

**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 DECEMBER 5, 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 OCTOBER 17, 2006 MEETING MINUTES BY REFERENCE.**

**ITEM 2: ARC-18271 (CHARC-TC)APPLICATION FOR A MASTER SIGN PLAN - PUBLIC  
HEARING - APPLICANT/OWNER: SMIRON DEVELOPMENT, LLC - REQUEST  
FOR A MASTER SIGN PLAN ADJACENT TO THE NORTHEAST CORNER OF  
JOHN HURBERT AND CENTENNIAL PARKWAY (APN 125-22-405-002;125-22-  
406-001; 125-22-404-003;125-22-407-001 TO 008), T-C (TOWN CENTER) ZONE  
[SX-TC (SUBURBAN 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 December 5, 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

**Members Excused**

Ronni Council  
Jeff Gale

**Members Absent**

**Citizens**

D. Waitt (Blue Marble Dev.)  
Laurie Stevens (Blue Marble Dev.)  
Rich Moreno

**City Staff**

Yorgo Kagafas  
Nora Lares

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

The meeting was called to order at 11:58 am by David Steinman. This meeting has been properly noticed in accordance with the Open Meeting Law.

**ITEM 1: APPROVAL OF OCTOBER 17, 2006 MINUTES BY REFERENCE**

Andrea Allred made a motion to accept the October 17, 2006 minutes. Unanimously APPROVED.

**ITEM 2: ARC-18271**

REQUEST FOR A MASTER SIGN PLAN ADJACENT TO THE NORTHEAST CORNER OF JOHN HURBERT AND CENTENNIAL PARKWAY (APN 125-22-405-002;125-22-406-001; 125-22-404-003;125-22-407-001 TO 008), T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN 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 "the 3 proposed pylon signs conform with the Town Center Sign Standards for temporary real estate office and staff recommends their approval. Regarding the building wraps, staff has interpreted the wrapping that's actually attached to the buildings as an architectural element of the building itself, only those portions of the wrap that have advertising on it is counted towards the wall signage amount based on the above staff recommends approval of the south and west wall signage being proposed with this application. The "building wrap" for the east elevation is not attached to the trailers due to the heating/cooling units, regardless of why they are not attached; the fact that they are not attached; drove staff for considering them to be wall signage, in fact, by definition they would be considered a very large pylon sign. As presented, staff recommends denial with the signage on the east elevation being removed prior to the sign permit being issued for this project. Overall, staff recommends approval with conditions." Yorgo also

**CHARC-TC 12/05/06**  
**Meeting Minutes – Page Two**

noted that the primary concern of staff is that by approving this request, this would be setting a presage to the area. There was discussion between committee members and applicant. Yorgo recommended that the advertising be eliminated. A motion is set to approve ARC-18271 if the applicant agrees to remove the text/advertising from the west side elevation.

Andrea Allred moves the motion to approve item 2 (ARC-18271) subject to staff's recommendations and the following amended conditions of approval. Unanimously APPROVED.

**APPROVAL, subject to the following amended conditions:**

1. All signage shall have proper permits obtained through the Building and Safety Department.
2. ~~The signage proposed on the east side elevation not attached to the trailers shall be removed.~~  
*The east elevation building wrap shall not have any advertising.*
3. All signage approved under this Master Sign Plan shall expire two years from the date of CHARC approval unless an extension of time request is filed and approved by CHARC.
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**

Sam Motions to adjourn. David Steinman adjourned the meeting at 12:19 p.m. There are currently no items to be heard by the Centennial Hills Architectural Review Committee therefore no meeting date is set for January 2007.

## INTER-OFFICE MEMORANDUM

December 5, 2006

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

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

**FILE NO.:**            **ARC-18271**

**APPLICANT:**        **WRIGHT ENGINEERS**

**WARD:**                **6 (ROSS)**

Appeal by applicant or any other aggrieved person:            Yes

No

Reviewed requested by City Council//Planning Commission    Yes

No

12/20/2006  
DATE

  
CITY CLERK

By: Beverly K. Bridges  
Chief Deputy City Clerk

**PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:**

Date of Centennial Hills Architectural Review  
Committee Action.

