



City of Las Vegas

Agenda Item No.: 24.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 11, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: BEYANCE - RENOTIFICATION ON RC 33738 - REQUIRED REVIEW - PUBLIC HEARING APPLICANT: RANKY BLACK - OWNER: FM & NANCY L CORRIGAN TRUST - Required Review of a previously approved Variance (V-0043-96) WHICH ALLOWED A 55-FOOT TALL SIGN BY 4-FOOT OFF-PREMISE SIGN at 921 North Buffalo Drive (APN 138-28-620-003) (Limited Commercial) Zone, Ward 4 (Steinman) NOTE: THIS APPLICATION HAS BEEN AMENDED TO REFLECT APPLICANT: BLACK GAMING - OWNER: REBEL OIL CO. INC AND AN APN OF 138-28-620-003

C.C.: 07/15/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	25
City Council Meeting	0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	1
City Council Meeting	0

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. City Council Action Letter for V-0043-96(1)
7. Protest/Support Postcards
8. Submitted after Final Agenda Protest Postcards

Motion made by MICHAEL E. BUCKLEY to Deny

Passed For: 3; Against: 2; Abstain: 1; Did Not Vote: 1; Excused: 0
MICHAEL E. BUCKLEY, VICKI QUINN, STEVEN EVANS; (Against-GLENN TROWBRIDGE, KEEN ELLSWORTH); (Abstain-BYRON GOYNES); (Did Not Vote-RICHARD TRUESDELL); (Excused-None)

NOTE: COMMISSIONER GOYNES abstained from voting as his company is working on a project involving MR. BLACK in another jurisdiction.

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Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

DOUG RANKIN, Planning and Development, explained that Title 19.14.100 limits the size of off-premise signage to a maximum of 672 square feet. During the site inspection, staff found the structure had two different size signs, with one appearing to exceed Title 19 size requirements. The structural elements behind the larger size were visible to the public and created an unattractive situation. Staff recommended denial.

ATTORNEY TONY CELESTE, 3800 Howard Hughes Parkway, appeared on behalf of RANDY BLACK and stated that all building permits are in order. He committed to reducing one side of the billboard to the 672 square feet allowed by Code before the City Council meeting. He agreed with all conditions.

TODD FARLOU verified that there were no concerns about the maintenance of the sign.

COMMISSIONER BUCKLEY felt the sign is no longer appropriate at this location, as parks have been built and there are no other signs at this site. The sign cannot be seen while driving south because it is obstructed by trees; therefore, should be removed as it detracts from the area.

ATTORNEY CELESTE agreed the park is new but the signs have been there longer than the billboard. Prior required review deemed the sign appropriate. He confirmed that the protests come from area residents.

COMMISSIONER EVANS verified that the billboard would have to be reviewed in three years.

CHAIR TROWBRIDGE also pointed out that the billboard cannot be seen because it is obstructed by trees. He opined that the residents believe the request is for a second sign. When making required review decisions, the Commission takes into consideration what development has occurred in the area to see if the character of the neighborhood changed. In this case, the addition of the park did not change the character of the neighborhood. He could support the billboard with the provision that both sides of the sign be restricted to the 672 square feet as required by Code.

CHAIR TROWBRIDGE declared the Public Hearing closed.