



June 5, 2007

Mr. Michael Pendleton  
Centennial Riley Development  
2800 E Desert Inn Rd, Ste 100  
Las Vegas, Nevada 89121

**RE: ARC-22117**

Dear Applicant:

The Centennial Hills Architectural Review Committee considered your request for approval of a Master Sign Plan and Waivers of the Town Center Development Standards Manual to allow one 50' high pylon advertising one tenant sign where 24' high advertising multiple tenants is required, to allow one wall sign to be located above the second floor window where below the second floor window is the height permitted, and to allow one monument sign to have 113.6 square feet area where 75 square feet is allowed by code for a proposed Medical Office Building at the northeast corner of Centennial Parkway and Riley Street (APN 125-20-803-006), SC-TC (Service Commercial 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 May 18, 2007 in conjunction with this request, except as modified herein.
2. The requested Waiver from Town Center Development Standards to allow the monument sign to exceed the 75 square feet area by 38.6 square feet is approved.
3. The requested Waiver from Town Center Development Standards to allow one wall sign on the south elevation of the building to be located above the second window level is approved.
4. The requested Waiver from Town Center Development Standards to allow one pylon sign to advertise one tenant where multiple tenant advertisements are required is approved.
5. The pylon sign shall not exceed 40 feet in height.
6. All signage shall have proper permits obtained through the Building and Safety Department.

LAS VEGAS CITY COUNCIL

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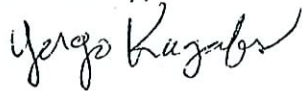
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7. Any additional signage that exceeds Town Center Development Standards Manual for the development shall require an amendment to the Master Sign Plan, approved by the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC).
8. Minor amendments that meet the Town Center Development Standards Manual to this Master Sign Plan can be administratively approved by Planning & Development Department staff.

This action by the Centennial Hills Architectural Review Committee on June 5, 2007 becomes final on June 18, 2007 unless a written appeal is filed with the City Clerk within ten (10) 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. Bob Failing  
Vision Sign Inc  
3625 S Polaris Ave  
Las Vegas, Nevada 89103

YK:ah