CITY OF LAS VEGAS
CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE (CHARC)
Tuesday March 6, 2007
12:00 P.M.
Development Services Center
731 South Fourth Street – Conference Room 2B
Las Vegas, NV 89101

ANNOTATED MINUTES

Members Present	Members Excused	Members Absent
David Steinman	Sam Dunnam	
Andrea Allred		
Jeff Gale		
Ronni Council (arrived at 12:20 pm)		

Citizens	City Staff
Steve Bauer (Shea Commercial)	Yorgo Kagafas
Rich Hinshaw (YESCO)	Angie Horn
Brad Jones (Nigro Dev)	
Todd Nigro (Nigro Dev)	

ANNOUNCEMENT: OPEN MEETING LAW / CALL TO ORDER

The meeting was called to order by David Steinman at 12:03 p.m. This meeting has been properly noticed in accordance with the Open Meeting Law.

ITEM 1: APPROVAL OF FEBRUARY 6, 2007 MINUTES BY REFERENCE

Andrea Allred made a motion to accept the February 6, 2007 minutes. Jeff Gale seconded. Motion unanimously approved.

ITEM 2: ARC-20019

Request for approval of a Master Sign Plan and for waivers of Town Center Development Standards to allow wall signage to face an existing residential development that is outside of the Town Center limits and to allow wall signage on the second floor of Buildings "A" and "B" for a commercial / retail development, Shea at Tenaya Village located at 7425-7495 Azure Drive (APN 125-27-114-001), TC (Town Center) Zone, Ward 6 (Ross).

David Steinman opened the item to the committee for discussion. Yorgo Kagafas briefed the committee stating that this request is before CHARC to replace an existing Master Sign Plan with a new Master Sign Plan to reflect the new owner's sign criteria. They are requesting that the four monument signs and the locations that were previously approved with the first Master Sign Plan remain. They meet the Town Center Development Standards for size, location, and setback.

This application contains two waiver requests. The first would allow wall signage to face an existing residential development outside of the Town Center limits where no

such wall signage is permitted by code. This condition was put into place to protect the existing residential properties from negative effects of the proposed commercial development. Although the applicant is not proposing to illuminate such wall signs, staff does not recommend approval. If that was the only concern of the residents at the time, then wall signs would have been permitted without illumination. It is important to note that the residential property was built before this property was rezoned from residential to commercial and before the Town Center Development Standards were adopted.

The second waiver would permit wall signage on the second level of both buildings "A" and "B." Staff recommends approval of this waiver for north facing elevations only. This elevation faces only commercial development and the 215 freeway and would not impact any residential property. However, if the committee approves the first waiver and this waiver as requested, then signs would be clearly visible to the residential properties to the south. As a result, staff does not recommend approval of this waiver for south, east, or west facing elevations of buildings "A" and "B." Aside from the waivers for the location of the wall signs, the design, size, and colors for the proposed wall signs meets or exceeds the minimum standards for wall signs in the Town Center.

Staff recommends approval subject to the following conditions:

1. Conformance to the sign elevations, sign criteria and documentation as submitted and date stamped February 20, 2007 in conjunction with this request, except as modified herein.

2. The requested Waiver from the Town Center Development Standards to allow wall signage on the south elevations of all buildings and the west elevation of building "G" is **DENIED**.

3. The requested Waiver from Town Center Development Standards to allow wall signage above the ground level on buildings "A" and "B" is approved for the north elevations only.

4. All signage shall have proper permits obtained through the Building and Safety Department.

5. This approval replaces the sign plan approved under DIR-3572 for APN 125-27-114-001 only. DIR-3572 shall continue to apply for the remaining parcels that were included as part of that approval.

6. Any additional signage for the development shall require an amendment to the Master Sign Plan, approved by the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC).

Mr. Kagafas presented a copy of the original Master Sign Plan to the committee for clarification of the targeted areas.

Steve Bauer, Vice President of Development for Shea Commercial, introduced both himself and Rich Hinshaw of Young Electric Sign Company to the committee. Mr. Bauer presented an overview of his company's sign criteria and the importance of their current request. He offered a solution (contingent on the committee's agreement) to having non-illuminated signs on the building facing south. In addition,

he does not need signs on the west face of Building G, and no signs on Buildings A and B above the first floor level on the south elevation.

David Steinman voiced concern regarding the issue of how the four approved monument signs would work for all occupants.

Andrea Allred stated that there were conditions put in place before the applicant's request was made and that the committee needs to abide by the intent of those conditions – to protect the residents. Ms. Allred further stated that there is no justification for signs of the south elevations nor on the second floor.

There was discussion among the committee members and the applicants.

Jeff Gale made a motion to approve Item 2 (ARC-20019) subject to the following amended conditions of approval:

1. Conformance to the sign elevations, sign criteria and documentation as submitted and date stamped February 20, 2007 in conjunction with this request, except as modified herein.

2. The requested Waiver from the Town Center Development Standards to allow non-illuminated ground level wall signage on the south elevations of all buildings is APPROVED.

3. The requested Waiver from Town Center Development Standards to allow second-level wall signage on buildings "A" and "B" is approved for the north elevations only.

