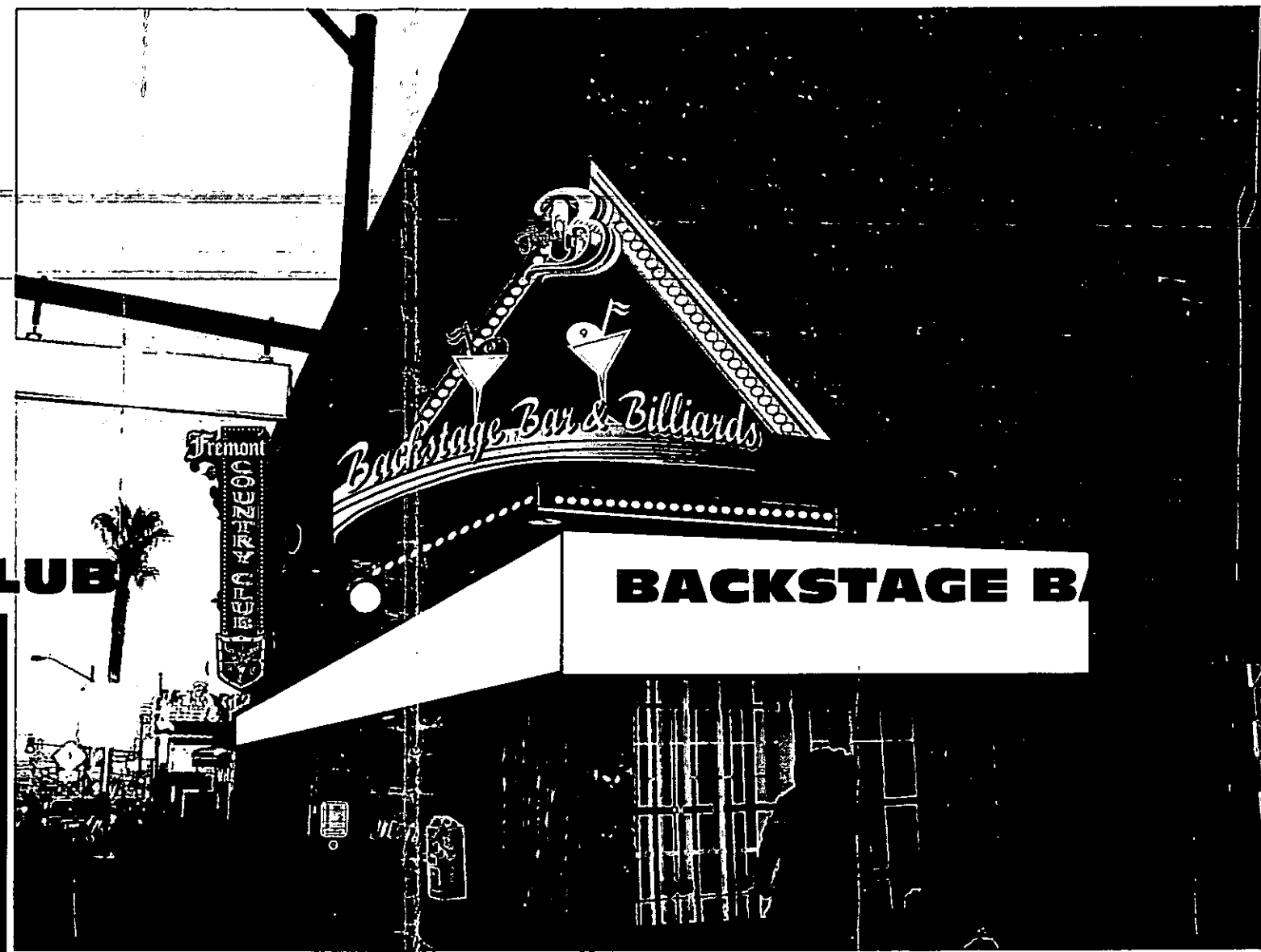


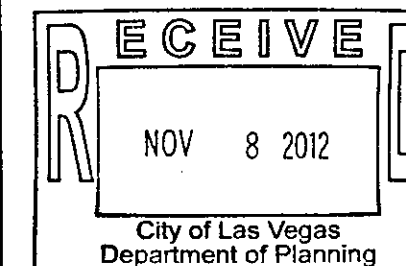
FREMONT COUNTRY CLUB



BACKSTAGE B

APPROVED
revised elevation sign BG-2 only

S. Serrano 11/13/12
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS



BILLIARDS



4635 ALGER ST.
Los Angeles, CA 90039

818-502-0520 off.
818-502-1239 fax.

