

Meeting Attendance Sheet

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Page \_\_\_\_\_ of \_\_\_\_\_  
 Date \_\_\_\_/\_\_\_\_/\_\_\_\_  
 Time \_\_\_\_:\_\_\_\_ am pm

Project Name \_\_\_\_\_

Name	Company/Department	Address	Phone	Fax
1. Richard Kirsh KIRSCA	Sign Innovations	242 Sunpac Henderson NV	566-3091	
2. BOB FALIN	VISION SIGN	3625 S. POLARIS AVE	895-7474	895-7444
3. TIM HAINES	VISION SIGN, INC.	3625 S. POLARIS AVE	895-7474	895-7444
4. Jim MARSH * rep		855 Centennial Pkwy LV		
5.			Phone	Fax
6.			Phone	Fax
7.			Phone	Fax
8.			Phone	Fax
9.			Phone	Fax
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**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 AUGUST 6, 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:** APPROVAL OF MAY 05, 2002 MEETING MINUTES

**ITEM 3:** CHR-0003-02: MASTER SIGN PLAN – TULE SPRINGS VILLAGE: Request for approval of a Master Sign Plan for Tule Springs Village, a 215,000 sf commercial center located at Farm Road and El Capitan Way (APN # 125-17-601-009).

**ITEM 4:** CHR-0004-02: ADDITIONAL SIGNAGE – JIM MARSH CHRYSLER JEEP: Request for the installation of additional wall signs to the rear wall and west wall of a building located in Centennial Hills at 8555 W. Centennial Parkway (APN #125-29-502-004).

**ITEM 5:** CHR-0005-02: MASTER SIGN PLAN – CENTENNIAL COURT: Request for approval of a Master Sign Plan for Centennial Court, a 52,000 sf commercial center located at Skypointe Drive and Buffalo Drive (APN # 125-21-701-004).

**ITEM 6:** CHR0006-02: MASTER SIGN PLAN – CENTENNIAL CROSSROADS: Request for approval of a Master Sign Plan for Centennial Crossroads, a 266,000 sf

commercial center located at Skypointe Drive and John Herbert Boulevard  
(APN #'s 125-21-810-006 & 125-21-810-007).

**ITEM 7: CITIZEN PARTICIPATION**

**ITEM 8: 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.**

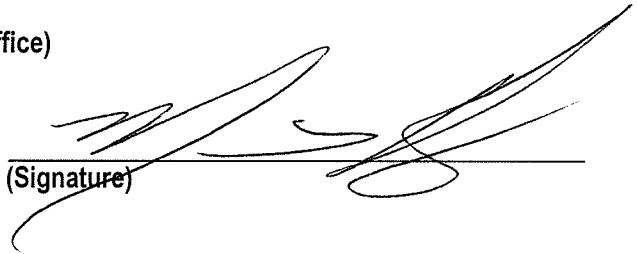
AFFIDAVIT OF POSTING

(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 31<sup>st</sup> day of July, 2002 at the hour of 8:00, there were posted copies of the CHARC AGENDA, for the Aug 6, 2002 meeting, 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 31<sup>st</sup> day of July, 2002.

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



**CITY OF LAS VEGAS  
CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE (CHARC)  
August 6, 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  
Steven Swisher**

**Members Excused**

**Members Absent**

**Citizens**

**Richard Kirsch  
Bob Failing  
Tim Haines  
Jim Marsh**

**City Staff**

**Frank Fiori  
Kathy McDonald  
John Koswan**

**ITEM 1: OPEN MEETING LAW/CALL TO ORDER**

The meeting was called to order at 12:00p.m. by Chairperson Michael Buckley. Frank Fiori noted the meeting had been properly noticed in accordance with the Open Meeting Law.

**ITEM 2: APPROVAL OF MAY 7<sup>TH</sup> MEETING MINUTES**

Craig Galati made a motion to approve the May 7<sup>th</sup> meeting minutes. Stephen Reilly seconded the motion. Unanimous approval. The date was corrected from May 8, 2002 to May 7, 2002.

**ITEM 3: CHR-0003-02: MASTER SIGN PLAN – TULE SPRINGS VILLAGE: Request for approval of a Master Sign Plan for Tule Springs Village, a 215,000 sf commercial center located at Farm Road and El Capitan Way (APN # 125-17-601-009).**

Frank Fiori directed the Committee members to the memo in their packets from staff recommending Approval. The applicant, Bob Failing, Vision Sign, 3625 S. Polaris Avenue, Las

Vegas, representing Laurich Properties. Frank Fiori stated there are two standard conditions from the Public Works Department that would apply to all Master Sign Plans:

1. Site development to comply with all applicable zoning conditions and all other subsequent site-related actions.
2. Signs shall not interfere with Site Visibility Restriction Zones nor shall they be located within existing or proposed public sewer or drainage easements unless such is specifically allowed by the City Traffic Engineer or City Engineer, as appropriate.

