

**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 17, 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 2C**

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 SEPTEMBER 6, 2006 MEETING MINUTES BY REFERENCE.

**ITEM 2: ARC-17439 - MAJOR MODIFICATION TO A MASTER SIGN PLAN - PUBLIC
HEARING - APPLICANT/OWNER: MONTECITO MARKETPLACE, LLC -
REQUEST FOR A MAJOR MODIFICATION TO AN APPROVED MASTER SIGN
PLAN (CHR-0019-05) TO ADD AN ADDITIONAL 16' PYLON SIGN AND WALL
SIGNAGE ON THE BELL TOWER ADJACENT TO THE EAST SIDE OF
DURANGO DRIVE, APPROXIMATELY 1200 FEET SOUTH OF ELKHORN
ROAD (APN 125-20-510-019), T-C (TOWN CENTER) ZONE {UC-TC (URBAN
CENTER MIXED-USE) TOWN CENTER SPECIAL LAND USE DESIGNATION},
WARD 6 (ROSS).**

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 October 17, 2006
12:00 PM
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

ANNOTATED MINUTES

Members Present

David Steinman
Sam Dunnam
Jeff Gale
Andrea Allred

Members Excused

Ronni Council

Members Absent

Citizens

Bob Genzer (Genzer Consulting)
Rich Hinshaw (YESCO)
Brian Covey (YESCO)
Frank Nielsen (Montecito Marketplace)

City Staff

Yorgo Kagafas
Nora Lares

ANNOUNCEMENT: OPEN MEETING LAW/CALL TO ORDER

The meeting was called to order at 12:04 pm by David Steinman. This meeting has been properly noticed in accordance with the Open Meeting Law.

ITEM 1: APPROVAL OF SEPTEMBER 6, 2006 MINUTES BY REFERENCE

Andrea Allred made a motion to accept the September 6, 2006 minutes; Sam Dunnam seconded the motion, Jeff Gale and David Steinman abstained from voting since they were not present at the September 6, 2006 meeting. APPROVED.

ITEM 2: ARC-17439

Request for A Major Modification to an approved Master Sign Plan (CHR-0019-05) TO ADD AN ADDITIONAL 16' PYLON SIGN AND WALL SIGNAGE ON THE BELL TOWER adjacent to the east side of Durango Drive, approximately 1200 feet south of Elkhorn Road (APN 125-20-510-019), T-C (Town Center) Zone {UC-TC (Urban Center Mixed-Use) Town Center Special Land Use Designation}, Ward 6 (Ross).

David Steinman opened the item to the committee for discussion. Yorgo Kagafas briefed the committee noting that request is similar to an earlier one submitted to the committee and denied at the June 6, 2006 CHARC meeting (ARC-16122). The applicant appealed the committee's decision and is scheduled to go to City Council on November 1st, 2006. At this time, Staff is recommending approval of this signage package noting that the requested pylon sign is 8' shorter than the one previously proposed. The newly proposed 16' pylon sign would be of no negative effect on the housing to the west since the commercial buildings on the west side of Durango Drive will be, for

the most part, taller than the sign therefore blocking the view of the new sign to the residential area. The requested bell tower signage is within the Town Center Development Standards. It was also noted by Staff that a waiver of the Town Center Development Standards would allow the requested additional pylon sign where only one pylons sing per street frontage is allowed.

There was discussion between committee members and applicant.

The applicant showed the committee various night view pictures of already existing signage in the area including the Big Boy's signage. It was noted for the record that the signage for the Big Boy did not come through the Centennial Hills Architectural Review Committee for approval.

The applicant is justifying their request by alleging that they have close to 50 tenants in this commercial center and that it will be difficult to provide signage for all on just one, already existing, 24' pylon sign. It was also noted by the applicant that the requested 16' pylon sign will not be viewed by the residential areas and that the signage proposed is not as massive as others, it is subtle, expensive and of good quality, more like a work of art. They would also like to inform the committee that this is the end of their requests for signage, if approved, this request would fulfill their intents for the rest of phase two.

Jeff Gale motions to approve item 2 (ARC-17439) subject to staff's recommendations and the following amended conditions of approval. Sam Dunnam seconded the motion. David Steinman approves the motion. Andrea Allred opposes the motion. APPROVED (3:1).

APPROVAL, subject to the following amended conditions:

1. Conformance to CHARC-0019-05 Master Sign Plan; *the Bell Tower signage elevations and documentation as submitted and date stamped October 6, 2006; and the pylon sign elevations and plans as submitted and date stamped October 17, 2006* in conjunction with this request, except as modified herein.
2. All signage shall have proper permits obtained through the Building and Safety Department.
3. Waiver from the Town Center Development Standards to allow two pylon signs where one is the maximum permitted on the Durango Drive frontage.
4. Any additional signage for the development shall be approved administratively if it meets Town Center Development Standards otherwise an amendment to the Master Sign Plan, approved by the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC) is required.

ITEM 3: CITIZENS PARTICIPATION

None.

ITEM 4: SET NEXT MEETING DATE/ADJOURNMENT

David Steinman adjourned the meeting at 12:33 pm. There are currently no items to be heard by the Centennial Hills Architectural Review Committee therefore no meeting date is set for November 2006.

