



City of Las Vegas

Agenda Item No.: 15.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 27, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
BEYANEE - RENOVICATION - PER-26324 - REQUIRED FIVE YEAR REVIEW -
PUBLIC HEARING-APPLICATION- LYNEL SAWYER & COLLINS - OWNER: FISHER
BROTHERS LAS VEGAS, LLC - Required Review of an approved Special Use Permit (U-
0168-92) WHICH ALLOWED A 40 FOOT TALL, 14 FOOT X 48-FOOT OFF-PREMISE
ADVERTISING SIGN (BILLBOARD) at 2900 Sirius Avenue (APN 162-08-418-002), M
(Industrial) Zone, Ward 4 (Caucasian)

IF APPROVED, P.C.: 05/07/08
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="0"/>	Planning Commission Mtg.	<input type="text" value="17"/>
City Council Meeting	<input type="text" value="0"/>	City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter For RQR-1143
6. Support Postcards (may include repetitive signatures)

Motion made by RICHARD TRUESDELL to Approve subject to conditions and adding the following condition as read for the record:

A. Any existing conditions of previous SDR approvals for the site regarding the billboard remain in effect.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
SAM DUNNAM, DAVID STEINMAN, BYRON GOYNES, RICHARD TRUESDELL,
STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None); (Did Not Vote-None);
(Excused-GLENN TROWBRIDGE)

Minutes:
CHAIR GOYNES declared the Public Hearing open.

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LUCAS TUCKER, 300 South 4th Street, appeared on behalf of the applicant and agreed to all conditions. He noted that the applicant had already addressed the pigeon concerns and displayed photographs indicating the installation of pigeon pans.

MARGO WHEELER, Director of the Planning and Development Department, noted that the applicant and owner of the billboard is Fisher Brothers, LLC.

TODD FARLOW, 245 North 19th Street, encouraged the applicant to address any issues promptly and not wait until a review is eminent.

In response to COMMISSIONER TRUESDELL'S question, MR. TUCKER stated the proposed projects on the site are moving forward, but the applicant would like to keep the billboard while the property remains vacant.

MS. WHEELER observed that the 2003 review's conditions had not included the requirement that the billboard be removed when construction begins on the site and deferred to the City Attorney on adding the condition to this review.

DEPUTY CITY ATTORNEY JAMES B. LEWIS stated that the custom of the Planning Commission and City Council has been to not place additional conditions on required reviews.

MS. WHEELER concurred with DEPUTY CITY ATTORNEY LEWIS, but suggested an additional condition making reference to other site plans which would address COMMISSIONER TRUESDELL'S concern. DEPUTY CITY ATTORNEY LEWIS acknowledged that the Code does not preclude adding conditions to reviews, but noted that it has not been the practice of the Planning Commission.

COMMISSIONER TRUESDELL expressed his desire to remove the confusion between two applications on the same property and MS. WHEELER crafted the additional condition which would ensure that conditions placed on other applications would remain in effect.

CHAIR GOYNES declared the Public Hearing closed.