

**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 MARCH 7, 2006  
12:00 PM**

**DAVID STEINMAN – CHAIRMAN  
RONNI COUNCIL – VICE-CHAIRMAN  
SAM DUNNAM  
JEFF GALE  
ANDREA ALLRED**

**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:**

**CITY CLERK'S BULLETIN BOARD, CITY HALL PLAZA, 2ND FLOOR SKYBRIDGE  
BULLETIN BOARD, CITY HALL PLAZA (NEXT DOOR TO METRO RECORDS)  
DEVELOPMENT SERVICES CENTER, 731 SOUTH FOURTH STREET  
LAS VEGAS LIBRARY, 833 LAS VEGAS BOULEVARD NORTH  
CLARK COUNTY GOVERNMENT CENTER, 500 S. GRAND CENTRAL PARKWAY  
GRANT SAWYER BUILDING, 555 E. WASHINGTON AVENUE**

**ITEM 1: APPROVAL OF FEBRUARY 21, 2006 MEETING MINUTES BY REFERENCE.**

**ITEM 2: ARC-11950 – REQUEST FOR APPROVAL OF A MASTER SIGN PLAN FOR A  
COMMERCIAL/RETAIL DEVELOPMENT, TOWN CENTER PLAZA AT  
ELKHORN LOCATED ON THE SOUTHWEST CORNER OF DURANGO AND  
ELKHORN.**

**ITEM 3: CITIZENS PARTICIPATION**

**ITEM 4: 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, March 7, 2006  
12:00 PM  
Development Services Center  
731 South Fourth Street  
Las Vegas, NV 89101**

**ANNOTATED MINUTES**

**Members Present**

David Steinman  
Sam Dunnam  
Andrea Allred  
Ronni Council

**Members Excused**

Jeff Gale

**Members Absent**

**Citizens**

Laus M. Abdo – Diversified Town Center Plaza

**City Staff**

Yorgo Kagafas  
Flinn Fagg  
Nora Lares

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

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

**ITEM 1: APPROVAL OF FEBRUARY 21, 2006 MINUTES BY REFERENCE**

Sam Dunnam made a motion to accept the February 21, 2006 minutes; UNANIMOUSLY APPROVED.

**ITEM 2: ARC-11950**

**REQUEST FOR APPROVAL OF A MASTER SIGN PLAN FOR A COMMERCIAL RETAIL DEVELOPMENT, TOWN CENTER PLAZA AT ELKHORN LOCATED ON THE SOUTHWEST CORNER OF DURANGO AND ELKHORN.**

David Steinman opened the item for discussion. Yorgo Kagafas presented the item to the committee proposing to add one more condition that would read: "All wall signage must be within 15% of the elevation requirements for each business." This additional condition is being proposed because the applicant submitted revised plans for proposed signage on the second floor after the Staff Report was written and it was not clear if the Sign Analysis Table that was originally submitted included the proposed signage on the second floor.

There was discussion between committee members and applicant.

Applicant (Laus Abdo) stated that the Sign Analysis Table submitted did include the proposed signage on the second floor, therefore making the additional proposed condition not necessary.

Andrea Allred motions to approve item 2 (ARC-11950) subject to the following staff's recommendations and conditions of approval. Sam Dunnam seconded the motion. UNANIMOUSLY APPROVED.

1. Conformance to the sign elevations and documentation dated February 21, 2006 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. No signage is permitted on the second floor of elevations facing south and west.
4. 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).

### **ITEM 3: CITIZENS PARTICIPATION**

None.

### **ITEM 4: SET NEXT MEETING DATE/ADJOURNMENT**

David Steinman adjourned the meeting at 12:16pm. There are currently no items to be heard by the Centennial Hills Architectural Review Committee therefore no meeting date is set for April 2006.

# Meeting Attendance Sheet

Project Name CHARC

Page 1 of 1  
Date 03/07/06  
Time 12:00 am  pm

Name	Company/Department	Address	Phone	Fax
1. <u>SAM DUNNAN</u>	<u>CLV P.C.</u>		<u>781 008</u>	
2. <u>DAVID STEINMAN</u>	<u>PC</u>		<u>493 972</u>	
3. <u>Andrea Allred</u>				
4. <u>LAUS M. ABDO</u>	<u>DIVERSIFIED</u>	<u>911 S. Buffalo #201</u>	<u>702-222-2222</u>	<u>341-5287</u>
	<u>TOWN CENTER PLAZA</u>	<u>L.V. NV 8912</u>		
5.			Phone	Fax
6.			Phone	Fax
7.			Phone	Fax
8.			Phone	Fax
9.			Phone	Fax
10.			Phone	Fax
11.			Phone	Fax
12.			Phone	Fax
13.			Phone	Fax
14.			Phone	Fax
15.			Phone	Fax
16.			Phone	Fax
17.			Phone	Fax

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 )

