

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

**AGENDA
CITY OF LAS VEGAS
CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE (CHARC)
TUESDAY MAY 7, 2002
12:00 PM**

CALL TO ORDER: CITY OF LAS VEGAS PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT SERVICES CENTER—731 SOUTH FOURTH STREET
CONFERENCE ROOM 2B

ANNOUNCEMENT: SATISFACTION OF OPEN MEETING LAW REQUIREMENT

NOTICE: THIS MEETING HAS BEEN PROPERLY NOTICED AT THE FOLLOWING LOCATIONS:

CLARK COUNTY GOVERNMENT CENTER, 500 SOUTH GRAND CENTRAL PARKWAY
CITY HALL PLAZA, PUBLIC BULLETIN BOARD (NEAR COUNCIL CHAMBERS)
CITY HALL PLAZA, PUBLIC BULLETIN BOARD (NEAR COURT CLERK'S OFFICE)
SENIOR CITIZENS CENTER, 450 EAST BONANZA ROAD
CLARK COUNTY COURTHOUSE, 200 EAST CARSON AVENUE

ITEM 1: OPEN MEETING LAW

ITEM 2: ELECTION OF A CHAIRMAN AND A VICE-CHAIRMAN

ITEM 3: CR-0001-02: SUPPLEMENT TO MASTER PLAN MSP (0002-01 (1)) -
CENTENNIAL CROSSROADS PLAZA - VONS EXPRESS CONVENIENCE
STORE WITH FUEL PUMPS: Request for a supplement to the Master Sign
Plan for Centennial Crossroads Plaza to allow two fuel pump monument
signs at Sky Pointe Drive and John Herbert Drive (APN # 125-21-810-006).
REQUEST FOR A WAIVER TO ALLOW MONUMENT SIGNS CLOSER THAN
300 FEET WHERE 300 FOOT SEPARATION IS REQUIRED for two fuel pump
monument signs located at Sky Point Drive and John Herbert Drive (APN
#125-21-810-006)

ITEM 4 CR-0002-02: WAIVER FROM TOWN CENTER DEVELOPMENT STANDARDS
AS WELL AS WAIVER FROM MASTER SIGN PLAN – CENTENNIAL CENTER.
Request for a waiver from the Town Center Development Standards as well
as a waiver from a previously approved Master Sign Plan, for the installation
of a wall sign to the rear wall of a building located in Centennial Center
located at 7991 Tropical Way, Suite 120.

ITEM 5: PUBLIC COMMENTS

ITEM 6: SET NEXT MEETING DATE/ADJOURNMENT

IF YOU NEED ANY ACCOMMODATIONS TO ATTEND AND PARTICIPATE IN THIS MEETING, PLEASE CALL THE DEPARTMENT OF PLANNING AND DEVELOPMENT AT 229-6301 AND ADVISE OF YOUR NEED AT LEAST 48 HOURS IN ADVANCE OF THE MEETING. THE CITY'S TDD NUMBER IS 386-9108. FACILITIES ARE PROVIDED THROUGHOUT CITY HALL FOR THE CONVENIENCE OF PERSONS WITH DISABILITIES. FOR MEETINGS HELD IN THE NEVADA STATE MUSEUM SOUND EQUIPMENT IS AVAILABLE FOR PERSONS WITH HEARING IMPAIRMENTS.

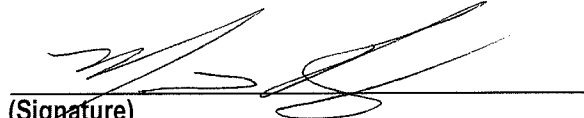
AFFIDAVIT OF POSTING

(Posting required under the provision of NRS 241, Sec 1.3 and 1.5)

State of Nevada)
)
County of Clark)
)
City of Las Vegas)