A-ASIGN@PACBELL.NET
WWW.AandAsign.com



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DATE	REVISION DESCRIPTION	DESIGNER
4/26/12	Color Modification	V.Y.

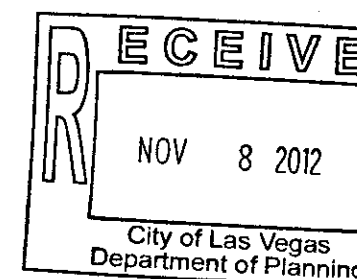
JOB NAME:
**FREMONT
COUNTRY CLUB**

601 Fremont Street

Las Vegas, Nevada

Page 1-3

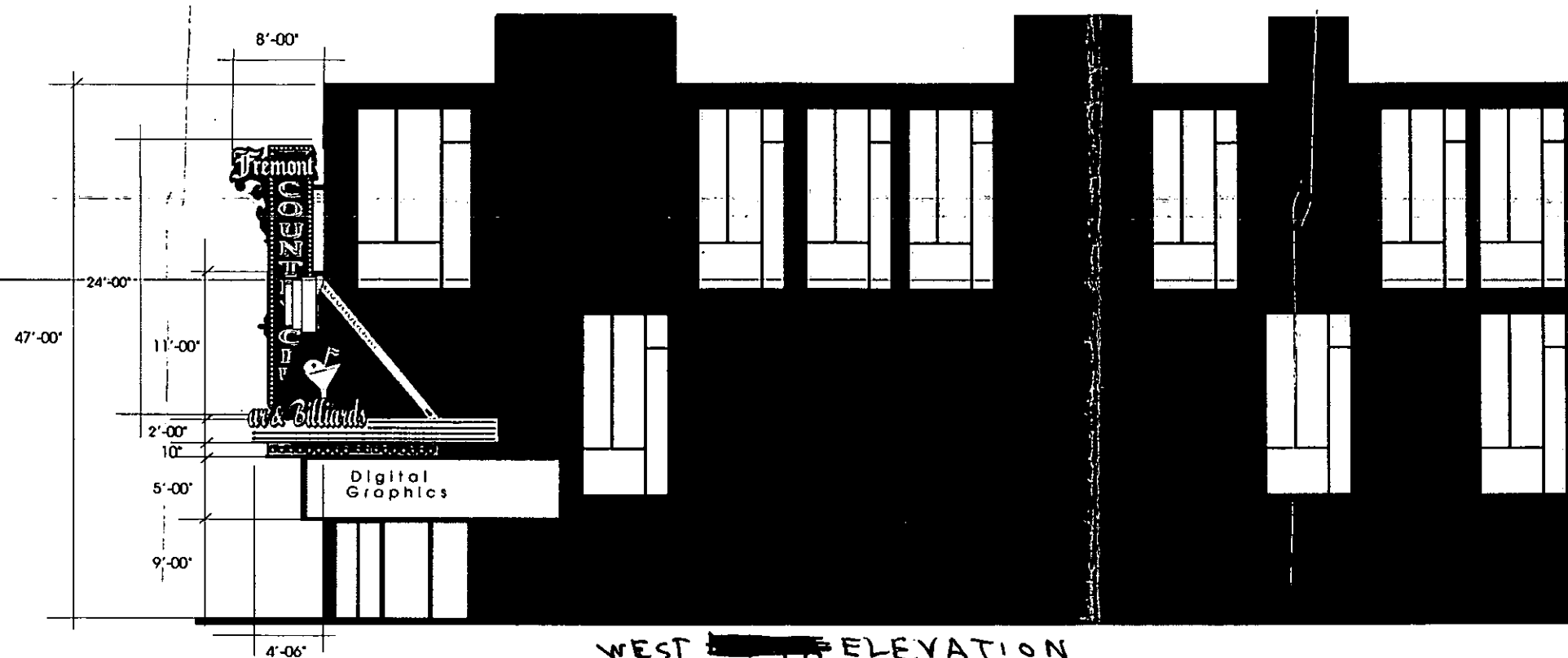
NTB



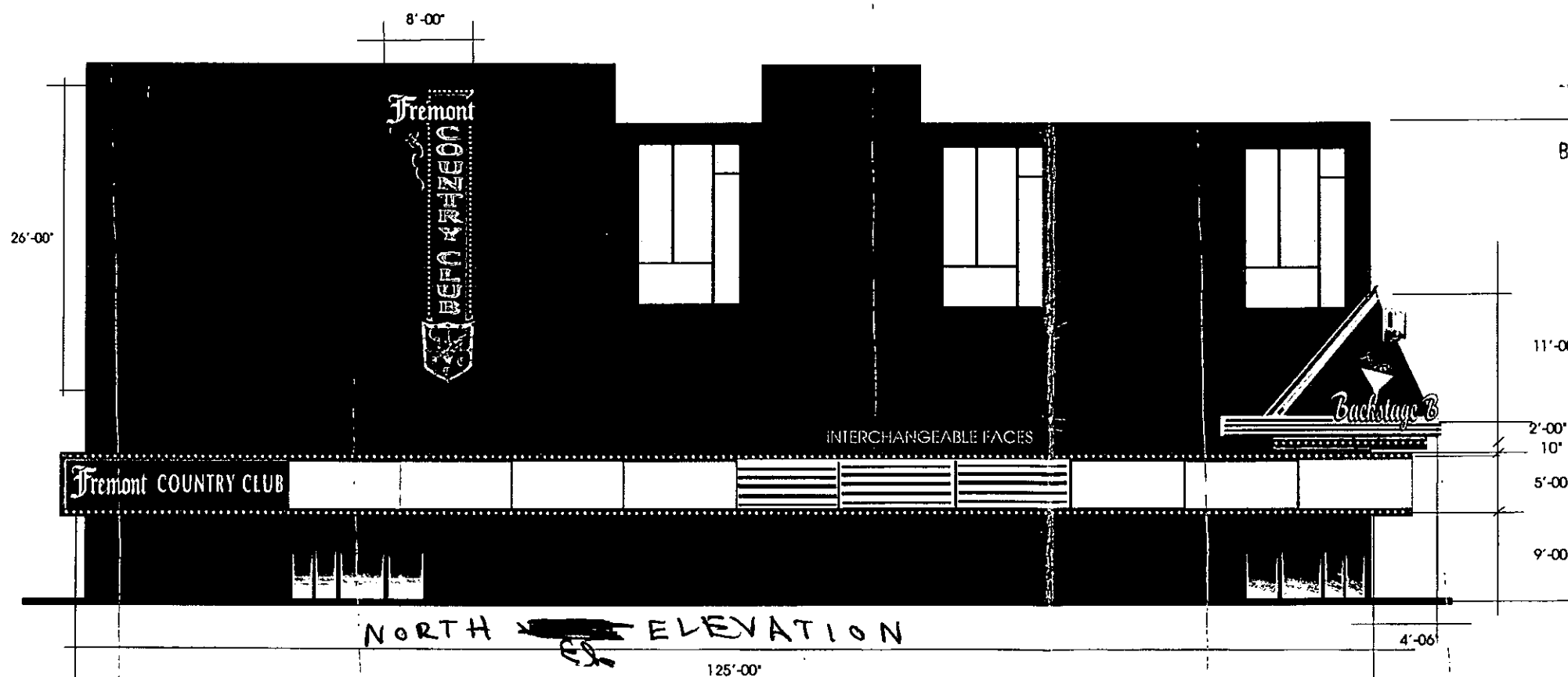
CUSTOMER SIGNATURE & DATE

LANDLORD SIGNATURE & DATE

P-3



WEST ~~ELEVATION~~ ELEVATION

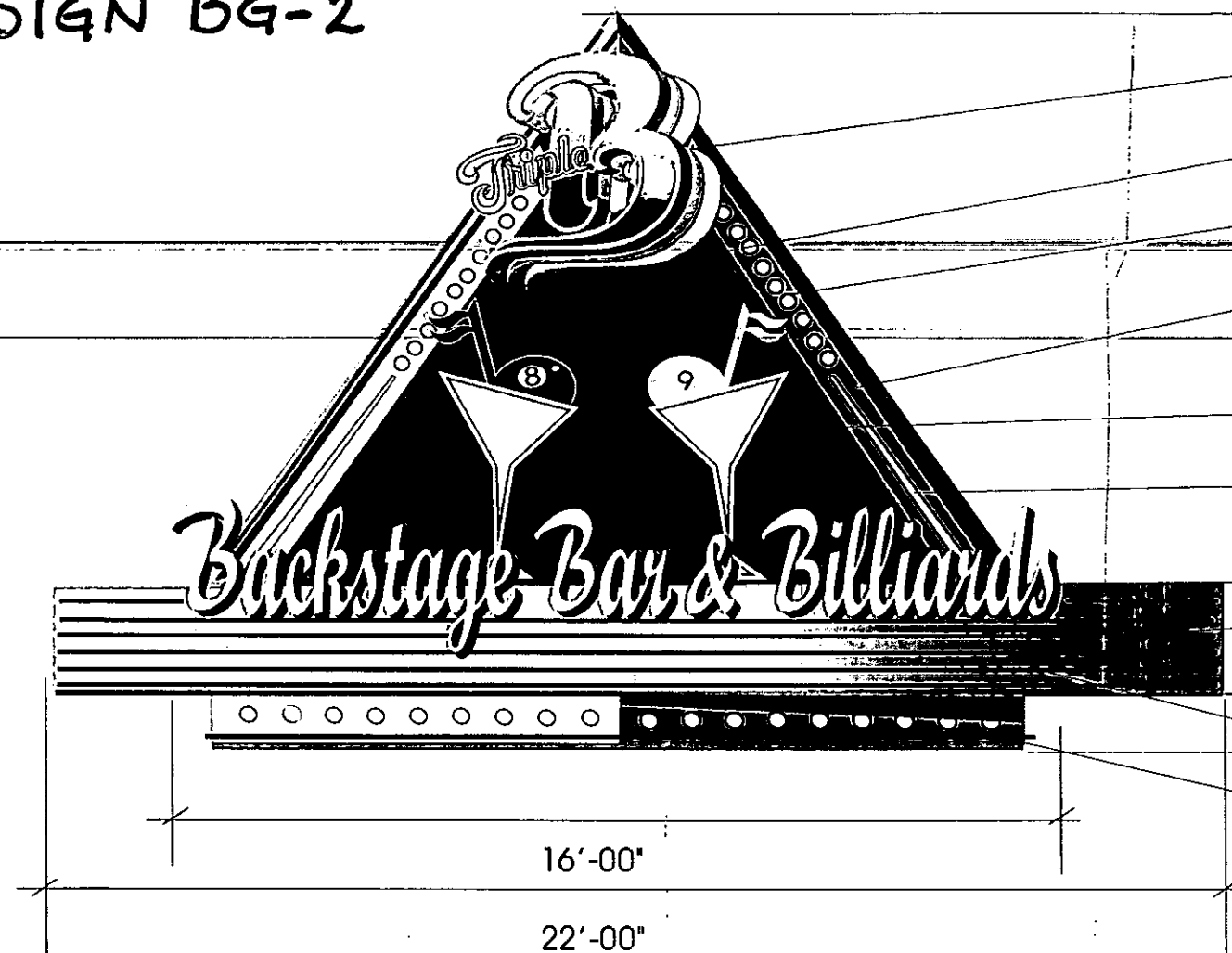


NORTH ~~ELEVATION~~ ELEVATION

APPROVED
Revised elevation Sign BG-2 (corner sign) only

BY *J. Smith* 11/13/12
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

SIGN BG-2



Front View Measurements

SQUARE FOOTAGE CALCULATION:

FREMONT ST. - 14' x 15'-8" = 220.5 sqft
 6th - 14' x 15'-8" = 220.5sqft
TOTAL AREA - 441 SQFT OF SIGNAGE

