

**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 NOVEMBER 2, 2004
12:00 PM**

**JEFF GALE – CHAIRMAN
TODD NIGRO – VICE CHAIR
DAVID STEINMAN
DEBBIE KINSORA
RONNI COUNCIL**

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

ANNOUNCEMENT: COMPLIANCE WITH THE OPEN MEETING LAW

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

**DEVELOPMENT SERVICES CENTER, 731 SOUTH FOURTH STREET
COURT CLERK'S OFFICE BULLETIN BOARD, CITY HALL PLAZA
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: APPROVAL OF AUGUST 17, 2004 MEETING MINUTES

**ITEM 2: CHARC-0016-04 - REQUEST FOR APPROVAL OF A MASTER SIGN PLAN
FOR AN OFFICE/RETAIL CENTER ON 11.40 ACRES ADJACENT TO THE
SOUTHEAST CORNER OF CIMARRON ROAD AND DEER SPRINGS WAY**

**ITEM 3: CHARC-0017-04 - REQUEST FOR APPROVAL OF A MASTER SIGN PLAN
FOR A COMMERCIAL AND RESIDENTIAL MIXED-USE DEVELOPMENT ON
15.2 ACRES ADJACENT TO THE SOUTHEAST CORNER OF DURANGO
DRIVE AND DORRELL LANE.**

ITEM 4: CITIZEN PARTICIPATION

ITEM 5: SET NEXT MEETING DATE/ADJOURNMENT

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE NO SUBJECT MAY BE ACTED UPON BY THE CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the Planning and Development Department 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.

**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
Councilman Steve Wolfson, Ward 2
City Manager Douglas A. Selby**

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)

I John Holliday, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the 27 day of October, 2004, at the hour of 8:53, there were posted copies of the November 2, 2004 Centennial Hills Architectural Review 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 Las Vegas Library
833 Las Vegas Boulevard North
3. In the Grant Sawyer Building
555 East Washington Boulevard
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)

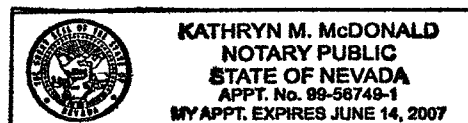
John Holliday
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 27th day of October, 2004.

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



INTER - OFFICE MEMORANDUM

11-03-04

| | |
|---|--|
| <p>FLINN FAGG PLANNING & DEVELOPMENT DEPT. CURRENT PLANNING DIVISION</p> | <p>FROM: CITY CLERK</p> |
| <p>SUBJECT: APPEAL ON CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE ACTION</p> | <p>COPIES TO:</p> |

This is to certify that the following action relative to Centennial Hills Architectural Review Committee decision on the application of:

FILE NO.: CHR-0016-04
APPLICANT: CIMARRON FRONTAGE, LIMITED LIABILITY COMPANY
WARD: 6 (MACK)

Appeal by applicant or any other aggrieved person: Yes No
 Reviewed requested by City Council//Planning Commission Yes No

DATE **CITY CLERK**

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Centennial Hills Architectural Review Committee Action. **11-02-04**
 Last day for filing an appeal by applicant or any Other aggrieved person. (Appeal period is 10 days After the date of the CHARC decision). **11-12-04**
 Last day for a review being requested by the Planning Commission or the City Council. (Review period is 10 days after the date of the CHARC decision.) **11-12-04**

Memorandum

City of Las Vegas
Planning and Development
Department

To: Centennial Hills Architectural Review Committee (CHARC)
From: Flinn Fagg, Urban Design Coordinator
CC: Margo Wheeler, Deputy Director
David Bratcher, Planning Supervisor
Date: October 22, 2004
Re: CHARC application #CHR-0016-04

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Master Sign Plan for an office/retail center on 11.40 acres adjacent to the southeast corner of Cimarron Road and Deer Springs Way.

B) Applicant's Justification

The applicant states that the sign plan will ensure visual coordination and consistency of all signage on the site.

BACKGROUND INFORMATION

A) Previous Actions

08/26/03 The City Council approved a Site Development Plan Review (SDR-2310) for one of the subject parcels, allowing a 47,075 square foot educational building. The Planning Commission had recommended approval of the request at their meeting of 7/10/03.

