

**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 OCTOBER 4, 2005  
12:00 PM**

**SAM DUNNAM – PLANNING COMMISSIONER  
DAVID STEINMAN – PLANNING COMMISSIONER  
DEBBIE KINSORA  
RONNI COUNCIL  
JEFF GALE**

**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 SEPTEMBER 6, 2005 MEETING MINUTES BY REFERENCE**

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

**ITEM 3: ARC-9410 - REQUEST FOR APPROVAL OF A MASTER SIGN PLAN FOR  
BANKWEST OF NEVADA LOCATED AT 8505 WEST CENTENNIAL  
PARKWAY.**

**ITEM 4: ARC-9413 - REQUEST FOR APPROVAL OF A MASTER SIGN PLAN FOR AN  
OFF-PREMISE RESIDENTIAL SALES TRAILER FOR BEAZER HOMES  
LOCATED AT 7561 OSO BLANCA ROAD, JUST SOUTH OF FARM ROAD.**

**ITEM 5: CITIZENS PARTICIPATION**

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

**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  
Councilwoman Lois Tarkanian, Ward 1  
Councilman Steve Wolfson, Ward 2  
Councilman Steven D. Ross, Ward 6  
City Manager Douglas A. Selby**

**CITY OF LAS VEGAS  
CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE (CHARC)  
Tuesday, October 4, 2005  
12:00 PM  
Development Services Center  
731 South Fourth Street  
Las Vegas, NV 89101**

**ANNOTATED MINUTES**

**Members Present**

David Steinman  
Sam C. Dunnam  
Jeff Gale

**Members Excused**

Ronnie Council  
Debbie Kinsora

**Members Absent**

**Citizens**

Theresa Price – Beazer Homes  
Catherine Steuers – Beazer Homes  
Daneen Hroza

**City Staff**

Yorgo Kagafas  
Flinn Fagg  
Nora Lares

**ANNOUNCEMENT: OPEN MEETING LAW/CALL TO ORDER**

The meeting was called to order at 12:05p.m. by Jeff Gale. This meeting has been properly noticed in accordance with the Open Meeting Law.

**ITEM 1: APPROVAL OF JUNE 21, 2005 MINUTES BY REFERENCE**

Jeff Gale made a motion to accept the September 6, 2005 minutes; David Steinman seconded the motion; approved.

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

Jeff Gale made a motion to hold off on the election of the Chairman and Vice-Chairman for another month (next meeting). David Steinman seconded the motion. Unanimously approved.

**ITEM 3: ARC-9410 - REQUEST FOR APPROVAL OF A MASTER SIGN PLAN FOR BANKWEST OF NEVADA LOCATED AT 8505 WEST CENTENNIAL PARKWAY.**

Yorgo Kagafas read the staff report from the Planning Department recommending APPROVAL subject to conditions.

1. All freestanding signage shall be set back a minimum of five (5) feet from the property line.
2. Conformance to the sign elevations and documentation dated September 14, 2005 as submitted in conjunction with this request, except as modified herein.
3. That the monument sign be reduced in height and size to conform to the Town Center Development Standard.
4. All signage shall have proper permits obtained through the Building and Safety Department.
5. Any additional signage for the development shall require an amendment to the Master Sign Plan, approved by the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC).

There was discussion between committee members and staff regarding the project.

Sam Dunnam made a motion to approve item #3 - ARC-9410 subject to all staff's recommendations; David Steinman seconded the motion. Unanimously approved.

**ITEM 4: ARC-9413 - REQUEST FOR APPROVAL OF A MASTER SIGN PLAN FOR AN OFF-PREMISE RESIDENTIAL SALES TRAILER FOR BEAZER HOMES LOCATED AT 7561 OSO BLANCA ROAD, JUST SOUTH OF FARM ROAD.**

Yorgo Kagafas read the staff report from the Planning Department recommending APPROVAL subject to conditions. It was noted at the meeting that condition #2 be amended to read "One A-Frame sign shall be permitted, to be located six (6') feet from the right-of-way and forty (40') feet from any ingress or egress."

1. The Office Hours Sign be removed from the plan and the information shall be incorporated within the Subdivision Development Sales Sign.
2. ~~All A-Frame signage shall be set back a minimum of five (5) feet from the property line and taken down and stored inside during non-business hours.~~ (Amended to read: "One A-Frame sign shall be permitted, to be located six (6') feet from the right-of-way and forty (40') feet from any ingress or egress.")
3. Conformance to the sign elevations and documentation as submitted in conjunction with this request, except as modified herein.
4. All signage shall have proper permits obtained through the Building and Safety Department.
5. Any additional signage for the development shall require an amendment to the Master Sign Plan, approved by the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC)

6. This Master Sign Plan is effective until TCP-8724 becomes invalid. At that time, the signs shall be removed unless a new TCP has been obtained and then the signs would remain valid until the expiration of the new TCP. The property owner(s) and certificate holder shall each be responsible for maintenance and removal of the signs.

