



City of Las Vegas

Agenda Item No.: 14.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: BEYANEE - WVR-20865 - WAIVER - PUBLIC HEARING - APPLICANT: JOHN STALUPP, 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 on 5.29 acres at 6200 Centennial Center Boulevard (APN 125-28-610-010) in Town Center Zone [SC-TC (Service Commercial - Town Center) Land Use Designation], Waiver of

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. Photos of Other Businesses
6. Justification Letter
7. CHARC Approval Letter for ARC-26094
8. City Council Denial Letter for ARC-26500
9. Town Center Signage Report
10. Support Postcard

Motion made by DAVID STEINMAN to Deny

Passed For: 4; Against: 2; Abstain: 0; Did Not Vote: 0; Excused: 1
STEVEN EVANS, VICKI QUINN, DAVID STEINMAN, BYRON GOYNES; (Against-
GLENN TROWBRIDGE, KEEN ELLSWORTH); (Abstain-None); (Did Not Vote-None);
(Excused-RICHARD TRUESDELL)

NOTE: An initial motion by TROWBRIDGE to Approve subject to conditions failed with GOYNES, STEINMAN, EVANS and QUINN voting no and TRUESDELL excused.

NOVEMBER 6, 2008

Minutes:

CHAIR GOYNES declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, stated that this item was held in abeyance to allow staff to address the types of neon approved in the Town Center area. MR. RANKIN explained that prior to adoption of the Town Center, there was an adoption of a Town Center LLC, commonly known as the Brown Book, for this particular site. Within the Brown Book, the sign standards can be approved by the developer and as such, previous neon applications were approved.

In reviewing the subject application, staff determined that it does not conform to the Town Center development plans and recommended denial.

MIKE BELLON, 1448 Highway Drive, appeared on behalf of the applicant. When the dealership was first built, the applicant worked with the Centennial Hills Architectural Review Committee. Noting that several other dealerships and businesses have incorporated neon into the architectural designs of their structures, the applicant has requested approval of the waiver to allow neon on his building.

COMMISSIONER STEINMAN repeated his previous comments regarding the denial of a similar application by the same applicant, by the Centennial Hills Architectural Review Committee (CHARC).

MARGO WHEELER, Director of the Planning and Development Department, clarified that the application does not meet the current standards and requires Planning Commission approval for the requested waiver.

CHAIR GOYNES declared the Public Hearing closed.