08/28/03 The Planning Commission approved a Site Development Plan Review (SDR-2675) for a 30,376 square foot office building in conjunction with a commercial development

B) Pre-Application Meeting

09/28/04 At the pre-application conference, issues were discussed relative to the number of freestanding signs proposed for the property and the illumination of signs adjacent to single-family residences.

DETAILS OF APPLICATION REQUEST

- A) Existing Land Use
 Subject Property: Educational Use/Office Use (Under Construction)
 North: Single-family Residential Use
 South: General Retail Use
 Financial Institution Use
 East: Multifamily Residential Use
 West: Convenience Store Use
 Service Station Use
 Right-of-Way
- B) Planned Land Use
 Subject Property: SX-TC (Suburban Mixed Use – Town Center)
 North: ML (Medium Low Density Residential)
 South: SX-TC (Suburban Mixed Use – Town Center)
 East: SX-TC (Suburban Mixed Use – Town Center)
 West: SX-TC (Suburban Mixed Use – Town Center)
- C) Existing Zoning
 Subject Property: T-C (Town Center)
 North: T-C (Town Center)
 South: T-C (Town Center)
 East: T-C (Town Center)
 West: T-C (Town Center)
- D) General Plan Compliance

This site is located within the Town Center Plan Area of the Centennial Hills Sector Plan. The site is designated SX-TC (Mixed Use Main Street - Town Center) within the Town Center Land Use Map, which allows medium-density residential development in addition to service commercial uses. Building and site designs should reflect a mixture of compatible land uses having either a vertical or horizontal character and should maximize employment and housing opportunities. The development approved for the site is consistent with the General Plan designation.

ANALYSIS

A) Zoning Code Compliance

The following signage is proposed for the property:

- (1) 40-foot high pylon sign
- (4) Eight-foot high monument signs
- Wall signage
- Window signage
- Real estate signs

With the exception of the height of the pylon sign, all of the sign types are permitted by Town Center standards; a discussion of compliance with individual code requirements follows in the sections below.

A1) Residential Separation Standards

Section D-1(G)(2-B) of the Town Center Development Standards Manual states that wall signage that faces residential development outside the limits of the Centennial Hills Town Center shall not be permitted. The residential development that is immediately north of the subject property is outside the limits of Town Center; consequently, no wall signage shall be permitted facing the single-family residential properties.

A2) Sign Standards

Pursuant to Section D-1(G)(2) of the Town Center Development Standards Manual, the following Sign Standards apply to the subject proposal:

**Pylon Sign:
Standards**

| | Allowed | Provided | Complies |
|-----------------|------------------------------|--------------------|-----------------|
| Maximum Number | 1/street frontage | 1/Sky Pointe Drive | Yes |
| Maximum Area | 1 SF/150 SF gross floor area | 389 SF | Yes |
| Maximum Height | 24' | 40' | No |
| Minimum Setback | 5' | 5' | Yes |
| Illumination | No fugitive light | Internal | Yes |

The proposed pylon sign exceeds the Town Center height limit, but conforms with the sign area, setback, and illumination requirements.

**Monument Signs:
Standards**

| | Allowed | Provided | Complies |
|-----------------|---|--|-----------------|
| Maximum Number | 1/300' street frontage | 1/Sky Pointe Drive 1/Cimarron Road 2/Deer Springs Way 4 Total | Yes |
| Maximum Area | 75 SF per monument; 1 SF/150 SF gross floor area | 50 SF | Yes |
| Maximum Height | 8' | 8' | Yes |
| Minimum Setback | 5' | 5' | Yes |
| Illumination | No fugitive light | | Yes |

The proposed monument signs conform with the height and area requirements.

**Wall Signs:
Standards**

| | Allowed | Provided | Complies |
|-----------------|------------------------|------------------------|-----------------|
| Maximum Number | N/A | N/A | Yes |
| Maximum Area | 15%/building elevation | 15%/building elevation | Yes |
| Maximum Height | N/A | N/A | N/A |
| Minimum Setback | N/A | N/A | N/A |
| Illumination | Internal | Internal | Yes |

The proposed Master Sign Plan document limits wall signage to 15% of the building elevation, which is in conformance with Town Center requirements.

