



City of Las Vegas

Agenda Item No.: 21.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

Consent Discussion

SUBJECT: BEYANET - ROC-42233 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: STERLING PARK HOMEOWNERS ASSOCIATION - For possible action on a request for a Review Condition to delete Condition Number 2 of an approved Plot Plan and Building Elevation Review [Z-00-90] WHICH REQUIRED THE SUBMITTAL OF A MASTER SIGN PLAN TO THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR ANY INDIVIDUAL ON-PREMISE SIGNS on 4.50 acres at 7400-7580 West Sahara Avenue (APNs 163-03-41-00; 00; 01; 09 through 016), C-1 (Limited Commercial) and P-R (Professional Office and Parking) Zones, Ward 1 (Tarkanian). Staff recommends APPROVAL.

C.C.: 10/19/2011

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	4	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report ROC-42233 and VAR-42234
3. Supporting Documentation
4. City Council Approval Letter for Z-50-90
5. Photos
6. Justification Letters
7. Protest/Support Postcards ROC-42233 and VAR-42234

Motion made by VICKI QUINN to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0
GUS FLANGAS, BYRON GOYNES, RICHARD TRUESDELL, GLENN TROWBRIDGE, VICKI QUINN, TRINITY SCHLOTTMAN; (Against-None); (Abstain-None); (Did Not Vote-TODD L. MOODY); (Excused-None)

NOTE: Commissioner Moody abstained from voting, as his law firm represents Benson Bertoldo Baker and Carter.

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open for Items 21 and 22.

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STEVE GEBEKE, Planning, stated that an approval would allow the previous condition of approval to be removed, which required a master sign plan for the site and the construction of a free standing sign that would extend approximately three and half feet into the public right-of-way. Staff supported the requested Review of Condition, as the site does not meet the size requirements of Title 19; however, staff recommended denial of the requested Variance because the proposed sign could be designed to meet Title 19 requirements.

Architect NEIL BALLARD, appeared with Eric HENSHAW, Yes to, ATTORNEYS JOE BENSON and JOHN BERTOLDO, Benson, Bertoldo, Baker and Carter, 7408 West Sahara Avenue, on behalf of the applicant. MR. HENSHAW gave a brief history of the site, pointing out that the previous establishment went bankrupt and the existing sign was never completed. He used the overhead to show the proposed sign, which would replace the existing sign. The requested setback variance is due to the depth of the property, and if the sign was reduced in size, visibility could be diminished.

TODD FARLOW liked the existing sign and was not comfortable with animated signs or ones that encroach into the public right-of-way.

ATTORNEY BENSON pointed out the two easements, sewer and sewer, that run along Sahara Avenue, and they are amenable to the construction utilizing the easement and would agree to a condition as well.

COMMISSIONER QUINN thanked MR. RANKIN, Planning, explain how Items 21 and 22 were related.

CHAIR TROWBRIDGE questioned what would happen to the trees if the existing sign was removed. MR. BERTOLDO responded that some of the deciduous trees and possible some of the palm trees would have to be removed, specifically east and west of the existing sign. If this were to happen, the Chair believed it would be detrimental to the appearance. MR. RANKIN pointed out to the Commission that if the applicant decides to remove or relocate some of the required landscaping as part of the proposed sign plan, a revised landscape plan would have to be submitted and approved by staff or this Commission prior to removing any landscaping.

COMMISSIONER SCHLOTTMAN confirmed with the representatives that if the sign was relocated more so to the west of the site, that would create a separation distance issue. The Commissioner also confirmed with MR. RANKIN that the only existing standard within Title 19 regarding lumination for these types of signs, aside from the requirement that it has to be 200 feet away from residential.

COMMISSIONER TRUESDELL commented that this site consist of multiple buildings with multiple pads and a host of signage. He was more supportive of the current applicant completing the existing monument sign with an approved variance rather than creating a potential downgrade along Sahara Avenue. The travel path along Sahara Avenue is a visible one for this office park.

MR. BALLARD and ATTORNEY BERTOLDO briefly discussed with the Commission that there is an additional five feet on the top half of the sign that should be LED but was not

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completed. In reviewing this matter, it was decided that the investment was worth it, as all of the owners in this office park have been in the association for over 15 years and support the proposed sign.

COMMISSIONER QUINN could not support the request and did not want to set a precedent along Sahara Avenue. She opposed to having the mature trees removed as well.

CHAIR TROWBRIDGE declared the Public Hearing closed for Items 21 and 22.

