



City of Las Vegas

Agenda Item No.: 11.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 28, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARCO WHEELER

☐ Consent ☒ Discussion

SUBJECT: VARIANCE - VAR-16579 - VARIANCE PUBLIC HEARING - APPLICANT: SIEGEL COMPANIES, INC. FOWNER: SAHARA SUITES, LLC - Request for a Variance TO ALLOW FOUR EXISTING AND SEVEN PROPOSED FREESTANDING SIGNS TO HAVE A ONE-FOOT SIGN WHERE FIVE FEET IS THE MINIMUM REQUIRED; TO ALLOW FIVE FREESTANDING SIGNS WHERE ONE IS ALLOWED; TO ALLOW A 35-FOOT TALL SIGN WHERE 12 FEET IS ALLOWED; TO ALLOW A 289 SQUARE-FOOT SIGN WHERE 48 SQUARE FEET IS ALLOWED, AND TO ALLOW A DISTANCE SEPARATION OF 17 TO 25 FEET WHERE 10 FEET FROM FREESTANDING TO FREESTANDING SIGN IS REQUIRED on 1.29 acres at 2500 Teddy Drive and 2713 West Sahara Avenue (APNs 162-08-501 -006 and 007), R-4 (High Density Residential) Zone, Ward 1 (Tarkanian)

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Meeting Recordation Notices of the Planning Commission Action and Conditions of Approval

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

A. There shall be an administrative review on or near 01/28/2015.

PLANNING COMMISSION MEETING OF: JANUARY 28, 2010

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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

Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

STEVE GEBEKE, Planning and Development, stated that the proposed signage exceeds the height standards in Title 19. In addition, the applicant has not provided unique or extraordinary circumstances, rather has created a self-imposed hardship. Staff recommended denial.

ATTORNEY JAY BROWN, 520 South Fourth Street, appeared with MIKE WHITEHOUSE and stated that the proposed signage is compatible with the surrounding signage. The signage needs to be situated as close to the building as possible, to avoid hampering the view of the Palace Station Hotel and Casino. The applicant has agreed with Palace Station representatives recommendation that a five-year review be placed on this application, if approved, due to the possibility of future development in the area. MR. HARRIS emphasized that the signage is comparable to signage along I-15 Freeway and Sahara Avenue.

TODD FARLOW believed that approving this request would open up a Pandora's Box. He pointed out that Siegel Signs had banner signs erected at other locations that are not per Code, despite the fact that many requests have been made to remove them. He believed the requests have been ignored, and as a result, the applicant's current request should not be granted.

ATTORNEY BROWN explained that the height of the signage was reduced to address the neighbors concerns, he believed this to be evident of the fact that there were no residents present in opposition, aside from MR. FARLOW's comments.

COMMISSIONER QUINN supported the applicant's request and noted that the applicant has worked on the height signage, and it will be no different than what currently exists along Sahara Avenue.

MARGO WHEELER, Director of Planning and Development, explained for MR. FARLOW that there were other requested variances, but the applicant has since withdrawn them. The item before the Commission is to decide whether or not to allow one sign with a height of 35 feet where 12 feet is required.

MR. WHITEHOUSE confirmed that the other signage will be removed. He explained for COMMISSIONER ELLSWORTH the reason for desiring 35 feet, stating that this is the basic

PLANNING COMMISSION MEETING OF: JANUARY 28, 2010

sign height as you travel down Sahara Avenue. In addition, the proposed signage will be situated 30 feet from the road so additional height was desired. The sign is blue and will minimize any illumination. Although COMMISSIONER GOYNES supported the request, he respectfully disagreed that one would not be able to see a two-story structure traveling down the street.

CHAIR TRUESDELL declared the Public Hearing closed.