B) General Analysis and Discussion

The proposed pylon sign exceeds the 24-foot height limit, and the height will need to be reduced. All of the monument signs comply with the height limit requirements. The total sign area allowed for all monument and pylon signs is based on the gross square footage of all buildings on the site. A total of 52,960 square feet of building area has been approved to date, which allows a total of 353 square feet of sign area. It is anticipated that approximately 115,000 square feet of floor area will eventually be approved for the site, which would allow up to 767 square feet of sign area for the pylon and monument signs. The submitted Master Sign Plan document allows a maximum of 740 square feet of sign area, which should be in compliance with the eventual build-out of the site.

The proposed wall signage will generally conform with Town Center standards. Section D-1(G)(2-B) of the Town Center Development Standards prohibits any wall signage that faces existing residential development that is outside the limits of Town Center. There is an existing single-family development immediately north of the site across Deer Springs Way; consequently, no wall signage shall be allowed on the north elevation of any buildings facing Deer Springs Way.

The proposed Master Sign Plan document allows real estate signs, which are not to exceed 200 square feet in area. Based on the area of the site, the proposed real estate signs will be in compliance with the requirements of Title 19.14.

As there may be up to four additional buildings on the site, and no elevations have been submitted for those buildings, it is difficult to determine if the signs will be consistent with other signage approved for the site. While the Master Sign Plan document includes adequate language to limit any future wall signage, it is preferable to have schematic building elevations showing sign locations in addition to the Master Sign Plan verbiage.

Staff Recommendation: 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 the Building and Safety Department.
3. The pylon sign shall be limited to 24 feet in height.
4. No signage shall be permitted on building elevations that face the residential properties to the north.
5. The approval of additional structures for the site other than those depicted in the attached application shall require that the Master Sign Plan be amended and approved by CHARC-TC.

November 3, 2004

Mr. Billy Meskel
Cimarron Frontage, Limited Liability Company
3320 North Buffalo Drive, Suite 203
Las Vegas, Nevada 89129

Re: CHR-0016-04

Dear Applicant:

Your request for a for approval of a Master Sign Plan for an office/retail center on 11.40 acres adjacent to the southeast corner of Cimarron Road and Deer Springs Way was considered by the Centennial Hills Architectural Review Committee on November 2, 2004.

The Centennial Hills Architectural Review Committee voted to **APPROVE** your request for a Master Sign Plan, 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 the Building and Safety Department.
3. The pylon sign shall be limited to 40 feet in height with back lighting with black face wording. A revised plan detailing this requirement shall be resubmitted for staff approval prior to issuance of a sign permit.
4. No signage shall be permitted on building elevations that face the residential properties to the north.
5. The approval of additional structures for the site other than those depicted in the attached application shall require that the Master Sign Plan be amended and approved by CHARC-TC.

This action by the Centennial Hills Architectural Review Committee on (meeting date) is final unless a written appeal is filed with the City Clark within ten days of the date of the Centennial Hills Architectural Review Committee's decision.

Sincerely,

Flinn Fagg
Urban Design Coordinator
Current Planning

FF:va

cc: Mr. Chris R. Grant
Cimarron Frontage, Limited Liability Company
3320 North Buffalo Drive, Suite 203
Las Vegas, NV 89129

October 26, 2004

Mr. Billy Meskel
Cimarron Frontage, Limited Liability Company
3320 North Buffalo Drive, Suite 203
Las Vegas, Nevada 89129

RE: CHR-0016-04

Dear Mr. Meskel:

Please be advised your request, as referred to above, will be considered by the *Centennial Hills Architectural Review Committee* at its regular meeting on *November 2, 2004*. This meeting will be held at 12:00P.M. at the Development Services Center, 731 S. 4th Street, in Conference Room 2B, Las Vegas, Nevada.

Enclosed please find a copy of staff's recommendations and any conditions related to your application along with an agenda for the November 2nd meeting.