There was discussion between committee members, applicant's representatives and staff regarding the project.

David Steinman made a motion to amend conditions of approval; Jeff Gale seconded the motion. Unanimously approved.

Sam Dunnam made a motion to approve item #4 - ARC-9413 subject to all staff's recommendations and amended conditions; Jeff Gale seconded the motion. Unanimously approved.

#### **ITEM 5: CITIZENS PARTICIPATION**

None

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

There are currently no items to be heard for the next Centennial Hills Architectural Review Committee (CHARC) meeting. Therefore, no meeting is set for October.

Sam Dunnam adjourned the meeting at 12:38pm.





October 4, 2005

Mr. Jack R. Willis  
BankWest of Nevada  
2700 West Sahara Avenue  
Las Vegas, Nevada 89102

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
LAWRENCE WEEKLY  
STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS

DOUGLAS A. SELBY  
CITY MANAGER

**RE: ARC-9410**

Dear Mr. Jack R. Willis:

The Centennial Hills Architectural Review Committee considered your request for approval of a Master Sign Plan for BankWest of Nevada located at 8505 West Centennial Parkway, on October 4, 2005.

The Centennial Hills Architectural Review Committee voted to **APPROVE** your request for a Master Sign Plan, subject to the following conditions:

1. All freestanding signage shall be set back a minimum of five (5) feet from the property line.
2. Conformance to the sign elevations and documentation dated September 14, 2005 as submitted in conjunction with this request, except as modified herein.
3. That the monument sign be reduced in height and size to conform to the Town Center Development Standard.
4. All signage shall have proper permits obtained through the Building and Safety Department.
5. Any additional signage for the development shall require an amendment to the Master Sign Plan, approved by the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC).

This action by the Centennial Hills Architectural Review Committee on October 4, 2005 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Centennial Hills Architectural Review Committee's decision.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

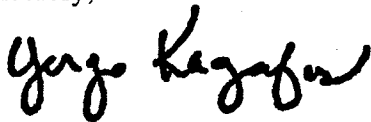
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

18112-001-06-05  
CLV 7009



October 4, 2005  
ARC-9410  
Page Two

Sincerely,

A handwritten signature in black ink that reads "Yorgo Kagafas". The signature is written in a cursive, flowing style.

Yorgo Kagafas  
Urban Design Coordinator  
Planning & and Development Department

cc Darrell Shock  
Vision Sign Inc.  
3625 South Polaris Avenue  
Las Vega, Nevada 89103

YK:nl

Enclosures

## INTER - OFFICE MEMORANDUM

October 4, 2005

YORGO KAGAFAS  
 PLANNING & DEVELOPMENT DEPT.  
 CURRENT PLANNING DIVISION

## FROM:

RECEIVED  
 CITY CLERK

CITY CLERK 2005 OCT -5 A 11: 40

## SUBJECT:

APPEAL ON CENTENNIAL HILLS  
 ARCHITECTURAL REVIEW COMMITTEE  
 ACTION

## COPIES TO:

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

**FILE NO.:**           **ARC-9413**  
**APPLICANT:**       **BEAZER HOMES**  
**WARD:**             **6 (ROSS)**

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. **October 4, 2005**

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). **October 15, 2005**

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.) **October 15, 2005**



October 4, 2005

Ms. Maria Morgan  
Beazer Homes  
4670 South Fort Apache Road, #200  
Las Vegas, Nevada 89147

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
LAWRENCE WEEKLY  
STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS

DOUGLAS A. SELBY  
CITY MANAGER

**RE: ARC-9413**

Dear Ms. Maria Morgan:

The Centennial Hills Architectural Review Committee considered your request for approval of a Master Sign Plan for an off-premise residential sales trailer for Beazer Homes located at 7561 Oso Blanca Road, just south of Farm Road, on October 4, 2005.

The Centennial Hills Architectural Review Committee voted to **APPROVE** your request for a Master Sign Plan, subject to the following amended conditions:

1. The Office Hours Sign be removed from the plan and the information shall be incorporated within the Subdivision Development Sales Sign.
2. ~~All A-Frame signage shall be set back a minimum of five (5) feet from the property line and taken down and stored inside during non-business hours.~~ (Amended to read: "One A-Frame sign shall be permitted, to be located six (6') feet from the right-of-way and forty (40') feet from any ingress or egress.")
3. Conformance to the sign elevations and documentation as submitted in conjunction with this request, except as modified herein.
4. All signage shall have proper permits obtained through the Building and Safety Department.
5. Any additional signage for the development shall require an amendment to the Master Sign Plan, approved by the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC)
6. This Master Sign Plan is effective until TCP-8724 becomes invalid. At that time, the signs shall be removed unless a new TCP has been obtained and then the signs would remain valid until the expiration of the new TCP. The property owner(s) and certificate holder shall each be responsible for maintenance and removal of the signs.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)


18112-001-06-05  
CLV 7009



October 4, 2005  
ARC-9413  
Page Two

This action by the Centennial Hills Architectural Review Committee on October 4, 2005 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Centennial Hills Architectural Review Committee's decision.

