



City of Las Vegas

Agenda Item No.: 78.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: OCTOBER 6, 2010**

**DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

SUBJECT: VAR-38114 - ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SEA BREEZE VILLAGE LLC - Request for a Variance TO ALLOW A NINE-FOOT TALL MENU BOARD WHERE SEVENTEEN IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW AN ADDITIONAL SIGN (CLEARANCE ARM) THAT IS 13 FEET TALL, 27 SQUARE FEET IN AREA AND CONTAINS A LOGO MAKING UP 67 PERCENT OF THE SIGN AREA WHERE 13 FEET IN HEIGHT, 12 SQUARE FEET IN AREA AND 50 PERCENT LOGO COVERAGE ARE ALLOWED on 0.52 acres at the northeast corner of Buffalo Drive and Vegas Drive (APN 38-22-18-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

14

City Council Meeting

18

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

4

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-38114 and MSP-38116
2. Conditions and Staff Report - VAR-38114 and MSP-38116
3. Supporting Documentation
4. Photos - VAR-38114 and MSP-38116
5. Justification Letter
6. Protest/Support Postcards for VAR-38114 and MSP-38116
7. Recordation Notice of City Council Action and Conditions of Approval for VAR-38114 and MSP-38116
8. Backup referenced from the June 24, 2010 Planning Commission Meeting Items VAR-38114 and MSP-38116

Motion made by LOIS TARKANIAN to Approve subject to conditions and adding the following condition as read for the record:

A. Only the Variance for the menu board is hereby approved.

CITY COUNCIL MEETING OF: OCTOBER 6, 2010

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS, STAVROS S. ANTHONY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 78 and 79.

STEVE ROSENBLOOM, National Sign and Marketing Corporation and Visual Information Systems Corporation, appeared on behalf of the applicant.

ANTHONY LODGES observed that the Planning Commissioners and Planning staff were split in their recommendation to the Council.

COUNCILWOMAN TARKANIAN confirmed the proposed increase in height to the menu board, noting that it will only be visible from the rear of the building. However, she was concerned with the number of variances being requested for the project. She opted to approve the increase in height for the menu board, from seven feet to nine feet.

MARGO WHEELER, Director of Planning and Development, approved the condition changes for Items 78 and 79, with which MR. ROSENBLOOM agreed.

MAYOR GOODMAN declared the Public Hearing closed for Items 78 and 79.

