



City of Las Vegas

Agenda Item No.: 56.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 22, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: RQR-3182 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER:
OXFORD TECHNOLOGY, INC. requested Review of an approved Special Use Permit (U-0230-94) FOR A 40-FOOT TALL SIGN BY 48-FOOT OFF-PREMISE SIGN at 2310 Las Vegas Boulevard North (APN 162-04313-072), C-2 (General Commercial) Zone, Ward 3 (Reese)

IF APPROVED, C.C. 8-2-18/2009

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Photos
4. City Council Approval Letter for U-230-94(1)
5. Submitted after Final Agenda Protest Postcards

Motion made by BYRON GOYNES to Approve subject to conditions

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 2

VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE; (Against-None); (Abstain-None); (Did Not Vote-RICHARD TRUESDELL); (Excused-STEVEN EVANS, KEEN ELLSWORTH)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

PETER LOWENSTEIN, Planning and Development, stated that a final inspection of the billboard was not made and recommended denial.

MICHAEL CORDERO, 5521 Magi Ranch Court, appeared on behalf of the applicant and stated that staffs report referred to the column having graffiti and bird droppings on the asphalt. The column has been painted and the asphalt cleaned. He was uncertain where the final inspections

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permits were, as the owner of Shepco Outdoor Advertising is deceased, so there might be some confusion regarding the permits. He will be more than happy to reapply for a final inspection.

COMMISSIONER GOYNES verified that the column was cleaned but no photograph was provided to that effect. MR. CORDERO remarked they are prepared to install skirting underneath the billboard to catch the bird droppings.

CHAIR TROWBRIDGE commented that the billboard is located in an area where additional neon is required. MARGO WHEELER, Director of Planning and Development, explained that no plans or application were received in response to the notification, so staff is working at a disadvantage. She asked if the applicant submitted documents and fees. MR. CORDERO replied that the offices have moved.

CHAIR TROWBRIDGE remarked that the Commission may be asked to approve something that they have not seen. MR. CORDERO rebutted the billboard has been at this location for a number of years proving that it is safe. CHAIR TROWBRIDGE was concerned with embellishments that may or may not be there and the absence of required neon. MR. CORDERO did not believe neon or embellishment exists.

COMMISSIONER BUCKLEY pointed out that unless staff have inspected the site, the Commission cannot take action. MS. WHEELER actually reviewed staffs recommendation for denial due to the graffiti, lack of bird deterrent devices, lack of a final inspection, and the billboard located within the community way. In the past on required reviews, notices were sent out and if no response, they would be considered lost. Now they are placed on the agenda for review as required by the Council.

COMMISSIONER GOYNES verified with MR. CORDERO that he is prepared to meet all conditions, the column will be painted, signs will be painted and bird deterrent devices will be installed. The Commissioner verified with MS. WHEELER that a review is done three years, which is the minimum allowed by the current Code. Staff follows up to see that conditions have been met and bird deterrent devices have been installed. If not, staff will bring the application back for another review.

CHAIR TROWBRIDGE declared the Public Hearing closed.