**December 5, 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).

**December 15, 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.)

**December 15, 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

December 5, 2006

Ms Marcia Simon  
Smiron Development LLC  
5447 S. Rainbow Blvd. Ste. E-1  
Las Vegas, NV 89118

**RE: ARC-18271**

Dear Applicant:

The Centennial Hills Architectural Review Committee considered your request for a Master Sign Plan adjacent to the northeast corner of John Hurbert and Centennial Parkway (APN 125-22-405-002; 125-22-406-001; 125-22-404-003; 125-22-407-001 to 008), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use) Town Center Special Land Use Designation], Ward 6 (Ross) on December 5, 2006.

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

1. All signage shall have proper permits obtained through the Building and Safety Department.
2. ~~The signage proposed on the east side elevation not attached to the trailers shall be removed.~~ *The east elevation building wrap shall not have any advertising.*
3. All signage approved under this Master Sign Plan shall expire two years from the date of CHARC approval unless an extension of time request is filed and approved by CHARC.
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

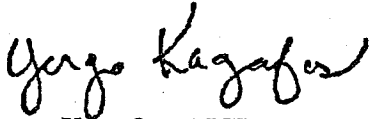
City Manager  
Douglas A. Selby



December 5, 2006  
ARC-18271  
Ms Marcia Simon – Page Two

This action by the Centennial Hills Architectural Review Committee on December 5, 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. Gary Leobold  
Wright Engineers  
7425 Peak Drive  
Las Vegas, NV 89128

YK:nl

# Meeting Attendance Sheet

Project Name \_\_\_\_\_

Page \_\_\_\_ of \_\_\_\_  
 Date \_\_\_\_/\_\_\_\_/\_\_\_\_  
 Time \_\_\_\_:\_\_\_\_ am pm

Name	Company/Department	Address	Phone	Fax
1. SAM DUNNAM	CLV		798 1088	
2. DAVID STEINMAN			493 9728	
3. DEIRDRE WAITT	Blue Marble Dev		251-0789	
4. LAURIE STEVENS	Blue Marble Dev.		251-0789	
5. RICH MORENO			228 1175	228 2489
6. ANDREA ALLRED				
7.				
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	11/17/06 @ 10:48am e-mail	<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:dsteinman@cox.net">dsteinman@cox.net</a>	2616 High Range Drive Las Vegas, NV 89134	11/17/06 @ 10:48 am e-mail  -Will attend	<b>X</b>		
<b>Ronni Council</b> - Committee Member	Home # 645-0296 Cell # 274-2208	6621 Cowboy Trail Las Vegas, NV 89131	11/17/06 @ 10:49am v-mail @ 11:41am will attend			<b>X</b> 12/05/06 @ 10:00AM CALLED IN (SICK)
<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	11/17/06 @ 10:48am e-mail -No response			<b>X</b>
<b>Andrea Allred</b> - Committee Member	Home # 655-1052 E-mail: <a href="mailto:Eallred@cox.net">Eallred@cox.net</a>	9316 Grassy Butte Court Las Vegas, NV 89149	11/17/06 @ 10:48 am e-mail 11/27/06 @ 9:38am 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				

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 )

ED OAKLEY, an employee of the Planning & Development Department of the city of Las Vegas, being first duly sworn, deposes and says that on the 29<sup>th</sup> day of NOVEMBER, 2006 at the hour of 3:00pm, there were posted copies of the CHARC AGENDA, for the December 5, 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

*[Handwritten Signature]*

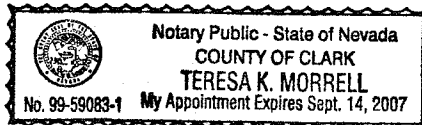
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 29<sup>th</sup> day of November, 2006.

