



September 27, 2007

Mr. Michael Pendleton
Centennial Riley Development
2800 East Desert Inn, Suite #100
Las Vegas, Nevada 89121

RE: ARC-22117
CITY COUNCIL MEETING OF AUGUST 15, 2007

Dear Mr. Pendleton:

The City Council at a regular meeting held August 15, 2007 APPROVED the request for 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. The Notice of Final Action was filed with the Las Vegas City Clerk on August 16, 2007. This approval is subject to:

Added Condition:

- A. Building elevation fronting freeway shall be allowed parapet signage per plans submitted August 15, 2007. No pylon sign is allowed.

Planning & Development

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. Deleted at City Council.

LAS VEGAS CITY COUNCIL

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5. Deleted at City Council
6. All signage shall have proper permits obtained through the Building and Safety Department.
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.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Bob Failing
Vision Sign, Inc.
3625 South Polaris
Las Vegas, Nevada 89103