



*City of Las Vegas*

Agenda Item No.: 26.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
BEYANEE - VAR-30271 - VARIANCE - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT, LLC - OWNER: REGAL PLAZA, LLC - Request for a Variance TO ALLOW PROPOSED 105 FOOT TALL 435 SQUARE-FOOT ROOF SIGN WHERE AN 85 FOOT TALL 430 SQUARE-FOOT ROOF SIGN IS THE MAXIMUM ALLOWED on 3.2 Acres at 5831 West Craig Road (CPN 138-01-312-002), C-1 (Limited Commercial) Zone, West Las Vegas

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

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	9	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 Letters
6. Protest Postcards
7. Submitted after Final Agenda Line of Sight diagram by Regal Plaza, LLC and Protest Letter
8. Submitted at Meeting Revised Elevations by Regal Plaza, LLC
9. Submitted after Meeting - Recordation Notice of Planning Commission Action and Conditions of Approval

Motion made by KEEN ELLSWORTH to Approve subject to conditions

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

NOTE: COMMISSIONER TRUESDELL abstained as one of his clients has an open contract with the applicants representative.

## PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2008

Minutes:

CHAIR GOYNES declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, stated that this item had been held in abeyance to allow the applicant to redesign the sign which now complies with the height limitations. He noted a variance was still needed for the square footage and recommended denial as the sign does not comply with the Code. He also read an amended condition addressing the redesigned sign.

KELVIN HAYWOOD, 4300 El Comero Way, appeared on behalf of the applicant. He described his efforts to contact the adjacent neighbors, noting he had not received any responses. Displaying a line-of-site diagram on the overhead, he pointed out the sign would not be visible from the rear of the property. He stated that the owner prefers the original design and requested approval of the original sign request.

MARGO WHEELER, Director of the Planning and Development Department, noted the condition suggested by MR. RANKIN was no longer relevant and clarified that the applicant is seeking the approval of the original request.

TODD FARLOW, 2400 North 19th Street, asked that a rendering of the sign be displayed and stated that the applicant should not be allowed to break the code.

MR. HAYWOOD displayed a rendering of the requested sign on the overhead and explained that the applicant would like to maintain the branding for his business. He noted that the line-of-site diagram addressed the height of the sign.

COMMISSIONER ELLSWORTH expressed his support, stating he would like a successful business at that location.

COMMISSIONER EVANS suggested the applicant's request is not egregious, but expressed concern that the City is constantly chipping away at its standards and not improving the community. MR. HAYWOOD replied that this project would improve the City by bringing a business into a vacant space.

COMMISSIONER STEINMAN observed that McDonalds manages to maintain its branding while allowing different locations to use different sign configurations. He expressed his opposition, stating this sign would ruin the appearance of the shopping center.

CHAIR GOYNES declared the Public Hearing closed.