



City of Las Vegas

Agenda Item No.: 106.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 15, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: MASTER SIGN PLAN AND WAIVERS TO TOWN CENTER DESIGN STANDARDS

ARC-22117 - REMANCE ITEM PUBLIC HEARING - APPLICANT/OWNER:
CENTENNIAL HILLS DEVELOPMENT - Council review of a request for a Master Sign Plan and Waivers of the Town Center Development Standards Manual to allow one 50' high pylon advertising one tenant sign where 24' high advertising multiple tenants is required, to allow one wall sign to be located above the second floor window where below the second floor window is the height permitted, and allow one monument sign to have 113.6 square feet area where 75 square feet is allowed by code EOR A PROPOSED MEDICAL OFFICE BUILDING at the northeast corner of Centennial Parkway and Riley Street (APN 125-20-803-006), SC-TC (Service Commercial Town Center) Zone, Ward 6 (Ross). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	9	City Council Meeting	2

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Centennial Hills Architectural Review Committee approval letter
6. Minutes from the 06-05-07 Centennial Hills Architectural Review Committee Meeting
7. Appeal Memo for Council Review
8. Returned postcard support
9. Returned postcard protests and supports
10. Submitted after final agenda Revised -plans

Motion made by STEVEN D. ROSS to Approve subject to conditions, deleting Conditions 4 and 5 and adding the following condition as read for the record:

A. Building elevation fronting freeway shall be allowed parapet signage per plans submitted August 15, 2007. No pylon sign is allowed.

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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)

NOTE: A previous motion for approval was recalled by COUNCILMAN ROSS to incorporate the deletion of Conditions 4 and 5 into the subsequent motion.

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

BOB FELINE, 3625 South Polaris, appeared on behalf of the applicant. He indicated they met with COUNCILMAN ROSS to discuss his concerns with the pole sign. The solution was to add signage to the back wall along the freeway rather than the pole side, this was incorporated into a new design, which was forwarded to the Councilman and staff. He respectfully requested approval.

COUNCILMAN ROSS confirmed with MR. FELINE that the sign was being removed. Allowing additional signage on the back wall along the freeway and increasing the height of the sign was also agreed upon. MARCO M. FELER, Director of Planning and Development, confirmed an additional condition regarding the building elevations and signage, agreed upon by MR. FELINE.

After hearing Items 107 and 108, Item 106 was recalled by COUNCILMAN ROSS. The deletion of Conditions 4 and 5 should have been incorporated into the motion. A subsequent motion was made to reflect such deletions, as he did not believe it would adversely impact the applicant. MR. FELINE was no longer in attendance but would be notified. MS. WHEELER clarified that the deletions would eliminate a conflict.

MAYOR GOODMAN declared the Public Hearing closed.

