ft	215 Frontage (planter)	