



*City of Las Vegas*

Agenda Item No.: 35.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: OCTOBER 23, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
MVR-2987 - WAIVER - PUBLIC HEARING - APPLICANT: JOHN STALUPPI, JR. -  
OWNER: CENTENNIAL AZURE, LLC Request for a Waiver of the Town Center  
Development Standards TO ALLOW EXPOSED NEON BORDER WHERE EXPOSED NEON  
IS PROHIBITED. 20 acres at 6200 Centennial Center Boulevard (APN 125-28-610-010), T-C  
(Town Center) Zoning [T-C (Service Commercial - Town Center) Land Use Designation], Ward  
6 (Ross)

P.C.: FINAL ACTION Unless Appeared Within 10 Days)

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	0	Planning Commission Mtg.	1
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. Justification Letter
6. CHARC Approval Letter for ARC-26094
7. City Council Denial Letter for ARC-26500
8. Submitted after Final Agenda Support Postcard
9. Submitted at meeting Site Plan, Building Elevations and Photos by Mike Bellon

Motion made by GLENN TROWBRIDGE to Hold in abeyance to 11/6/2008

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
STEVEN EVANS, VICKI QUINN, DAVID STEINMAN, BYRON GOYNES, GLENN  
TROWBRIDGE, RICHARD TRUESDELL, KEEN ELLSWORTH; (Against-None); (Abstain-  
None); (Did Not Vote-None); (Excused-None)

Minutes:  
CHAIR GOYNES declared the Public Hearing open.

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PETER LOWENSTEIN, Planning and Development Department, stated the request is a self-imposed hardship and recommended denial. He noted that additional letters of support had been received.

MIKE BELLON, 1408 Saintsbury Drive, appeared on behalf of the applicant. He acknowledged that the request did not conform to the Town Center Development Standards, but stated that several buildings in the area were using neon. He displayed and submitted photographs of neighboring buildings. He stated that COLLEEN BOSS and MARGO WHEELER, Director of the Planning and Development Department, had expressed their support of the request. He noted that no protests and some support had been received for this item and requested approval.

MS. WHEELER stated that the Department of Planning and Development recommended denial on this application.

CHAIR BOYNES suggested that the applicant did not need neon lighting to attract customers.

TODD CARLOW, 244 North 19th Street, suggested the applicant use more neon and requested the reason for denying the application.

MR. LOWENSTEIN explained that this area has specific design standards for signage and building materials and noted that neon is a prohibitive light material.

COMMISSIONER TRUESDELL stated that the dealership's owner had participated in the development and adoption of the design standards for Town Center. MR. BELLON pointed out the other automotive dealerships in the area were using neon and explained he wanted to be able to use neon as well. COMMISSIONER TRUESDELL stressed that neon is prohibited in the area and stated he did not know how the other dealerships had obtained permission to use neon.

COMMISSIONER STEINMAN noted that he had reviewed this application as Chair of Centennial Hills Architectural Review Committee (CHARC) and noted that the request had been denied. He suggested the other properties with neon were not within the prohibited area. He informed COMMISSIONER EVANS that COMMISSIONER DUNNAM had also served on CHARC as well as three members of the public. He added that CHARC has since been disbanded. He also pointed out that the same request had been previously denied by the City Council.

In response to COMMISSIONER TROWBRIDGES request, MR. BELLON described the locations of the other properties in relation to the subject site, stating the other properties were located within the approved area for auto dealerships.

MS. WHEELER stated that staff had prepared a report on this item and the report did not appear to be included in the backup documentation. She suggested that the item be held in abeyance for two weeks so that all relevant information could be provided to the Commissioners.

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CHAIR GOYNES and COMMISSIONER EVANS supported holding the item in order to obtain additional information. MR. BELLON expressed his willingness to hold the application.

COMMISSIONER EVANS commented that the application appeared to be the same request that had been denied by both CHARC and the City Council. He added that he was perplexed by the constant requests to waive the Town Center design standards.

CHAIR GOYNES declared the Public Hearing closed.

