



City of Las Vegas

Agenda Item No.: 13.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 6, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
BEYANEE - RENOVATION MS 19350 - MASTER SIGN PLAN - PUBLIC HEARING APPLICATION FOR AN ANNUAL DURANGO PARTNERS, LLC - Request for a Major Amendment to Master Sign Plan (ARC-26110) FOR A 12-FOOT MONUMENT SIGN AND WAIVERS FROM THE 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 (A/N 2520-02008, T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Land Use Designation], Ward 6 (Ross) NOTE: THIS APPLICATION HAS BEEN AMENDED TO ALLOW A ZERO FOOT SIGN SETBACK WHERE FIVE FEET IS THE MINIMUM SETBACK REQUIRED

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	4	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. Protest/Support Postcards
7. Submitted after Final Agenda Site Plan, Elevations and Protest Postcards
8. Submitted after Meeting - Recordation Notice of Planning Commission Action and Conditions of Approval

Motion made by DAVID STEINMAN to Approve subject to conditions

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



NOVEMBER 6, 2008

Minutes:

CHAIR GOYNES declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, explained that the item was held to allow the applicant to work with staff and submit revised plans to relocate the sign. He recommended denial as this is a self-imposed hardship. MR. RANKIN stated that additional protests were received.

STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. She summarized the previous proposal and the concerns regarding the visibility because the location was close to the entrance. Using the overhead, MS. ALLEN displayed the revised plans reflecting the relocation of the signage closer to the 1270. She requested approval of the application.

COMMISSIONER STEPHEN commented that this is the proper solution. COMMISSIONER QUINN disclosed that she and COMMISSIONER EVANS had met with MS. ALLEN and she supported the project. He commended the applicant for revising the plans to ensure a safer environment. COMMISSIONER EVANS confirmed meeting with MS. ALLEN and stated that he supported the request.

CHAIR GOYNES declared the Public Hearing closed.