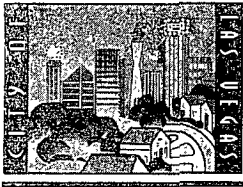


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S Fourth Street
Las Vegas, NV 89101

Voice 702-229-6301

Fax 702-474-0352

TTY 702-386-9108

www.lasvegasnevada.gov

095734



Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



Mr. Matt Connolly
Venture Corporation
125 E. Sir Francis Drake Blvd.
Larkspur, California 94939

December 4, 2007

RE: ARC-25688

Dear Applicant:

The Centennial Hills Architectural Review Committee considered your request for a Major Modification to an approved Master Sign Plan (CHR-0010-03) and Waivers to allow wall signage above the roofline and to allow wall signage above the second floor window sill at northwest corner of Durango Drive and Grand Montecito Parkway (APN 125-29-601-002, 020 and 125-29-510-015), T-C (Town Center) Zone [SC-TC (Service Commercial) Town Center], Ward 6 (Ross).

The Centennial Hills Architectural Review Committee voted to **APPROVE** your request at the December 4, 2007 meeting subject to the following amended conditions of approval:

1. This Master Sign Plan replaces the two previously approved (ARC-10390 and CHR-0010-03) Master Sign Plans.
2. Conformance to the sign elevations and documentation dated November 20, 2007 as submitted in conjunction with this request, except as modified herein.
3. A waiver to allow wall signage above the second floor window sill for buildings 3 and 5 is approved.
4. A waiver to allow wall signage on architectural embellishments on buildings 1, 2, 6, 10, 13, C-1 and C-2 is approved.
5. All freestanding signage shall be set back a minimum of five (5) feet from the property line.
6. That four pylon signs be permitted, two for each street frontage along Durango Drive and Grand Montecito Parkway and that the signs be at least two hundred feet away from each other.

7. That one large development monument sign (6' x 30') at the southeast corner of the project is approved.
8. All signage shall have proper permits obtained through the Building and Safety Department.
9. Minor Amendments to this Master Sign Plan in conformance to the Town Center standards may be administratively approved by Planning and Development staff.

This action by the Centennial Hills Architectural Review Committee on December 4, 2007 becomes final on December 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 & Development Department
Comprehensive Planning Division

cc: Mr. Jeff Quintana
Vision Sign, Inc.
3695 S. Polaris Ave.
Las Vegas, Nevada 89103

Mr. Robert Eves
LB/VPC NEV-Centennial Hills, LLC
125 E. Sir Francis Drake Blvd. 3rd Fl.
Larkspur, California 94939

YK:dr