

**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 JANUARY 2, 2007
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 DECEMBER 5, 2006 MEETING MINUTES BY REFERENCE.

**ITEM 2: ARC-18824 - (CHARC-TC) - PUBLIC HEARING - APPLICANT: CENTENNIAL
SIGN INC - OWNER: JOSEPH SCALA. REQUEST FOR A WAIVER OF THE
TOWN CENTER SIGN STANDARDS TO RAISE THE HEIGHT OF A
PREVIOUSLY APPROVED PYLON SIGN AND TO INCLUDE A READER
BOARD SIGN FOR PEOPLES AUTO CENTER AT 6401 CENTENNIAL CENTER
BOULEVARD. (APN 125-28-510-003), T-C (TOWN CENTER) ZONE, 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 January 2, 2007

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

Jeff Gale

Members Absent

Ronni Council

Citizens

Mark Whitehouse (Ultra Signs)

City Staff

Yorgo Kagafas

Nora Lares

ANNOUNCEMENT: OPEN MEETING LAW/CALL TO ORDER

The meeting was called to order at 11:59 am by David Steinman. This meeting has been properly noticed in accordance with the Open Meeting Law.

ITEM 1: APPROVAL OF DECEMBER 5, 2006 MINUTES BY REFERENCE

Sam Dunnam made a motion to accept the December 5, 2006 minutes, Seconded by Andrea Allred. Unanimously APPROVED.

ITEM 2: ARC-18271

REQUEST FOR A WAIVER OF THE TOWN CENTER SIGN STANDARDS TO RAISE THE HEIGHT OF A PREVIOUSLY APPROVED PYLON SIGN AND TO INCLUDE A READER BOARD SIGN FOR PEOPLES AUTO CENTER AT 6401 CENTENNIAL CENTER BOULEVARD. (APN 125-28-510-003), T-C (TOWN CENTER) ZONE, WARD 6 (ROSS).

David Steinman opened the item to the committee for discussion. Yorgo Kagafas briefed the committee noting that "the City Council took the planned US-95 south bound on-ramp into consideration when they approved the original Master Sign Plan for this property allowing for three 79' high pylon signs where 24' high was the maximum height allowed. None of the original conditions have changed only the fact that the planned on-ramp has been installed. At least 50% of the currently approved 79' high pylon is visible from the US95 and staff based this assessment on the photo renderings that were supplied by the applicant. It should be noted that the Centennial Parkway is a major arterial with hundreds of cars traveling along everyday providing ample signage exposure. There is nothing in the Municipal Code that guarantees a business to have 100% visibility from a road or highway frontage. As for the reader board style EMU signage proposed at the top of the pylon sign, approval of such a sign would be setting a precedent in Town Center. The Town Center Development Standards manual prohibits reader board signage which is equivalent to the proposed EMU signage. Staff recommends denial of both requests."

Applicant's representative: Mark Whitehouse from Ultra Signs (10 Research Lane, Las Vegas, Nevada 89101).

Mr. Whitehouse stated that a sign of this magnitude is necessary because of all the vertical construction going on even in this area. As for the Electronic Message Unit, Mr. Whitehouse feels this is the age of advancement and EMU's are here to stay and are going to be part of the landscaping, they are a way to convey messages and promote goods and services. He believes that as long as the messages are tasteful this should be ok and there are rules governing this. He feels this is the way the future is going and it should be taken into consideration.

There was discussion between committee members and the applicant's representative.

The Committee feels Mr. Whitehouse is not making a very compelling argument for the requested 100' pylon sign when they already have approval for a 79' high pylon sign, which is well above what is allowed by the code. It was stated by the Committee that there is a purpose for the Town Center area and there is a certain look that they want to be preserved in the area and no reader boards area allowed. The Committee feels that 79' is sufficient.

Mr. Whitehouse agrees that a 79' high sign is a great sign but a sign is only as good as it is visible. If it is only 60% visible, then it is not a 79' high sign. He understands that reader boards are not allowed by the Town Center code but he feels that there should be a point where laws have to be changed and new ones made due to technology.

The applicant was notified that the City Council has passed a Moratorium on billboards until April. He was also told that the property owners bought this property knowing the restrictions where there, and of the planned on-ramp.

Andrea Allred moves the motion to deny item 2 (ARC-18824), seconded by Sam Dunnam. Motion Unanimously approved for DENIAL.