Lewis Brandon made a motion to Approve with conditions. Unanimous approval.

**ITEM 4: CHR-0004-02: ADDITIONAL SIGNAGE – JIM MARSH CHRYSLER JEEP: Request for the installation of additional wall signs to the rear wall and west wall of a building located in Centennial Hills at 8555 W. Centennial Parkway (APN # 125-29-502-004).**

Frank Fiori directed the committee to the staff memo recommending Denial because the signs as proposed do not conform to the Town Center Development Standards because they face existing residential development that is located outside of the limits of Centennial Hills Town Center.

Steve Swisher abstained from voting on this item.

Jim Marsh of Jim Marsh Chrysler Jeep, 8555 W. Centennial Parkway, Las Vegas and Richard Kirsch of Sign Innovations, 242 Sunpac Avenue, Henderson. Jim Marsh clarified that the land adjacent to the west side of the site has been zoned commercial. There was discussion regarding future development of the adjacent areas.

Craig Galati made a motion to approve as follows: Approve the request for a wall sign on the west wall of the dealership located in Centennial Hills, 8555 W. Centennial Parkway and voted to Deny the request for a wall sign on the rear (south) wall of the dealership. The motion passed with one abstention and one denial.

**ITEM 5: CHR-0005-02: MASTER SIGN PLAN – CENTENNIAL COURT: Request for approval of a Master Sign Plan for Centennial Court, a 52,000 sf commercial center located at Sky Pointe Drive and Buffalo Drive (APN # 125-21-701-004).**

Frank Fiori noted the plans follow the Design Guidelines with two exceptions:

1. The note on the plan sheet entitled “Exterior Elevation”, should be amended to say; “Pad buildings may have signs located on the rear of the building as long as it faces a street or parking lot, and does not face existing residential development that is outside of the limits of Centennial Hills Town Center.”

2. Note no. 5 in the section entitled "Freestanding Pad Buildings", should be amended to say; "Signage area may be up to 15% of each elevation facing a parking lot or street."

Staff recommends approval with those changes.

Tim Haines, Vision Signs, 3625 S. Polaris Avenue, Las Vegas appeared as the applicant.

Craig Galati made a motion to approved the Master Sign Plan subject to staff conditions along with a Revised Site Plan with the following changes:

- The word "Tavern" shall be removed from the site plan and replaced with "Future Tenant".
- No signs shall be posted on the northwest and northeast sides of the building designated as "Tavern" on the original site plan.
- No signs shall be posted on the north and west side of Retail Pad 4.
- No signs shall be posted on the north side of Food Pad 2.
- No signs shall be posted on the north and west side of the Restaurant Pad.
- Sign "E" shall be relocated to the west.

The motion passed unanimously.

**ITEM 6: CHR-0006-02: MASTER SIGN PLAN – CENTENNIAL CROSSROADS: Request for approval of a Master Sign Plan for Centennial Crossroads, a 266,000 sf commercial center located at Sky Pointe Drive and John Herbert Boulevard (APN #'s 125-21-810-006 & 125-21-810-007).**

Frank Fiori stated that the Sign Plan meets the Town Center Development Standards and staff recommends Approval with the two Public Works conditions.

Bob Failing, Vision Signs, 3625 S. Polaris Avenue, Las Vegas appeared as the applicant and agreed to the conditions.

Lewis Brandon made a motion to Approve, subject to conditions. Unanimously approved.

**ITEM 7: CITIZEN PARTICIPATION**

None

**ITEM 6: SET NEXT MEETING DATE/ADJOURNMENT**

The next meeting of the Centennial Hills Architectural Review Committee will be held on October 1, 2002 at 12:00 p.m. at the Development Services Center, 731 South Fourth Street in conference room 2B, if applications are received before the closing date of August 27, 2002.

Chairman Buckley adjourned the meeting at 1:44 pm.

# **Town Center Temporary Sign Amendments Draft 11/22/2002**

The following Subsections 5 and 6 are proposed to be placed at the end of Section G., "Permitted Signs", of the Town Center Development Standards Manual. Subsection 5 addresses signs commonly permitted without a certificate and Subsection 6 addresses temporary residential subdivision sale signs.