Teresa K. Morrell  
Notary Public in and for said County and State



**CHARC Attendance  
September 2005 – October 2006**

September 6, 2005

Jeff Gale  
David Steinman  
Debbie Kinsora  
Ronni Council

October 4, 2005

Sam Dunnam  
David Steinman  
Debbie Kinsora  
Ronni Council  
Jeff Gale

December 6, 2005

Sam Dunnam  
David Steinman  
Ronni Council  
Jeff Gale

January 3, 2006

Sam Dunnam  
David Steinman  
Ronni Council  
Jeff Gale

February 7, 2006

Sam Dunnam  
David Steinman  
Andrea Allred

February 21, 2006

Sam Dunnam  
David Steinman  
Andrea Allred

March 7, 2006

Sam Dunnam  
David Steinman  
Andrea Allred  
Ronni Council

April 4, 2006

Sam Dunnam  
David Steinman  
Jeff Gale  
Andrea Allred

June 6, 2006

Sam Dunnam  
David Steinman  
Ronni Council  
Andrea Allred

September 6, 2006

Sam Dunnam  
Andrea Allred  
Ronni Council (Phone-in)

October 17, 2006

Sam Dunnam  
David Steinman  
Jeff Gale  
Andrea Allred

There have been 11 CHARC meetings during the past year.

Jeff Gale has missed 6 of the past 11 CHARC meetings.

Ronni Council has missed 4 of the past 11 CHARC meetings



# PLANNING & DEVELOPMENT DEPARTMENT

## CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE (CHARC-TC) 2006 MEETING SCHEDULE

PRE-APPLICATION DEADLINE	SUBMITTAL CLOSING DATE	AGENDA POSTING DATE	CHARC-TC MEETING DATE	LAST DAY TO APPEAL DECISION
DECEMBER 13, 2005	DECEMBER 20, 2005	DECEMBER 27, 2006	<b>JANUARY 3, 2006</b>	JANUARY 13, 2006
JANUARY 17, 2006	JANUARY 24, 2006	FEBRUARY 1, 2006	<b>FEBRUARY 7, 2006</b>	FEBRUARY 17, 2006
FEBRUARY 14, 2006	FEBRUARY 21, 2006	MARCH 1, 2006	<b>MARCH 7, 2006</b>	MARCH 17, 2006
MARCH 14, 2006	MARCH 21, 2006	MARCH 29, 2006	<b>APRIL 4, 2006</b>	APRIL 14, 2006
APRIL 11, 2006	APRIL 18, 2006	APRIL 26, 2006	<b>MAY 2, 2006 –</b>	MAY 12, 2006
MAY 16, 2006	MAY 23, 2006	MAY 31, 2006	<b>JUNE 6, 2006</b>	JUNE 16, 2006
JUNE 14, 2006	JUNE 21, 2006	JUNE 28, 2006	<b>JULY 5, 2006</b>	JULY 15, 2006
JULY 11, 2006	JULY 18, 2006	JULY 26, 2006	<b>AUGUST 1, 2006</b>	AUGUST 11, 2006
AUGUST 15, 2006	AUGUST 22, 2006	AUGUST 29, 2006	<b>SEPTEMBER 5, 2006</b>	SEPTEMBER 15, 2006
SEPTEMBER 12, 2006	SEPTEMBER 19, 2006	SEPTEMBER 27, 2006	<b>OCTOBER 3, 2006</b>	OCTOBER 13, 2006
OCTOBER 17, 2006	OCTOBER 24, 2006	NOVEMBER 1, 2006	<b>NOVEMBER 7, 2006</b>	NOVEMBER 17, 2006
NOVEMBER 14, 2006	NOVEMBER 21, 2006	NOVEMBER 29, 2006	<b>DECEMBER 5, 2006</b>	DECEMBER 15, 2006
DECEMBER 12, 2006	DECEMBER 19, 2006	DECEMBER 26, 2006	<b>JANUARY 2, 2007</b>	JANUARY 12, 2007

\*ALL MEETINGS ARE HELD ON THE 1<sup>ST</sup> TUESDAY OF THE MONTH ON AN AS NEEDED BASIS.

\*\*ALL PAPERWORK MUST BE SUBMITTED BY THE SUBMITTAL CLOSING DATE.