John Holliday, an employee of the Planning & Development Department of the city of Las Vegas, being first duly sworn, deposes and says that on the 1 day of March, 2006 at the hour of 12:20, there were posted copies of the CHARC AGENDA, for the 3-7, 2006 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. City Clerk's Bulletin Board, City Hall Plaza, 2<sup>nd</sup> Floor Skybirdge  
400 Stewart Avenue
6. Bulletin Board, City Hall Plaza (Next door to Metro Records)  
400 Stewart Avenue

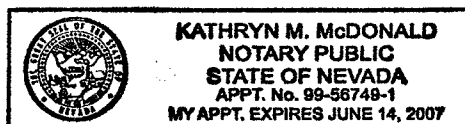
*John Holliday*  
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 1 day of March, 2006<sup>6</sup>

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



# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

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

March 7, 2006

Laus Abdo  
Durango Elkhorn, LLC  
911 N. Buffalo #201  
Las Vegas, Nevada 89128

**RE: ARC-11950**

Dear Applicant:

The Centennial Hills Architectural Review Committee considered your request for approval of a Master Sign Plan for a commercial/retail development, Town Center Plaza At Elkhorn located on the southwest corner of Durango and Elkhorn on March 7, 2006.

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

1. Conformance to the sign elevations and documentation dated February 21, 2006 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. No signage is permitted on the second floor of elevations facing south and west.
4. 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 March 7, 2006 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,

Yorgo Kagafas  
Urban Design Coordinator  
Planning & and Development Department

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross

City Manager  
Douglas A. Selby



YK:nl

INTER - OFFICE MEMORANDUM

March 7, 2006

<p><b>T</b></p> <p>YORGO KAGAFAS          PLANNING &amp; DEVELOPMENT DEPT.          CURRENT PLANNING DIVISION</p>	<p><b>FROM:</b></p> <p>CITY CLERK</p>
<p><b>SUBJECT:</b></p> <p>APPEAL ON CENTENNIAL HILLS          ARCHITECTURAL REVIEW COMMITTEE          ACTION</p>	<p><b>COPIES TO:</b></p>

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

**FILE NO.:** ARC-11950  
**APPLICANT:** DURANGO ELKHORN, LLC  
**WARD:** 6 (ROSS)

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

2006 MAR -8 A.M. 36  
 RECEIVED  
 CITY CLERK

5/1/2006  
 DATE

*Beverly K. Bridges*  
 CITY CLERK  
 By: Beverly K. Bridges  
 Chief Deputy City Clerk

**PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:**

Date of Centennial Hills Architectural Review Committee Action. **March 7, 2006**

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). **March 17, 2006**

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.) **March 17, 2006**

# Memorandum

City of Las Vegas  
Planning and Development  
Department

To: Centennial Hills Architectural Review Committee (CHARC)  
From: Yorgo Kagafas, Urban Design Coordinator *YK*  
CC: Flinn Fagg, Current Planning Manager  
Date: February 24, 2006  
Re: CHARC application #ARC-11950

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## **APPLICATION REQUEST**

### A) Action Requested

This is a request for approval of a Master Sign Plan for a commercial/retail development, Town Center Plaza At Elkhorn located on the southwest corner of Durango and Elkhorn.

### B) Applicant's Justification

The applicant requests review and approval of the proposed Master Sign Plan and states that it is in full compliance with Town Center sign standards.

## **BACKGROUND INFORMATION**

### A) Previous Actions

- 11/20/02 The City Council approved a request for a Rezoning (Z-0085-02) from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] to TC (Town Center) on 5.0 acres located adjacent to the southwest corner of Elkhorn Road and El Capitan Way [Proposed Durango Drive Alignment]. The Planning Commission and staff recommended approval on 10/24/02.
- 11/20/02 The City Council approved a request for a Special Use Permit (U-0129-02) for a proposed Tavern adjacent to the southwest corner of Elkhorn Road and El Capitan Way (Durango Drive Alignment). The Planning Commission and staff recommended approval on 10/24/02.
- 11/20/02 The City Council accepted a request to withdraw without prejudice a request to amend a portion of the Centennial Hills Sector Plan of the General Plan (GPA-0038-02) from ML-TC (Medium-Low Residential - Town Center) and UC/TC (Urban Center Mixed-Use - Town Center) to GC-TC (General Commercial - Town Center) on 15.0 acres adjacent to the southwest corner of

Elkhorn Road and El Capitan Way (Durango Drive Alignment). Staff had recommended denial. The Planning Commission recommended approval on 10/24/02.

03/17/04 The City Council approved a request for a Variance (VAR-3736) to allow 109 parking spaces where 138 parking spaces are the minimum required in conjunction with a proposed office/retail development on 1.75 acres adjacent to the west side of Durango Drive, approximately 350 feet south of Elkhorn Road. The Planning Commission and staff recommended approval on 02/12/04.