The Centennial Hills Architectural Review Committee requires that you or your representative be present at this meeting.

Sincerely,

Flinn Fagg, Urban Design Coordinator
Planning and Development Department
Current Planning Division

FF:va

Enclosures

cc: Mr. Chris R. Grant
Cimarron Frontage, Limited Liability Company
3320 North Buffalo Drive, Suite 203
Las Vegas, NV 89129

October 26, 2004

El Capitan Associates
630 Trade Center Drive
Las Vegas, NV 89119

RE: CHR-0017-04

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the **Centennial Hills Architectural Review Committee** at its regular meeting on **November 2, 2004**. This meeting will be held at 12:00P.M. at the Development Services Center, 731 S. 4th Street, in Conference Room 2B, Las Vegas, Nevada.

Enclosed please find a copy of staff's recommendations and any conditions related to your application along with an agenda for the November 2nd meeting.

The Centennial Hills Architectural Review Committee requires that you or your representative be present at this meeting.

Sincerely,

Flinn Fagg, Urban Design Coordinator
Planning and Development Department
Current Planning Division

FF:va

Enclosures

November 3, 2004

El Capitan Associates
630 Trade Center Drive
Las Vegas, NV 89119

Re: CHR-0017-04

Dear Applicant:

Your request for approval of a Master Sign Plan for a commercial and residential mixed-use development on 15.2 acres adjacent to the southeast corner of Durango Drive and Dorrell Lane was considered by the Centennial Hills Architectural Review Committee on November 2, 2004.

The Centennial Hills Architectural Review Committee voted to **APPROVE** your request for a Master Sign Plan, 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 the Building and Safety Department.
3. Window signage shall be permitted, not to exceed 25 percent of the window area in accordance with Title 19.14.

This action by the Centennial Hills Architectural Review Committee on November 2, 2004 is final unless a written appeal is filed with the City Clark within ten days of the date of the Centennial Hills Architectural Review Committee's decision.

Sincerely,

Flinn Fagg
Urban Design Coordinator
Current Planning

FF:va

INTER-OFFICE MEMORANDUM

11-03-04

| | |
|---|--|
| <p>FLINN FAGG PLANNING & DEVELOPMENT DEPT. CURRENT PLANNING DIVISION</p> | <p>FROM: CITY CLERK</p> |
| <p>SUBJECT: APPEAL ON CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE ACTION</p> | <p>COPIES TO:</p> |

This is to certify that the following action relative to Centennial Hills Architectural Review Committee decision on the application of:

FILE NO.: CHR-0017-04
APPLICANT: EL CAPITAN ASSOCIATES
WARD: 6 (MACK)

| | | |
|---|-----|----|
| Appeal by applicant or any other aggrieved person: | Yes | No |
| Reviewed requested by City Council//Planning Commission | Yes | No |

DATE

CITY CLERK

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

| | |
|--|----------|
| Date of Centennial Hills Architectural Review Committee Action. | 11-02-04 |
| Last day for filing an appeal by applicant or any Other aggrieved person. (Appeal period is 10 days After the date of the CHARC decision). | 11-12-04 |
| Last day for a review being requested by the Planning Commission or the City Council. (Review period is 10 days after the date of the CHARC decision.) | 11-12-04 |

Memorandum

City of Las Vegas
Planning and Development
Department

To: Centennial Hills Architectural Review Committee (CHARC)
From: Flinn Fagg, Urban Design Coordinator
CC: Margo Wheeler, Deputy Director
David Bratcher, Planning Supervisor
Date: October 25, 2004
Re: CHARC application #CHR-0017-04

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Master Sign Plan for a commercial and residential mixed-use development on 15.2 acres adjacent to the southeast corner of Durango Drive and Dorrell Lane.

B) Applicant's Justification

The applicant states that the sign plan meets the City's regulations and adheres to the aesthetic mandates of the Centennial Hills area.

