



City of Las Vegas

Agenda Item No.: 19.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
BEYANEE - MSP-29850 - MASTER SIGN PLAN - PUBLIC HEARING -
APPLICATION OWNERS: CENTENNIAL DURANGO PARTNERS, LLC - Request for a
Major Amendment to Master Sign Plan (MSP-26110) FOR A 12-FOOT MONUMENT SIGN
AND WAIVE SIGN HEIGHT AND TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW
A 12-FOOT MONUMENT SIGN WHERE EIGHT FEET IS THE MAXIMUM HEIGHT
ALLOWED, AND TO ALLOW A TWO-FOOT SIGN SETBACK WHERE FIVE FEET IS THE
MINIMUM SETBACK REQUIRED on 2.03 acres at 6403 North Durango Drive (APN 125-20-
402-008), CC (Town Center) Zone SC-TC (Service Commercial - Town Center) Land Use
Designation], Ward 6 (Ross)

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	2	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. Justification Letter
6. Protest Postcards

Motion made by RICHARD TRUESDELL to Hold in abeyance to 10/23/2008

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
SAM DUNNAM, BYRON GOYNES, GLENN TROWBRIDGE, RICHARD TRUESDELL,
STEVEN EVANS, DAVID STEINMAN, VICKI QUINN; (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 that the proposed Master Sign Plan (MSP) amendment would allow a monument-style ground sign to be placed on the subject site. The proposed sign would encroach into the required setback area and would exceed the height requirements by four feet. Placement of the sign would require removal of the existing 25-foot Mexican fan palm north of the ingress/egress driveway. He recommended denial. Should the MSP be approved, MR. LOWENSTEIN read an amendment to Condition 3 for the record.

TONY CELESTE, 5800 Howard Hughes Parkway, appeared on behalf of the applicant. Using the overhead, he referred to the location map displaying the existing shopping center located at the corner of Durango Drive and Centennial Parkway. Currently there are no on-premise advertising although there is signage on some of the buildings. In addition to the monument sign, MR. CELESTE stated there is a request for a two-foot sign setback because the distance between the proposed sign and the property line is two feet with a pony wall that wraps around the site.

TODD FARLOW, 240 North 19th Street, stated the sign is unattractive.

COMMISSIONER TRUESDELL expressed concern with the sign location and its impact on traffic. He suggested moving the sign to the north to improve visibility for vehicles entering or exiting the shopping center. Considering the Commissioner's safety concerns, MR. CELESTE remarked that he would be unable to make a commitment to moving the sign as recommended and suggested holding the item for a future public hearing.

COMMISSIONER STEINMAN expressed that the people who live in the area are fully aware of what stores are located within the shopping center. He concurred with COMMISSIONER TRUESDELL regarding the safety issue.

Considering COMMISSIONER TRUESDELL'S comments, MARGO WHEELER, Director of the Planning and Development Department, crafted the language for an additional condition. Observing MR. CELESTE'S hesitation, ASSISTANT CITY ATTORNEY BRYAN SCOTT suggested it might be appropriate to hold the item to enable MR. CELESTE to confer with the applicant.

CHAIR GOYNES declared the Public Hearing closed.