Applicant was notified of his right to appeal to the City Clerk's office within 10 days (January 19, 2007).

ITEM 3: CITIZENS PARTICIPATION

None.

ITEM 4: SET NEXT MEETING DATE/ADJOURNMENT

David Steinman adjourned the meeting at 12:23 p.m. without objection. There are currently no items to be heard by the Centennial Hills Architectural Review Committee therefore no meeting date is set for February 2007.



DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
702-229-6301

Meeting Attendance Sheet

CHARC-TC

Date:	01/02/07
Time:	12:00
Page:	1 of 1

Name	Company/Department	Address	Phone	Fax
1 Sam DUKKAM			798 1088	367 8145
2 Andrea Allred				
3 DAVID STEINMAN				
4 mark whitehouse - Ultra Signs.				
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Centennial Hills Architectural Review Committee (CHARC)

Members Information

ARC-18824 01/02/07

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	e-mail 12/18/06 @ 4:50 pm -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	e-mail 12/18/06 @ 4:50 pm -will attend	X		
Ronni Council - Committee Member	Home # 645-0296 Cell # 274-2208	6621 Cowboy Trail Las Vegas, NV 89131	e-mail 12/18/06 @ 4:50 pm -will attend		X	
Jeff Gale - Committee Member	Work # 658-7660 Cell # 808-2405 E-mail: jeff@vegas.com	6722 North Rainbow Blvd Las Vegas, NV 89131	e-mail 12/18/06 @ 4:50 pm			X
Andrea Allred - Committee Member	Home # 655-1052 E-mail: Eallred@cox.net	9316 Grassy Butte Court Las Vegas, NV 89149	e-mail 12/18/06 @ 4:50 pm -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)

ED OAWLEY, an employee of the Planning & Development Department of the city of Las Vegas, being first duly sworn, deposes and says that on the 26th day of DECEMBER, 2006 at the hour of 2:00pm, there were posted copies of the CHARC AGENDA, for the JANUARY, 2007 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

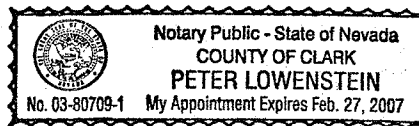
Ed Oawley
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 26th day of DECEMBER, 2006.

Peter Lowenstein
Notary Public in and for said County and State



INTER - OFFICE MEMORANDUM

January 2, 2007

<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-18824
APPLICANT: CENTENNIAL SIGN INC
WARD: 6 (ROSS)

Appeal by applicant or any other aggrieved person:

Yes

No

Reviewed requested by City Council//Planning Commission

Yes

No

1/5/2007
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.

January 2, 2007

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).

January 12, 2007

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.)

January 12, 2007

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

January 2, 2007

Mr. Harold Drezner
Centennial Sign Inc.
6401 Centennial Center Blvd
Las Vegas, Nevada 89149

RE: ARC-18824

Dear Applicant:

The Centennial Hills Architectural Review Committee considered your request for a Waiver of the Town Center Sign Standards to raise the height of A PREVIOUSLY APPROVED Pylon Sign and to include a reader board sign for Peoples Auto Center at 6401 Centennial Center Boulevard. (APN 125-28-510-003), T-C (Town Center) Zone, Ward 6 (Ross) on January 2, 2007.

The Centennial Hills Architectural Review Committee voted to **DENY** your request.

This action by the Centennial Hills Architectural Review Committee on January 2, 2007 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. Joseph Scala
6401 Centennial Center Blvd
Las Vegas, Nevada 89149

Mr. Mark Whitehouse
Ultrasigns
10 Research Lane
Las Vegas, Nevada 89101

YK:nl

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



RECEIVED
CITY CLERK

2007 JAN -3 A 10: 36

Letter of Appeal

Date: January 3, 2007

To: Las Vegas City Clerk
400 Stewart
LVNV 89101From: Applicant (Centennial Sign Inc.)
Representative
Mark Whitehouse
Ultrasigns
10 Research Lane
LVNV 89101
Phone 702-336-3336
Fax 702-431-3585
Email mwhitehouse@ultrasigns.com

Attn: Barbara Jo Ronemus

Re: Case # ARC - 18824

Ms. Barbara Jo Ronemus,

We the applicant respectfully request to appeal the decision of the above referenced case number which was heard and denied at the Centennial Hills Architectural Review Committee on January 2, 2007.

Sincerely Yours,


Mark Whitehouse