## **5. SIGNS PERMITTED WITHOUT A CERTIFICATE**

The following signs and similar devices are permitted, subject to the specified conditions, without the issuance of a sign certificate:

### **A. DECORATIONS**

Signs in the nature of decorations, clearly incidental and customary and commonly associated with any national, local or religious holiday; provided that such signs are not displayed for a period of not more than sixty (60) consecutive days nor more than sixty (60) days in any one (1) calendar year. Such signs are not restricted as to type, number, area, height, location, illumination, or animation.

### **B. TRAFFIC CONTROL SIGNS ON PRIVATE PROPERTY**

Any traffic control sign on private property, such as "Stop," "Yield" and similar signs, the face of which meets Department of Public Works standards and which contains no commercial message of any sort.

### **C. OFFICIAL FLAGS OF GOVERNMENTS AND GOVERNMENTAL AGENCIES**

Flags of the United States, state flags, municipal flags, flags of foreign nations and any other flag representing a government or governmental agency, provided that:

1. The flag is not flown from a pole the top of which is more than 40 feet in height;
2. No more than one flag for any one governmental unit or nation is permitted on each parcel of land; and
3. No more than four flags are permitted on the same parcel of land.

### **D. OFFICIAL FLAGS OF PRIVATE ENTITIES**

Official flags of private corporations or other private entities are permitted at the location of the main headquarters, corporate offices or branch office of the subject entity provided that:

1. The flags do not exceed 60 square feet in area;
2. The flags are not flown from a pole the top of which is more than 40 feet in height; and
3. No more than one flag is permitted on each parcel of land.

# Town Center Temporary Sign Amendments

## Draft 11/22/2002

### E. INCIDENTAL SIGNS (ATTACHED OR FREESTANDING)

#### 1. Non-directional signs.

- a. **Maximum number.** There is no specific limit on the number of signs.
- b. **Maximum area.** Incidental signs, including warning and trespassing signs are permitted without review if they do not exceed four square feet in size or nine square feet for an incidental sign set back at least 30 feet from the right-of-way.
- c. **Maximum height.** Five feet.
- d. **Minimum setback.** Five feet from all property lines.
- e. **Additional standards, including district variations.** Typical incidental signs include, but are not limited to, "restroom," "telephone," "no parking," "entrance," "exit," and generic directions such as "office," "ATM," or "stores." No such sign shall carry any commercial message whatsoever.
- f. **Certificate required.** No.

#### 2. Directional Signs. Signs specifically designed to give parking or traffic directions and other directional information commonly associated with and related to the permitted use. Such signs shall be limited to:

- a. **Type.** Wall and freestanding signs.
- b. **Maximum number.** Two per driveway or vehicular access except that any such sign not legible from the public right-of-way shall not be counted in this limitation.
- c. **Maximum area.** 12 square feet. If the sign includes a business name or logo, it shall not comprise more than 50 percent of the permitted sign area.
- d. **Maximum height.** Seven feet.
- e. **Minimum setback.** Five feet from all property lines.
- f. **Illumination permitted.** Internal illumination only.
- g. **Certificate required.** No.

### 6. TEMPORARY RESIDENTIAL SUBDIVISION SIGNS

Temporary Residential Subdivision Signs shall not be installed unless such signs are approved as a part of a master sign plan in accordance with Section K, Sign Approval Procedures.

#### A. PROJECT FLAGS

Project flags are decorative flags intended to identify a specific development containing a residential use. These flags do not contain any advertising

# Town Center Temporary Sign Amendments

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copy other than the name or the logo of the development or name of the developer.

1. **Maximum number.** 25 flags per development that is 10 acres in area or less, plus one additional flag for each additional one-half acre in area.
2. **Maximum area.** 24 square feet in area.
3. **Maximum height.** 24 feet.
4. **Minimum setback.** Five feet from all property lines.
5. **Illumination permitted.** No.
6. **Certificate required.** No.