MONICA RAGEN, an employee of the Planning & Development Department of the city of Las Vegas, being first duly sworn, deposes and says that on the 30th day of APRIL, 2002 at the hour of 10 AM, there were posted copies of the CHARC Committee AGENDA, the attached of which is a true and correct copy, at the following locations:

1. In the Clark County Government Center
500 South Grand Central Parkway
2. In the Senior Citizens Center
450 East Bonanza Road
3. In the Clark County Courthouse
200 Carson Avenue
4. On the Special Public Bulletin Board at the Plaza Level of City Hall
400 Stewart Avenue
(Near the entrance to the City Council Chambers)
5. On the Public Bulletin Board at the Plaza Level to the City Hall
400 Stewart Avenue
(Near the entrance to the Court Clerk's Office)


(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 30th day of APRIL, 2002.

Kathryn M. McDonald
Notary Public in and for said County and State



Meeting Attendance Sheet

Project Name _____

Page ____ of ____
 Date ____/____/____
 Time ____:____ am pm

Name	Company/Department	Address	Phone	Fax
1. Carol Sidue	NWPN	7575 Roman Blvd		
2. Bruce Barton	Territory	7448W Sahara	Phone 222-1402 x9	
3. Jennifer Kazovich	KKOR		Phone 792-7000	
4. Gillian Kau			Phone	
5. Mindy Leigh	Territory		Phone	
6.			Phone	
7.			Phone	
8.			Phone	
9.			Phone	
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17.			Phone	

**CITY OF LAS VEGAS
CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE (CHARC)
May 8, 2002
12:00 PM
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101**

ANNOTATED MINUTES

Members Present

**Stephen Reilly
Lewis Brandon
Michael Buckley
Craig Galati**

Members Excused

Steven Swisher

Members Absent

Citizens

**Carol Leduc
Bruce Barton
Jennifer Lazovich
Lillian Kay
Mindy Leigh**

City Staff

**Frank Fiori
Kathy McDonald**

ITEM 1: OPEN MEETING LAW/CALL TO ORDER

The meeting was called to order at 12:05p.m. by City staff member Frank Fiori. Frank noted that this is the first meeting of the Centennial Hills Architectural Review Committee. This meeting has been properly noticed in accordance with the Open Meeting Law.

ITEM 2: ELECTION OF A CHAIRMAN AND A VICE-CHAIRMAN

Frank Fiori asked the members of the committee for recommendations for Chairman and Vice-Chairman. Mr. Galati stated that Michael Buckley's term on the Planning Commission will expire in August and asked if would still be eligible to be on this Committee. Frank replied that Michael was appointed as a member of the Planning Commission. Therefore, if he were not a Planning Commissioner, another Planning Commission member would be required.

Michael Buckley was nominated and unanimously approved as Chairman.

Lewis Brandon was nominated and unanimously approved as Vice-Chairman.

ITEM 3: CR-0001-02: SUPPLEMENT TO MASTER PLAN MSP (0002-01 (1)) - CENTENNIAL CROSSROADS PLAZA - VONS EXPRESS CONVENIENCE STORE WITH FUEL PUMPS: Request for a supplement to the Master Sign Plan for Centennial Crossroads Plaza to allow two fuel pump monument signs at Sky Pointe Drive and John Herbert Drive (APN # 125-21-810-006). REQUEST FOR A WAIVER TO ALLOW MONUMENT SIGNS CLOSER THAN 300 FEET WHERE 300 FOOT SEPARATION IS REQUIRED for two fuel pump monument signs located at Sky Point Drive and John Herbert Drive (APN #125-21-810-006)

Frank Fiori stated a memo was provided stating that the signs generally conform to the design guidelines. Frank also clarified that staff interpretation of Town Center Development Standards was that no waiver was required for separation of signs and therefore no action is necessary on the request for a waiver.

Jennifer Lazovich, 2800 Howard Hughes Parkway on behalf of the applicant, Von's Express. The owner of the property is Focus Commercial Group. Chairman Buckley abstained from voting on this item due to a conflict of interest. Ms. Lazovich made a presentation to the Committee including the location of the proposed signs.

