



City of Las Vegas

Agenda Item No.: 105.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
REQUIRE ONE YEAR REVIEW

RQR-21496 PUBLIC HEARING - APPLICANT: CES OUTDOOR - OWNER: WMC III ASSOCIATES, LLC. Required One Year Review of an approved Rezoning (Z-0100-97) WHICH APPROVES ONE EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN on property bounded by US 95, I-15 and Grand Central Parkway (APN 139-33-511-004), PD (Planned Development) Zone, Ward 1 (Barlow). The Planning Commission (4-2 vote) and staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

The Planning Commission (4-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. City Council approval letter for RQR-12065
5. City Council approval letter for RQR-6003
6. City Council approval letter for Z-0100-97(7)
7. Backup referenced from the 06-14-07 Planning Commission Meeting Item 6

Motion made by RICKI Y. BARLOW to Hold in Abeyance to 8/15/2007

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

RYAN ARNOLD, 3225-B South Rainbow Boulevard, appeared on behalf of the applicant and asked for Condition 6 to be removed as it would be more appropriately addressed during the site plan review for the World Market Center site.

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MARGO WHEELER, Director of Planning and Development Department, explained Condition 6 is the same condition imposed on the previous approval of June 2006. MR. ARNOLD replied they are the only company being imposed with such a strict condition.

MR. ARNOLD reiterated that the applicant would prefer the removal of Condition 6, but would accept an amendment to allow the billboard to remain until issuance of Certificate of Occupancy (CEO). MS. WHEELER explained the difficult problem with imposing a condition triggered by CEO means that the project is complete and ready to be occupied.

COUNCILMAN BROWN questioned the uniqueness of this particular billboard. MS. WHEELER replied there are other sites with billboards on vacant property, whereby a condition stipulates that when development occurs, the billboard must be removed prior to construction.

ROBERT HOLGATE, World Market Center, stated this particular billboard would not be addressed until Phase 6 and noted that Phase 3 is currently underway. He does not feel this particular billboard will impact their development. He opined that it might be beneficial to impose a one-year review or subject to other site plan review.

COUNCILMAN BARLOW requested to move the item so he could meet with the applicant, as well as provide time to research what has been done with previous billboards on this particular site. MR. HOLGATE suggested meeting with all appropriate parties to discuss this issue.

MAYOR GOODMAN indicated that an ordinance has been prepared regarding billboards subject to spirited debate. MR. HOLGATE remarked that their master sign plan is subject to what can and cannot be done on the site.

MAYOR GOODMAN declared the Public Hearing closed.