Sincerely,

A handwritten signature in black ink that reads "Yorgo Kagafas". The signature is written in a cursive, flowing style.

Yorgo Kagafas  
Urban Design Coordinator  
Planning & and Development Department

cc Northwest 95, LLC  
3455 Cliff Shadows Parkway, #220  
Las Vegas, Nevada 89129

YK:nl

Enclosures

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 )

ERIC ALVARADO - PAO<sup>1</sup> <sup>LLA</sup>, 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 SEPT., 2005 at the hour of 11Am, there were posted copies of the CHARC AGENDA, for the 10-4, 2005 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. In the Grant Sawyer Building  
555 East Washington Boulevard
4. On the Public Bulletin Board in the Development Services Center  
731 South Fourth Street
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)

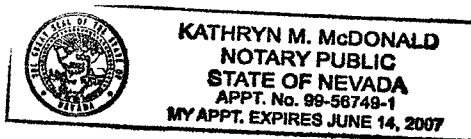
Erica Alvarado Partilla  
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 28 day of SEPT., 2005.

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





# Meeting Attendance Sheet

**Project Name** CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE

Page 1 of 1  
 Date 10/04/05  
 Time 12:00 am  pm

Name	Company/Department	Address	Phone	Fax
1. <i>J. Ahn</i>			658-7660	
2. <i>Cherise Amers Beazer</i>			348-5743	837-
3. Theresa Price	Beazer Homes		837-2146	284-5546
4. Sam C. Dunham			798 1088	367 8145
5. <i>Yungo Kasob</i>				
6. FLANN FAGG			229.4846	
7. <i>David H. ...</i>			4939728	
8.				
9.				
10.				
11.				
12.				
13.				
14.				
15.				
16.				
17.				

**Centennial Hills Architectural Review Committee (CHARC)**

**Members Information**

NAME	PHONE	ADDRESS	DATE CALLED	ATTENDED	ABSENT	EXCUSED
<b>Sam C. Dunnam, P.E.</b> - Planning Commissioner	Work # 798-1088 Cell # 682-1715 Fax # 367-8145 E-mail: <a href="mailto:sdunnam@dunnamce.com">sdunnam@dunnamce.com</a>	3471 W. Oquendo Rd #101 Las Vegas, NV 89118	09/21/05 @ 10:21AM w/Dunnam - Will attend	<b>X</b>		
<b>David Steinman</b> - Planning Commissioner	Cell # 493-9728 >(use this # 1 <sup>st</sup> ) Home # 240-7716 E-mail: <a href="mailto:dwsteinman@cox.net">dwsteinman@cox.net</a>	2616 High Range Drive Las Vegas, NV 89134	09/21/05 @ 11:44AM w/Steinman - Will attend	<b>X</b>		
<b>Debbie Kinsora</b> - Committee Member	Home # 396-0699	6013 Golden Saddle Las Vegas, NV 89130	09/28/05 @ 9:27AM w/Debbie - Will not attend			<b>X</b> 09/28/05 @ 9:27AM -Will resign from committee
<b>Ronni Council</b> - Committee Member	Home # 645-0296 Cell # 274-2208	6621 Cowboy Trail Las Vegas, NV 89131	09/21/05 @ 11:20AM w/Ronni - Will attend			<b>X</b> 10/04/05 @ 9:42AM -Will not be able to attend
<b>Jeff Gale</b> - Committee Member	Work # 658-7660 Cell # 808-2405 E-mail: <a href="mailto:jeff@vegas.com">jeff@vegas.com</a>	6722 North Rainbow Blvd Las Vegas, NV 89131	09/27/05 @ 12:08PM w/Jeannie Galindo - Will attend	<b>X</b>		
<b>Yorgo Kagafas</b> - staff member	Work # 229-6196	P&D 731 S 4 <sup>th</sup> Street Las Vegas, NV 89101		<b>X</b>		
<b>Nora Lares</b> - staff member	Work # 229-5264	P&D 731 S 4 <sup>th</sup> Street Las Vegas, NV 89101		<b>X</b>		
<b>Byron Goynes</b> - Alternate Planning Commissioner	Work # 636-0623 x2159 Voice Mail # 593-3903 Cell # 524-4475 Fax # 645-6873 E-mail: <a href="mailto:yobyron@aol.com">yobyron@aol.com</a>	8728 Tala Street Las Vegas, NV 89131				