### B. SUBDIVISION DEVELOPMENT SALE SIGNS

1. **Maximum number.** One subdivision development sale sign per residential subdivision per street frontage, with a maximum of two signs per subdivision.
2. **Maximum area.** 240 square feet per sign.
3. **Maximum height.** 22 feet, or 12 feet above the nearest property line wall.
4. **Minimum setbacks and separations.**
  - a. 10 feet from any public right-of-way.
  - b. 50 feet from any other on-premise, off-premise or subdivision development sale sign.
5. **Additional standards.** The sign shall be a freestanding sign that is firmly secured in the ground, as approved by the Building Official.
6. **Illumination permitted.** Direct white light or internal illumination only.
7. **Certificate required.** Yes. The certificate application shall be accompanied by:
  - a. A site plan that clearly depicts the location of the proposed sign;
  - b. A drawing or picture of the proposed sign; and
  - c. A description of the means by which the sign will be secured.
8. **Duration of Certificate.** The certificate shall be valid for 24 months or until the last unit or lot is sold, whichever occurs first. At that time, the sign shall be removed unless a new certificate has been obtained. The property owner(s) and certificate holder shall each be responsible for maintenance and removal of the sign.
9. **Landowner(s) consent.** Any person placing a directional sign shall obtain the permission of the owner(s) of the property on which the sign is placed. Nothing in this ordinance shall be construed to authorize the placement of any sign without the permission of the landowner(s).

# Town Center Temporary Sign Amendments

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10. **Design Standard.** All structural members and support structures shall be concealed by architectural treatments or landscaping as approved in the master sign plan.

All such signs shall contain the Town Center logo and colors as adopted by the city. The sign area of the logo will be excluded from the calculation of the total sign area of each sign, as approved in the master sign plan.

### C. SUBDIVISION DEVELOPMENT CONTINUOUS DIRECTIONAL SIGNS

Subdivision development directional signs are not considered "on-premise" signs or "off-premise" signs and are subject to the following:

1. **Maximum number.**
  - a. Eight signs per residential subdivision. Only four of the eight permitted signs may be located within the boundaries of Town Center.
  - b. A sign structure advertising two or more different subdivisions may count all the signs on that structure towards the eight sign limit for only one of the subdivisions advertised on such structure, if the owner(s) or lessee(s) of the sign includes in the required master sign plan the location, use and details of how all such signs are allocated.
2. **Maximum area.**
  - a. Two of the eight permitted signs may be up to 128 square feet in area. The two 128 square foot signs may only be located outside of the boundaries of Town center.
  - b. Four of the eight permitted signs may be up to 96 square feet in area.
  - c. The remaining four of the eight permitted signs shall not exceed 40 square feet in area.
  - d. An embellishment of up to 20 percent of each sign area may be added to the sign.
3. **Maximum height.**

14 feet, except that any authorized sign that exceeds 40 square feet in size may be up to of 22 feet in height.
4. **Minimum setbacks and separations.**
  - a. 10 feet from any public right-of-way.
  - b. 100 feet from any other such sign or any other on-premise or off-premise sign.
5. **Additional standards.**
  - a. These signs are allowed only on vacant undeveloped lots;

# Town Center Temporary Sign Amendments

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- b. For any sign that is proposed within 660 feet of any highway classified by the State of Nevada as part of the interstate and primary highway system, a State of Nevada sign permit is required.
  - c. Such signs shall not be located more than four miles from the subdivision to which it is providing direction.
  - d. Each sign shall be a freestanding sign that is firmly secured in the ground, as approved by the City of Las Vegas Building Official.
  - e. Not at any time will such a sign located within the boundaries of Town Center advertise a development outside of Town Center.
6. **Illumination permitted.** No.
7. **Certificate required.** Yes. The certificate application shall be accompanied by:
- a. A site plan that depicts the proposed location of each sign;
  - b. A drawing or picture of each proposed sign;
  - c. A description of the means by which the sign will be secured; and
  - d. A master location plan that indicates where all of the subdivision development continuous directional signs in Town Center (not including weekend directional signs) for the subdivision will be placed.
8. **Duration of certificate.** The sign certificate shall be valid for 24 months or until the last unit or lot is sold, whichever occurs first. At that time, the sign shall be removed unless a new certificate has been obtained. The property owner(s) and the certificate holder shall each be responsible for maintenance and removal of the sign.
9. **Landowner(s) consent.** Any person placing a directional sign shall obtain the permission of the owner(s) of the property on which the sign is placed. Nothing in this ordinance shall be construed to authorize the placement of any sign without the permission of the landowner(s).
10. **Design Standard.** All structural members and support structures shall be concealed by architectural treatments or landscaping as approved in the master sign plan.

All such signs shall contain the mountain profile Town Center logo depicted in Figure 28a of these standards, The sign area of the logo will be excluded from the calculation of the total sign area of each sign, as approved in the master sign plan.

### D. SUBDIVISION DEVELOPMENT -- WEEKEND DIRECTIONAL SIGNS

Weekend directional signs shall be used only to direct traffic to residential projects and shall not be employed for non-residential purposes of any kind or be used for any residential project outside of the boundaries of Town Center.