Frank Fiori clarified the staff report included in the backup materials was originally created by the Current Planning Division and intended for the Planning Commission and that the conditions noted from the Planning and Development Department did not apply (the condition stating that the request for the sign be stricken) because the Centennial Hills Architectural Review Committee would be making the determination for this item. The conditions noted on the staff report from the Public Works Department are pertinent.

Stephen Reilly asked Jennifer Lazovich to point out the previously approved signs under the Master Sign Plan (MSP 0002-01(1)). Jennifer stated that there are six monument signs previously approved and showed their locations on a map.

Carol Leduc, 7575 Rome Boulevard, Las Vegas, stated her opinion that the committee should not approve this sign request.

The Committee members discussed the size of the previously approved signs and the distance between the two proposed fuel monument signs. There was also discussion regarding the proposed corner location and the view being obstructed.

Stephen Reilly stated that he believes the two proposed signs would be detrimental to the Centennial Hills Town Center.

The applicant's request to allow two fuel pump monument signs was APPROVED, with an abstention from Chairman Buckley and one no vote from Stephen Reilly, subject to the following:

1. No signs shall be located in Public Sewer Easements, unless an Encroachment Agreement is submitted and approved by the City Council prior to the issuance of any permits for said signs. (Public Works)
2. Site development to comply with all applicable conditions of approval for MSP-0002-01 and all other site-related actions.

ITEM 4: CR-0002-02: WAIVER FROM TOWN CENTER DEVELOPMENT STANDARDS AS WELL AS WAIVER FROM MASTER SIGN PLAN – CENTENNIAL CENTER. Request for a waiver from the Town Center Development Standards as well as a waiver from a previously approved Master Sign Plan, for the installation of a wall sign to the rear wall of a building located in Centennial Center located at 7991 Tropical Parkway, Suite 120.

Frank Fiori noted a memo was provided describing that a waiver is required due to the fact that the Centennial Center Master Sign plan as approved indicates that all signs will be mounted on the front of the building. Further clarification is required of this Master Sign Plan. The applicant is requesting two waivers, the first from the Town Center Standards and second from the original Master Sign Plan to put the signs on the rear of the building as opposed to the front. If this waiver is granted the Committee would then take action on the design of the proposed sign.

Bruce Barton of Territory Inc., 7448 W. Sahara Avenue representing the property owner gave a presentation showing a map of the location of the building in question. He stated that on page 9, paragraph 13 of their Master Sign Plan it stated that one sign space per frontage shall be allowed for each tenant except when otherwise approved in writing, also landlord or its representatives shall review exceptions to the standards. Their company interprets their sign standards to allow signs consistent with the signage requirements specified on page 9. This tenant's square footage approaches 5,000 square feet and would be allowed to have a 36" sign. They are proposing an 18" sign, which faces a 48-acre future recreational site, consistent with existing signage.

Carol Leduc asked a question regarding neon signs. An unidentified member of the public responded explaining the difference between exposed neon and encased neon signs.

Frank Fiori suggested that Bruce Barton come back to this committee with an amended Master Sign Plan to clarify these types of issues.

The committee members discussed what faces the rear of the building and would be impacted by the sign being on the rear of the building.

The applicant's request for a waiver from the Town Center Development Standards as well as a waiver from a previously approved Master Sign Plan was DENIED with a unanimous vote, as it did not meet the standards for waiver in accordance with the Town Center Development Standards subsection D.1.K.4.D. 1, 2 and 3.

ITEM 5: PUBLIC COMMENTS

None

ITEM 6: SET NEXT MEETING DATE/ADJOURNMENT

The next meeting of the Centennial Hills Architectural Review Committee will be held at 12:00pm, July 2, 2002 at the Development Services Center, 731 S. Fourth Street in conference room 2B.

Chairman Buckley adjourned the meeting at 1:00 pm.