Meeting Attendance Sheet

Project Name CHARC-TC

Page 1 of 1
 Date 10/17/06
 Time 12:00 am pm

Name	Company/Department	Address	Phone	Fax
1. BRIAN COVEY YESCO SIGN			876-8080	9554500
2. ROB GENZER GENZER CONTRACTORS		9612 HAWKSBILL CO. LV, NV 89117	256-6022	254-4733
3. Rich Hinshaw YESCO Sign Co.		5119 S. Cameron LV NV.	497-5785	944-4500
4. JEFF GALE				
5. SAM DUNNAM			798 1088	
6. DAVID STEINMAN				
Andrea Allred				
8. Frank Nielsen (Montecito Marketplace)				
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
Sam C. Dunnam, P.E. - Planning Commissioner	Work # 798-1088 Cell # 682-1715 Fax # 367-8145 E-mail: sdunnam@dunnamce.com	3471 W. Oquendo Rd #101 Las Vegas, NV 89118	09/26/06 @ 2:10pm w/Sam -Will attend	X		
David Steinman - Planning Commissioner	Cell # 493-9728 >(use this # 1 st) Home # 240-7716 E-mail: dsteinman@cox.net	2616 High Range Drive Las Vegas, NV 89134	09/26/06 @ 2:18pm w/David -Will attend	X		
Ronni Council - Committee Member	Home # 645-0296 Cell # 274-2208	6621 Cowboy Trail Las Vegas, NV 89131	09/26/06 @ 2:11pm Voicemail			X
Jeff Gale - Committee Member	Work # 658-7660 Cell # 808-2405 E-mail: jeff@vegas.com	6722 North Rainbow Blvd Las Vegas, NV 89131	09/26/06 @ 4:09pm w/Geannie -Will attend	X		
Andrea Allred - Committee Member	Home # 655-1052 E-mail: Eallred@cox.net	9316 Grassy Butte Court Las Vegas, NV 89149	09/26/06 @ 3:36pm w/Andrea -Will attend	X		
Yorgo Kagafas – staff member	Work # 229-6196	P&D 731 S 4 th Street Las Vegas, NV 89101		X		
Nora Lares - staff member	Work # 229-5264	P&D 731 S 4 th Street Las Vegas, NV 89101		X		
Byron Goynes - Alternate Planning Commissioner	Work # 636-0623 x2159 Voice Mail # 593-3903 Cell # 524-4475 Fax # 645-6873 E-mail: yobyron@aol.com	8728 Tala Street Las Vegas, NV 89131				

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)

Jane Gurney, an employee of the Planning & Development Department of the city of Las Vegas, being first duly sworn, deposes and says that on the 11 day of OCT, 2006 at the hour of 1:00pm, there were posted copies of the CHARC AGENDA, for the OCT 17, 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, 2nd Floor Skybirdge
400 Stewart Avenue
6. Bulletin Board, City Hall Plaza (Next door to Metro Records)
400 Stewart Avenue

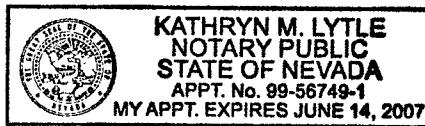
Jane Gurney
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 11 day of OCT, 2006.

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



INTER-OFFICE MEMORANDUM

October 17, 2006

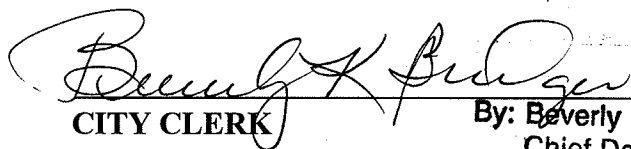
<p>TO: YORGO KAGAFAS, AICP PLANNING & DEVELOPMENT DEPT. CURRENT PLANNING DIVISION</p>	<p>FROM: CITY CLERK</p>
<p>SUBJECT: APPEAL ON CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE ACTION</p>	<p>COPIES TO:</p>

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

FILE NO.: ARC-17439
APPLICANT: YOUNG ELECTRIC SIGN COMPANY (YESCO)
WARD: 6 (ROSS)

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

11/1/2006
DATE


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

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Centennial Hills Architectural Review Committee Action. **October 17, 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). **October 30, 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.) **October 30, 2006**

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

October 17, 2006

Mr. Michael R. Townsend
Montecito Marketplace, LLC
6600 W. Charleston Boulevard #120
Las Vegas, Nevada 89146

RE: ARC-17439

Dear Applicant:

The Centennial Hills Architectural Review Committee considered your request for A Major Modification to an approved Master Sign Plan (CHR-0019-05) TO ADD AN ADDITIONAL 16' PYLON SIGN AND WALL SIGNAGE ON THE BELL TOWER adjacent to the east side of Durango Drive, approximately 1200 feet south of Elkhorn Road (APN 125-20-510-019), T-C (Town Center) Zone {UC-TC (Urban Center Mixed-Use) Town Center Special Land Use Designation}, Ward 6 (Ross) on October 17, 2006.

The Centennial Hills Architectural Review Committee voted to **APPROVE** your request subject to the following amended conditions of approval:

1. Conformance to CHARC-0019-05 Master Sign Plan; *the Bell Tower signage elevations and documentation as submitted and date stamped October 6, 2006; and the pylon sign elevations and plans as submitted and date stamped October 17, 2006* in conjunction with this request, except as modified herein.
2. All signage shall have proper permits obtained through the Building and Safety Department.
3. Waiver from the Town Center Development Standards to allow two pylon signs where one is the maximum permitted on the Durango Drive frontage.
4. Any additional signage for the development shall be approved administratively if it meets Town Center Development Standards otherwise an amendment to the Master Sign Plan, approved by the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC) is required.

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



October 17, 2006

ARC-17439

Mr. Michael R. Townsend – Page Two

This action by the Centennial Hills Architectural Review Committee on October 17, 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, AICP
Urban Design Coordinator
Planning & and Development Department

cc:

Mr. Rich Hinshaw
YESCO
5119 S. Cameron Street
Las Vegas, Nevada 89118

YK:nl