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1. **Maximum number.** 70 weekend directional signs per residential subdivision. Only 30 of the 70 permitted signs may be located within the boundaries of Town Center.
2. **Maximum area.** Four square feet per sign.
3. **Maximum height.**
  - a. Four feet above nearest street curb.
  - b. 32 inches above nearest street curb when within 50 feet of any street intersection or driveway opening. Where no curb exists, height shall be measured from edge of adjacent public right-of-way.
4. **Sign placement.**
  - a. Maximum placement distance of any weekend directional sign from its respective residential subdivision project shall be four miles as measured along a radial line whose axis is located at any point on the subject property.
  - b. Minimum spacing between signs relating to the same project is 300 feet, provided however, two signs may be placed within 10 feet of each other at locations where the path of travel turns direction.
  - c. Signs shall be placed at least 25 feet from any street intersection or driveway and not block or overhang any sidewalk or other established pedestrian way.
  - d. Such signs shall not be located within any landscaped areas in rights-of-way.
5. **Additional standards.**
  - a. Changes in copy and graphics may be made without re-issuance of certificates; if, the name of the subdivision changes, the developer shall apply for a new certificate.
  - b. Signs may only be installed after 6 PM on Friday or on the day before any Federal, State, or City holiday that may occur throughout the week, and all signs shall be removed by 6 AM on Monday or by the same time on the day after such holiday.
  - c. Signs shall be made of plastic, or some other weather resistant material approved by the Director, and shall be attached to a single metal stake. Signs mounted on wooden stakes are prohibited.
6. **Illumination permitted.** No.
7. **Master sign plan required.**

Weekend directional signs shall not be installed unless such signs are approved as a part of a master weekend directional sign plan. A certificate application shall be presented for each development for which weekend directional signs are to be employed. The application shall be in a form and include exhibits as specified by the Department of Planning and Development. The certificate application shall state the name and mailing address of the party to be notified in the event of any

# Town Center Temporary Sign Amendments

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violations of this Subsection. A master weekend directional sign certificate may be issued to cover all weekend directional signs that have been approved as part of a master weekend directional sign plan.

### 8. Insurance required.

Applicants for weekend directional sign certificates shall provide proof of and maintain comprehensive liability insurance in the minimum amount of \$4,000,000 per occurrence in a form acceptable to the Director. If any sign is placed in any unimproved public right-of-way, the certificate holder shall assume full responsibility for any damages or injuries to persons or property resulting either wholly or in part from the placement of the sign and shall agree to defend and indemnify the City and hold the City harmless from all liability for damages or injuries.

### 9. Landowner(s) consent.

Any person placing a directional sign shall obtain the permission of the owner(s) of the property on which the sign is placed. Nothing in this ordinance shall be construed to authorize the placement of any sign without the permission of the landowner(s).

### 10. Violations.

Weekend directional signs that are without proper certification; that are placed within 25 feet of a street intersection or driveway; that block or overhang sidewalks and other public pedestrian walkways; advertise projects not located within the boundaries of Town Center; or that are left remaining after the time limitations set forth in this Subsection may be impounded immediately. Violations and the recovery of signs are subject to the following charges and remedies:

Violation	Penalty
1st	\$10 per sign if without proper certification. Fee shall be waived if owner(s) obtains proper sign certificate. If properly certified, warning only.
2nd	\$10 per sign.
3rd	\$15 per sign and misdemeanor citation.
4th	Revocation of weekend directional sign certificate.

# Town Center Temporary Sign Amendments Draft 11/22/2002

The Subsection 4, "Procedures for Review and Approval", of Section K, "Sign Approval Procedures", of the Town Center Development Standards, for the purpose of temporary signage is proposed to be amended in the following fashion. The underlined portion is the proposed addition to the text.

#### 4. PROCEDURES FOR REVIEW AND APPROVAL

- B. Any individual sign or addition to an existing sign that increases the area or height of a sign will be forwarded to CHARC-TC prior to the issuance of a permit for construction. A permit will not be issued unless the CHARC-TC has approved the sign proposal, and a notice of decision indicating approval is submitted at the time a permit is applied for. In addition, a master sign plan must be submitted for any multi-tenant commercial development project, mixed-use development and temporary residential subdivision signs. The master sign plan must be approved by the CHARC-TC before any signs may be erected. All master sign plans shall be submitted in accordance with the requirements for a master sign plan as set forth in LVMC 19.14.130.

**Town Center Temporary Sign Amendments  
Draft 11/22/2002**