4. All signage shall have proper permits obtained through the Building and Safety Department.

5. Any additional signage for the development shall require an amendment to the Master Sign Plan, approved by the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC).

Motion was approved 3-1 with Andrea Allred opposing.

Yorgo Kagafas notified the applicant that the effective date of the letter of approval would reflect the ten (10) day written appeal process unless either a member of the City Council and/or the Planning Commission appealed this decision.

ITEM 3: ARC-20049

Request for approval of a Master Sign Plan and waivers of the Town Center Development Standards Manual for a 65' high pylon sign where 24' high is the limit, to allow a pylon sign advertising one tenant where multiple tenants is required and for a 12' high monument sign where 8' high is the limit for a commercial development, Sky Pointe Hotel located on the Southwest Corner of Tenaya Way and Sky Pointe Drive (APN 125-27-410-004), TC (Town Center) Zone, Ward 6 (Ross).

David Steinman opened the item to the committee for discussion. Yorgo Kagafas briefed the committee stating that this is a request for approval of a Master Sign

Plan for a new commercial development, Holiday Inn Express. The applicant is requesting a signage package that requires three waivers of the Town Center Development Standards Manual. The first waiver would allow a 65′ high pylon sign where 24′ high is maximum height permitted, the second would allow a pylon sign for one tenant where multiple tenants are required for a pylon sign in Town Center, and the third waiver would allow a 12' high monument sign where 8′ high is the maximum height-limit permitted. The applicant states that the lot condition, which is located below the Ann Road and US 95 elevations, require the requested waivers. There is a pylon sign to the east of this property advertising the Shell Gas Station. However, this sign was approved prior to the adoption of the Town Center Development Standards which do not permit a pylon sign to advertise one tenant, you must advertise multiple tenants. If this waiver was granted, it would open the possibility of several pylon signs being located within a short distance of each other since there are several commercial lots to the west of this one with similar conditions.

The proposed wall signage would be clearly visible from Ann Road since most customers would know to exit on Ann Road to the Holiday Inn Express. This signage should be enough for customers to find it once they are on Ann Road. The wall signage proposed meets the Town Center Development Standards. Since the monument sign is located on Sky Pointe Drive and not visible from Ann Road, there is no need to increase the height to 12′, as an 8′ monument sign is just as visible as a 12′ high one is in the case.

Staff recommends approval subject to the following conditions:

1. Conformance to the sign elevations and documentation dated February 21, 2007 as submitted in conjunction with this request, except as modified herein.

2. All signage shall have proper permits obtained through the Building and Safety Department.

3. No waivers are approved with this application. Wall signs shall be permitted as submitted; pylon sign and monument sign shall conform to Town Center Development Standards Manual.

4. Any additional signage for the development shall conform to this Master Sign Plan, or be submitted for review and approval by the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC).

David Steinman requested applicants introduce themselves. Todd Nigro with Nigro Development introduced himself as the representative of the applicant stating that he was accompanied by Brad Jones also with Nigro Development.

Mr. Nigro commented that he wanted to address one of Staff's conditions of approval, Condition 3. They agree to reduce the monument sign to 8′, but the primary issue is the pylon sign which sits in a 30′ hole. It is important for the success of this project that it be visible from the highway. The sign does n ot materially impact the neighborhood and he believes this is a justifiable request to accommodate a limited-service hotel.

Andrea Allred questioned the height of the building and the sign. She feels a pylon sign here is redundant because the building already has a large sign on all four sides and can be seen from all directions.

There was discussion among committee members and the applicants regarding better representation of the angle of the pylon sign, when it can be seen from the highway, the sign's exact location, and waivers necessary for the pylon sign and the height.

Jeff Gale made a motion to approve Item 3 (ARC-20049) subject to the following amended conditions of approval:

1. Conformance to the sign elevations and documentation dated February 21, 2007 as submitted in conjunction with this request, except as modified herein.

2. All signage shall have proper permits obtained through the Building and Safety Department.

3. One 8' high monument sign located on the northeast corner of the property with a 5' setback is APPROVED.

4. A waiver of the Town Center Development Standards Manual to allow a pylon sign advertising one tenant where multi-tenant advertising is required is APPROVED.

5. A waiver of the Town Center Development Standards Manual to allow a 65' high pylon sign where 24' high is the maximum permitted is APPROVED. Pylon sign must be at a 90 degree angle (southwest to northeast) from the building.

6. Any additional signage for the development shall conform to this Master Sign Plan, or be submitted for review and approval by the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC).

Motion was approved 3-1 with Andrea Allred opposing.

Yorgo Kagafas notified the applicant that the effective date of the letter of approval would reflect the ten (10) day written appeal process unless either a member of the City Council and/or the Planning Commission filed an appeal of this decision.

ITEM 4: CITIZENS PARTICIPATION

None

ITEM 5: SET NEXT MEETING DATE / ADJOURNMENT

There are two items to be heard by the Centennial Hills Architectural Review Committee next month; therefore the next meeting date is set for April 3, 2007.

David Steinman adjourned the meeting at 1:22 p.m. without objection.