



City of Las Vegas

Agenda Item No.: 33.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 28, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
**BEYANEE - ARC 28687 - MISC. MODIFICATION TO A MASTER SIGN PLAN -
PUBLIC HEARING - APPLICATION SIGN INC. - OWNER: VHC 215, LLC -**
Request for an Appeal of a Denial of a Minor Modification to an approved Master Sign Plan (CHR
-0003-02) and **TO ALLOW TWO PYLON SIGNS WHERE ONLY ONE PYLON SIGN
PER FRONTAGE IS PERMITTED AND TO ALLOW THE PYLON SIGN TO BE WITHIN 100'
OF A SINGLE-FAMILY RESIDENCE WHERE A MINIMUM OF 330' IS REQUIRED** at 8420
Farm Road (APN 125-17-610-015 and 014), SC-1C (Service Commercial Town Center) Zone,
Ward 6 (Recess)

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	15	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. CHARC Approval Letter
6. Justification Letter
7. Protest Postcards

Motion made by DAVID STEINMAN to Approve subject to conditions and amending
Conditions 1 and 4 as follows:

1. Conformance to the sign elevations and documentation as submitted and date stamped
February 28, 2008, in conjunction with this request, except as modified herein.
4. The requested second 24' high pylon sign on the Durango Drive frontage shall be a minimum
of 240 feet from a single family residence.

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

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SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, BYRON GOYNES, GLENN TROWBRIDGE, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR GOYNES declared the Public Hearing open.

FLINN FAGG, Planning and Development Department, stated this application had been reviewed by the Centennial Hill Architectural Review Committee (CHARC) and was subsequently denied. He recommended denial of this application as it does not conform to Code and is within 100 feet of a residential property.

MATTHEW WARNER, Vertical Holdings, appeared on behalf of the applicant. He gave a brief history of the property and noted the approved sign plan had not been executed. He explained the subsequent subdivision of the property had left the subject parcel without any signage. He pointed out the proposed location of the sign was the furthest point on the property from the adjacent residential area and requested approval.

COMMISSIONER STEINMAN stated that he had attended the CHARC hearing regarding this application and noted that CHAIR GOYNES and COMMISSIONER DUNNAM had also been present. He observed that when large properties are sub-divided, signage issues may result. He expressed his support as the applicant has a right to signage and the new location of the sign is appropriate.

MR. WARNER informed COMMISSIONER TROWBRIDGE that only one sign would be constructed. MR. WARNER assured MARGO WHEELER, Director of the Planning and Development Department, that he had revised plans reflecting the sign's new location which he would submit to staff.

CHAIR GOYNES declared the Public Hearing closed.