BACKGROUND INFORMATION

A) Previous Actions

- 01/17/01 The City Council approved a petition to Annex [A-0003-99(A)] approximately 615 acres located west of El Capitan Way between Rome Avenue and Grand Teton Drive, which included the subject site. The Planning Commission recommended approval of the petition on 03/25/99; the annexation became effective 01/26/01.
- 04/03/02 The City Council approved a Rezoning (Z-0099-01) from U (Undeveloped) [TC (Town Center) General Plan Designation] to TC (Town Center) Zone for the subject site. The Planning Commission recommended approval of the request on 02/28/02.
- 05/01/02 The City Council approved a Development Agreement in order to establish development standards for a mixed-use project with retail and multifamily residential components. A Site Development Plan Review [Z-0099-01(1)] was also approved at that time. The Planning Commission recommended approval of the requests on 03/28/02.

05/19/04 The City Council approved a Development Agreement (DIR-4432) for the conversion of the development from apartments to condominiums.

B) Pre-Application Meeting

10/18/04 At the pre-application conference, issues were discussed relative to the proposed wall signage, and the conditions of the previously-approved Development Agreement.

DETAILS OF APPLICATION REQUEST

A) Existing Land Use

Subject Property: Multifamily Use
Retail Use
Office Use
North: Undeveloped (Approved for Mixed-Use Development)
South: Single-Family Residential Use
Undeveloped [Approved for a Liquor Establishment (Tavern)]
East: Undeveloped (Approved for a Hospital)
West: Multifamily Residential Use

B) Planned Land Use

Subject Property: UC-TC (Urban Center Mixed Use – Town Center)
North: UC-TC (Urban Center Mixed Use – Town Center)
South: UC-TC (Urban Center Mixed Use – Town Center)
East: UC-TC (Urban Center Mixed Use – Town Center)
West: UC-TC (Urban Center Mixed Use – Town Center)

C) Existing Zoning

Subject Property: T-C (Town Center)
North: T-C (Town Center)
South: T-C (Town Center)
East: T-C (Town Center)
West: T-C (Town Center)

D) General Plan Compliance

This site is located within the Town Center Plan Area of the Centennial Hills Sector Plan. The site is designated UC-TC (Urban Center Mixed Use - Town Center) within the Town Center Land Use Map, which encourages imaginative site and building design to maximize the use of the property. Development within the land use designation will typically be multistoried having ground floor offices and/or retail with similar or residential uses utilizing the upper floors. The approved development is consistent with the land use designation.

ANALYSIS

A) Zoning Code Compliance

The following signage is proposed for the property:

- Wall signage

No other proposed signage is listed in the Master Sign Plan document.

A1) Residential Separation Standards

Section D-1(G)(2-B) of the Town Center Development Standards Manual states that wall signage that faces residential development outside the limits of the Centennial Hills Town Center shall not be permitted. As all surrounding parcels are within the Town Center boundaries, the wall signage limitation does not apply.

A2) Sign Standards

Pursuant to Section D-1(G)(2) of the Town Center Development Standards Manual, the following Sign Standards apply to the subject proposal:

| Wall Signs: Standards | Allowed | Provided | Complies |
|--------------------------|------------------------|------------------------|----------|
| Maximum Number | N/A | N/A | Yes |
| Maximum Area | 15%/building elevation | 15%/building elevation | Yes |
| Maximum Height | N/A | N/A | N/A |
| Minimum Setback | N/A | N/A | N/A |
| Illumination | Internal | Internal | Yes |

The proposed Master Sign Plan document limits wall signage to 15% of the building elevation, which is in conformance with Town Center requirements. The document specifically limits of wall signage to the areas defined on the submitted building elevations.

B) General Analysis and Discussion

The proposed wall signage will generally conforms with Town Center standards, and adheres to the 15 percent limitation listed in the Town Center Design Standards Manual.

The submitted application includes a depiction of a window sign, although that type of signage is not specifically addressed in the Master Sign Plan documents. Approval of the Master Sign Plan for the property should specifically address window signage, which should be limited to 25 percent of the window area in accordance with Title 19.14. In addition to the window signage, the application package includes a banner sign; any temporary signage will be subject to the requirements for temporary signage, and is not to be a part of the Master Sign Plan.

Staff Recommendation: 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 the Building and Safety Department.
3. Window signage shall be permitted, not to exceed 25 percent of the window area in accordance with Title 19.14.