

PLANNING COMMISSION MEETING OF
October 21, 2010
COMBINED VERBATIM TRANSCRIPT ITEMS 51 AND 52

VAR-39433 - VARIANCE - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: D&W, INC. - Request for a Variance TO ALLOW A 65-FOOT TALL OFF PREMISE SIGN WHERE 50 FEET IS THE MAXIMUM HEIGHT ALLOWED on 14.49 acres at 120 North Jones Boulevard (APN 138-25-404-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

SUP-39432 - SPECIAL USE PERMIT RELATED TO VAR-39433 - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: D&W, INC. - Request for a Special Use Permit FOR A PROPOSED 65-FOOT TALL 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 120 North Jones Boulevard (APN 138-25-404-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

Appearance List:

RICHARD TRUESDELL, Chair

TOM MOODY, Commissioner

STEVE GEBEKE, Planning and Development

JENNIFER LAZOVICH, Attorney, 8345 West Sunset Road

GLENN TROWBRIDGE, Commissioner

(7 minutes)

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CHAIR TRUESDELL

Okay. We're gonna go to Item 51, VAR-39433; Applicant, Lamar Central Outdoor, LLC; Owner, D&W, Inc., to allow a 65-foot tall off-premise sign where 50 feet is the maximum height allowed at 120 North Jones Boulevard. And, companion item, or related item is SUP-39432, for a proposed 65-foot tall, 14 by 48-foot off-premise sign at 120 North Jones Boulevard.

TOM MOODY

Mr. Chairman, I need to abstain from Items 51 and 52, for the reasons I stated during the One Motion/One Vote

CHAIR TRUESDELL

Okay.

TOM MOODY

portion of this. Thank you.

CHAIR TRUESDELL

Thank you. Staff.

STEVE GEBEKE

Mr. Chairman, these requests would allow the construction of a new off-premise sign, located to the east of an existing off-premise sign, which will be removed. Pursuant to Title 19.14, the existing sign was previously relocated due to the expansion of US-95 and raised to 50 feet in height, which is the maximum height allowed at the location. The new signs proposed at 65 feet in height, resulting in the need for a variance. The applicant is also proposing to remove an existing on-premise sign, but removal of this sign would not prevent the installation of any new on-premise signs at the location that conform to the requirements of Title 19.14. Staff recommends denial, as the applicant has provided no evidence of unique or extraordinary circumstances, pursuant to Title 19.18.070, that would substantiate the requested variance. If denied, the existing signs would remain as they are and no new off-premise sign would be permitted. Please note that there are additional letters of protest and support for this item since publication.

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CHAIR TRUESDELL

Okay. Before we begin, I have one question for staff, here. We show a variance for height, and then we show an SUP for a sign, were talking about the same exact sign; right?

STEVE GEBEKE

That is correct, Mr. Chairman.

CHAIR TRUESDELL

Okay. So, we dont want, cause theres two, there, on two separate parcels today, but yet we show the same address. I was just, wanted to make sure we had this clear.

STEVE GEBEKE

The existing sign will be removed, and the two before you today are for the new sign.

CHAIR TRUESDELL

The two items here

STEVE GEBEKE

are for the new proposed sign.

CHAIR TRUESDELL

Okay.

STEVE GEBEKE

The existing sign thats there will be removed when this ones constructed.

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CHAIR TRUESDELL

All right. Good evening.

JENNIFER LAZOVICH

Good evening. Jennifer Lazovich, 8345 West Sunset Road, here tonight on behalf of the applicant. As staff indicated on the record, this particular existing sign is located adjacent to the freeway, that would be the 95 near the Jones exit. If you can turn your head, attention to the overhead, oh, okay. Its up here. This gives you an idea of what it looks like if youre travelling northbound on 95. You can see the existing on-premise sign here that says space for lease. You have our existing sign at a height of 50 feet here, and theres another on-premise sign in that location.

Were asking to move our existing 50-foot tall off-premise sign about 50 feet east in order to gain power to the site. I dont know if you noticed, when staff was running through some of the pictures that went in your backup, there was a large container next to our sign. When we had to relocate our sign, due to the freeway widening, for the last four years, weve been on a generator for power because we havent been able to get power to the site. So, by moving the sign over about 50 feet, we would be able to get power to the site; therefore, we wouldnt have that container next to our billboard any longer. Wed be using power that would come in from NV Energy.

If we are able to move our billboard to the property right adjacent to that, again, which is about 50 feet over, this would be the new view, again, heading northbound on 95. And, you can see whats gone is the white sign that said space for lease. One of the things that we worked on when, with the property owner on the site that wed like to move to is that they would remove that existing sign.

So, visually, you get one less sign as youre travelling northbound on 95.

With respect to the height, the reason why were asking for a variance, which is item number, or excuse me, I guess that would be Item Number 51, is because though, when youre travelling southbound on 95, you can see the sign. When youre actually coming, excuse me, when youre travelling northbound on 95, you can see the sign. When youre coming southbound on 95, the only thing that you can see is, again, that sign that I referenced early on, that said space for lease, which we were proposing to remove. That sign actually makes it over the top of the sound wall, but you can see just a little tiny edge, which is our sign right there, which you cant see when youre travelling southbound on 95. So, the request for the variance would be to allow us to get over the top of this sound wall so that you can see the sign from both directions when youre travelling on

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the freeway.

With that, I would be happy to answer any questions.

CHAIR TRUESDELL

Okay. This was advertised as a public hearing. Anybody here wishing to speak on this item, please come forward. Seeing no one, Ill close the public hearing. Commissioners, comments, questions? Commissioner Trowbridge.

COMMISSIONER TROWBRIDGE

Sure. Thank you. I think that the net impact to this is that we lose one sign along the freeway, one 65-foot sign, lose one 65-foot sign and gain one, but we also lose the 50-foot sign?

JENNIFER LAZOVICH

Thats correct.

COMMISSIONER TROWBRIDGE

Completely goes away, so the net impact is one less sign in the general vicinity there. I think its a move in the right direction, so Ill support it. Any other comments?

CHAIR TRUESDELL

Any other comments? A motion?

COMMISSIONER TROWBRIDGE

No other comments, ready for a motion on Item Number 51, Variance-39433, **make the recommendation for approval, subject to all staff conditions.**

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CHAIR TRUESDELL

Please cast your vote. (**Motion carried unanimously with Moody abstaining because of a potential conflict due to possible employment by his law firm of the respective billboard companies in the future for advertising.**) With regard to Item 51, that is approved with Commissioner Moody abstaining. Item 52?

COMMISSIONER TROWBRIDGE

In regards to Item No. 52, Special Use Permit-39432, **make a motion for approval, subject to nothing.**

CHAIR TRUESDELL

Theres a motion, please cast your vote. (**Motion carried unanimously with Moody abstaining because of a potential conflict due to possible employment by his law firm of the respective billboard companies in the future for advertising.**) And that is approved with Commissioner Moody abstaining.

JENNIFER LAZOVICH

Thank you very much. Have a good evening.

CHAIR TRUESDELL

These items go on to City Council on 11/17.

JENNIFER LAZOVICH

Thank you.

(END OF DISCUSSION)

/gpb;ac