

**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 4, 2004
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:

**CITY HALL PLAZA, SPECIAL OUTSIDE POSTING BULLETIN BOARD
CITY HALL PLAZA, COURT CLERK'S OFFICE BULLETIN BOARD
LAS VEGAS LIBRARY, 833 LAS VEGAS BOULEVARD NORTH
CLARK COUNTY GOVERNMENT CENTER, 500 SOUTH GRAND CENTRAL PARKWAY
GRANT SAWYER BUILDING, 555 EAST WASHINGTON AVENUE**

ITEM 1: OPEN MEETING LAW

**ITEM 2: CHR-0013-04: REQUEST FOR APPROVAL OF AN AMENDMENT TO AN
APPROVED MASTER SIGN PLAN FOR AN EXISTING CAR DEALERSHIP ON
6.41 ACRES AT 8555 WEST CENTENNIAL PARKWAY.**

**ITEM 3: CHR-0014-04: REQUEST FOR APPROVAL OF A MASTER SIGN PLAN FOR
COMMERCIAL DEVELOPMENT ON 4.91 ACRES AT THE NORTHWEST
CORNER OF DURANGO DRIVE AND EL CAPITAN WAY.**

ITEM 4: CITIZEN PARTICIPATION

ITEM 5: 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.**

**Las Vegas City Council
Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Michael Mack, Ward 6
Councilwoman Janet Moncrief, Ward 1
City Manager Douglas A. Selby**

CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>

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)

Percy Lucban, an employee of the Planning & Development Department of the city of Las Vegas, being first duly sworn, deposes and says that on the 28 day of APRIL, 2004 at the hour of 3pm, there were posted copies of the CHARC AGENDA, for the May 4, 2004 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 Las Vegas Library
833 Las Vegas Boulevard North
3. Grant Sawyer Building
555 E. Washington 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. Court Clerk's Office Bulletin Board at the Plaza Level to the City Hall
400 Stewart Avenue
(Near the entrance to the Court Clerk's Office)

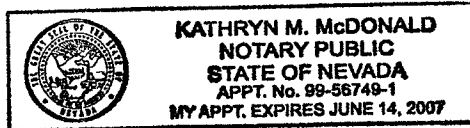
Percy Lucban
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 28 day of April, 2004.

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. Bill Johnson	George Rainhart Assoc	Albuquerque	505-884-9110	505-837-9877
2. Jim Marsh - chry.	Leop	SSS Centennial	976-1000	
3. Mike Roach	CAPIT - Durango/El Capitan LLC	Albuquerque	505-884-3578	
4. Debbie Kinsora	6013 Golden Saddle LV		396-0699	
5.			Phone	Fax
6.			Phone	Fax
7.			Phone	Fax
8.			Phone	Fax
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16.			Phone	Fax
17.			Phone	Fax

**CITY OF LAS VEGAS
CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE (CHARC)
May 4, 2004
12:00 PM
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101**

DRAFT ANNOTATED MINUTES

Members Present

**Jeff Gale, Chairman
Todd Nigro, Vice Chairman
Debbie Kinsora**

Members Excused

David Steinman

Members Absent

Ronni Council

Citizens

**Bill Johnson
Jim Marsh
Mike Roach**

City Staff

**Flinn Fagg
Dorothy Marsili**

ITEM 1: OPEN MEETING LAW/CALL TO ORDER

The meeting was called to order at 12:20 p.m. by Jeff Gale, Chairman. Jeff Gale noted the meeting had been properly noticed in accordance with the Open Meeting Law.

ITEM 2: CHR-0013-04: - REQUEST FOR APPROVAL OF AN AMENDMENT TO AN APPROVED MASTER SIGN PLAN FOR AN EXISTING CAR DEALERSHIP ON 6.41 ACRES AT 8555 WEST CENTENNIAL PARKWAY.

Flinn Fagg read the staff report from the Planning Department stating staff recommendation was for Approval, subject to the following conditions:

1. Conformance to the sign elevations and documentation as submitted in conjunction with this request.
2. All signage shall have proper permits obtained through the Building and Safety Department.

Representative of the applicant included Jim Marsh, Chrysler Jeep.

Discussion was on changing the text in the sign to read "Chrysler Jeep" instead of "Jim Marsh". This would change the square footage of the sign from 111 sq.ft. to 140 sq.ft.

Todd Nigro motioned to approve the amendment for an approved master sign plan subject to the conditions of staff and the condition of the sign being modified from 111 sq.ft. to 140 sq.ft. and to include the sign to read Chrysler Jeep instead of Jim Marsh. Debbie Kinsora seconded the motion. The motion passed with unanimous approval.

Staff instructed Jim Marsh to submit revised elevations showing the change in the proposed signage.

ITEM 3: CHR-0014-04: – REQUEST FOR APPROVAL OF A MASTER SIGN PLAN FOR COMMERCIAL DEVELOPMENT ON 4.91 ACRES AT THE NORTHWEST CORNER OF DURANGO DRIVE AND EL CAPITAN WAY.

Flinn Fagg read the staff report from the Planning Department stating staff recommendation was for Approval, subject to the following conditions:

1. Conformance to the sign elevations and documentation as submitted in conjunction with this request, except as modified herein.
2. All signage shall have proper permits obtained through Building and Safety Department.
3. All monument signs shall have a front setback of five feet from the front property line, and shall be limited to a maximum of eight feet in height.
4. The electronic readerboard proposed for the monument sign on Pad A shall be restricted to time and temperature information only.
5. No signage shall be permitted on building elevations that face the residential properties to the north.
6. The sign plan documentation shall be revised and submitted to staff for review and approval to reflect the conditions contained herein.

Flinn Fagg stated that the site plan does not indicate the distance of the monument signs from the property line. The site plan needs to be revised showing they will be located five feet back from the property line. Second, the current height of 8'6" is not permitted. The site plan needs to be modified to drop down to 8' in order to comply with that requirement.

Representatives of the applicant included Bill Johnson from George Rainhart & Associates and Mike Roach of CAP II, Durango/El Capitan LLC.

Bill Johnson asked for signage to be put on the building so customers will know which store they are entering. Evergreen trees will be used as a landscape buffer on the North side of property to diffuse signage. Non-lighted signs are requested for parking location purposes only on North side.

Bill Johnson requests variance on the readerboard to allow for more information other than time and temperature.

Flinn Fagg informed new committee members of their ability to hear and determine final action on a sign variance or sign waiver request from Town Center Standards. He cautioned members that when reviewing requests there needs to be something unique about the request or property.

Upon approval, this Master Sign plan will apply to all Pads located at this site.

Todd Nigro motioned for approval subject to staff conditions and with the additional modifying condition #5 that if any of the sides of the building face residential and there is parking then the applicant will be allowed non-illuminated signage on the building. If there is no parking then no signage is permitted on those portions of the building. The readerboard will be time and temperature only. The motion passed with unanimous approval.

Flinn Fagg instructed Bill Johnson to amend the drawings to reflect the approval within one week.

ITEM 4: CITIZEN PARTICIPATION

None

ITEM 5: SET NEXT MEETING DATE/ADJOURNMENT

Chairman Jeff Gale adjourned the meeting at 12:50 pm.