03/17/04 The City Council approved a request for a Site Development Plan Review and Waivers of the Town Center Development Standards for the two-story minimum height requirement in the Urban Center Mixed Use District and the 70 percent clear glazing requirement at the ground floor level along primary pedestrian routes (SDR-3657) for a 12,200 square-foot commercial development on 1.75 acres adjacent to the west side of Durango Drive, approximately 350 feet south of Elkhorn Road (the south half of the subject site). The Planning Commission and staff recommended approval on 02/12/04.

04/22/04 The Planning Commission approved a request for a Tentative Map (TMP-3657) for a one-lot commercial subdivision on 4.00 acres adjacent to the southwest corner of Elkhorn Road and Durango Drive. Staff had recommended approval.

B) Pre-Application Meeting

01/13/06 Staff met with the applicant and went over the CHARC requirements for submittal consideration. The applicant was notified that they would need to provide a sign analysis table with the application.

**DETAILS OF APPLICATION REQUEST**

A) Existing Land Use  
Subject Property: Undeveloped Commercial  
North: Public Facility  
South: Commercial  
East: Commercial  
West: Residential

B) Planned Land Use  
Subject Property: TC  
North: TC  
South: TC  
East: TC

West: TC

- C) Existing Zoning  
Subject Property: UC-TC (Urban Center Mixed-Use, Town Center)  
North: PF-TC (Public Facility, Town Center)  
South: UC-TC (Urban Center Mixed-Use, Town Center)  
East: UC-TC (Urban Center Mixed-Use, Town Center)  
West: M-TC (Medium Residential, Town Center)

D) General Plan Compliance

This site is located within the Town Center Plan Area of the Centennial Hills Sector Plan of the General Plan. The site is designated as UC-TC (Urban Center Mixed-Use – Town Center) within the Town Center Land Use Map, which allows all types of retail, service, and office use with the intent of encouraging employment opportunities.

## ANALYSIS

A) Zoning Code Compliance

The following signage is proposed for the property:

- A) South Building Elevation: This elevation fronts the parking lot. Applicant is proposing standard wall signage above the doors/windows of the 1<sup>st</sup> floor businesses only. No signage will be on the second floor.
- B) North Building Elevation: This elevation fronts on Elkhorn. Applicant is proposing standard wall signage above the doors/windows of the 1<sup>st</sup> floor businesses only. Again, no signage is proposed for the second floor.
- C) East Building Elevation: This elevation fronts on Durango. Applicant is proposing standard wall signage above the doors/windows of the 1<sup>st</sup> floor businesses only. Again, no signage is proposed for the second floor.
- D) West Building Elevation: This elevation fronts the parking lot at the back of which is residential property, over 100' away from the building. Applicant is proposing standard wall signage above the doors/windows of the 1<sup>st</sup> floor businesses only. No signage will be on the second floor.
- E) North-East Building Elevation: This elevation fronts the intersection of Elkhorn & Durango. Signage features three-foot high Pan Channel letters in scripted form that spells out, Town Center Plaza on the second floor.
- F) Monument Sign: One monument sign is proposed for the Durango entrance. Sign is 8' x 8' and is 64 sq. ft. in area.

No other signage is proposed as part of this Master Sign Plan.

A1) Residential Separation Standards

No pylon signs are requested with this application. The Residential Separation Standards do not apply.

A2) Sign Standards

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

**Wall Signage**

<u>Elevation</u>	<u>Sq. Ft. elevation</u>	<u>Signage Sq. Ft.</u>	<u>15% Complies</u>	<u>Illumination</u>
a. West Bldg Elevation	2050 sq.ft.	192 sq.ft.	9.3% Yes	Interior
b. North Bldg Elevation	3300 sq.ft.	491 sq.ft.	14.8% Yes	Interior
c. East Bldg Elevation	3785 sq.ft.	509 sq.ft.	13.4% Yes	Interior
d. South Bldg Elevation	1977 sq.ft.	189 sq.ft.	9.5% Yes	Interior
e. NE Bldg Elevation	3160 sq.ft.	133 sq.ft.	4.2% Yes	Interior

**Monument Signage**

<u>Location</u>	<u>Size</u>	<u>Height</u>	<u>Proposed</u>	<u>Permitted</u>	<u>Complies</u>
East Entrance	8' x 8'	8'	64' sq. ft.	75' sq. ft.	Yes

Monument signs are permitted to be eight (8) feet high and this proposal meets that maximum height limit.

B) General Analysis and Discussion

All proposed signage is within Town Center Sign Development Standards. Applicant is not proposing any signage on the second floor, except the development sign facing the Durango & Elkhorn intersection. As a result, the residential properties to the west will not be adversely effected by the proposed Master Sign Plan.

**Staff Recommendation:** APPROVAL, subject to the following conditions:

1. Conformance to the sign elevations and documentation dated February 21, 2006 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. No signage is permitted on the second floor of elevations facing south and west.
4. 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).