White 15mm Exposed Neon Tubing Within Confines Of Letter

Reverse Illuminated Pan Channel Letters - Painted Metallic Aluminum

Blue 15mm Neon Mounted On Aluminum Painted Metal Backing

Metallic Aluminum Painted U Channel With Clear Bulb Chasing Illumination

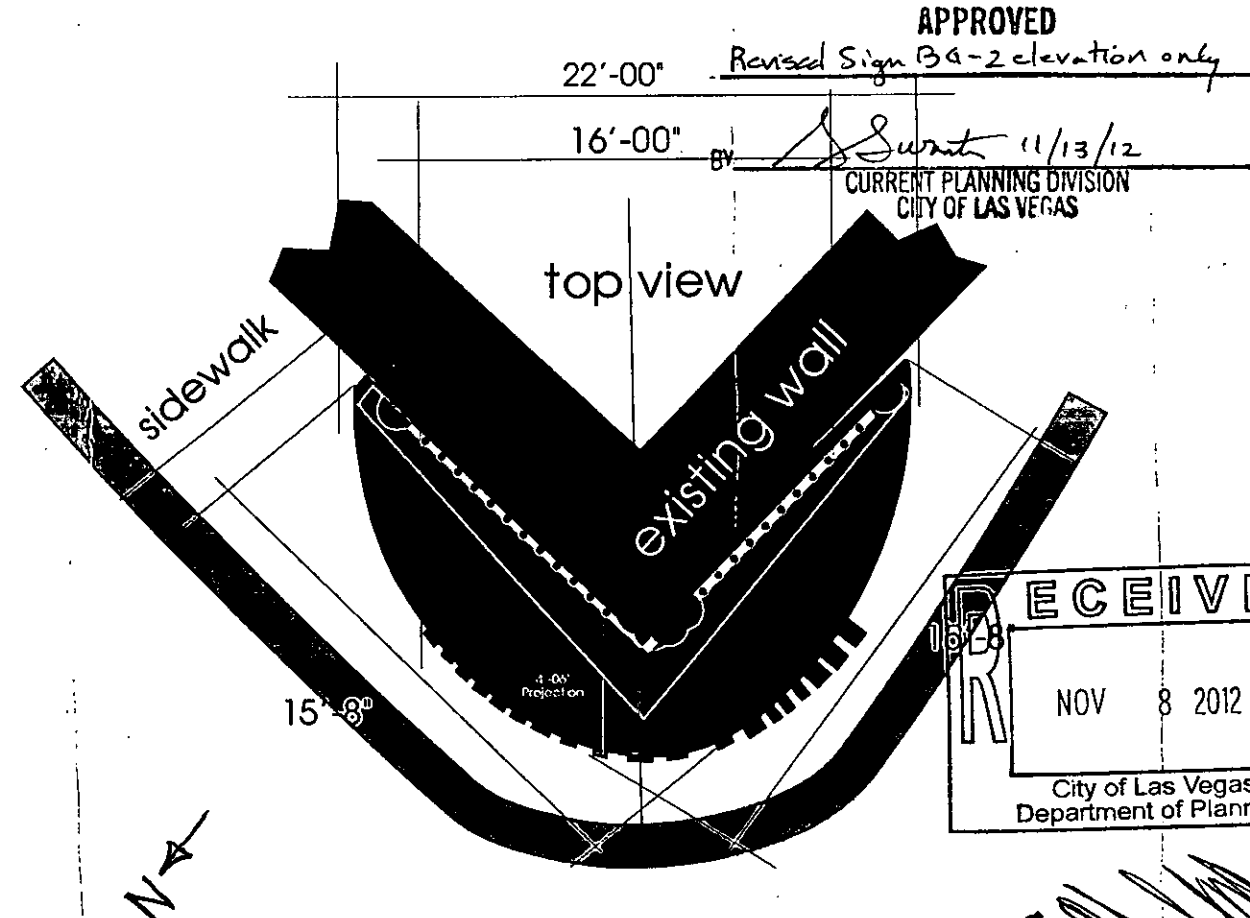
11'-00"
 Cocktail Glass Shape Aluminum Cut Outs with 1" returns
 Peg Mounted On The Blue Back Panel With 2" Spacers
 Outlined With White Neon Borders

Billiard Sticks Are Aluminum Cut Outs with 1" Returns Outlined With Neon

All Aluminum Construction Canopy
 With 4.5' Projection Over The Sidewalk
 Painted Metallic Aluminum On The Facade
 & Black On The Bottom & Top

2'-00"
 1'-00"
 24" Internally Illuminated Channel Letters Partial On Top Of Canopy
 White Plexi, Faces Black Trim Cap, Black Painted 5" Aluminum Returns
 Backlit With 13mm White Neon

Metallic Aluminum Painted U Channel With Clear Bulb Chasing Illumination



APPROVED

Revised Sign BG-2 elevation only

BY *Surath* 11/13/12

CURRENT PLANNING DIVISION
 CITY OF LAS VEGAS



4635 ALGER ST.
 Los Angeles, CA 90039

818-502-0520 off.
 818-502-1239 fax.

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DATE	REVISION DESCRIPTION	DESIGNER
4/2/12	Calculations Clarification	V.Y.
4/24/12	Color Modification	V.Y.

JOB NAME:

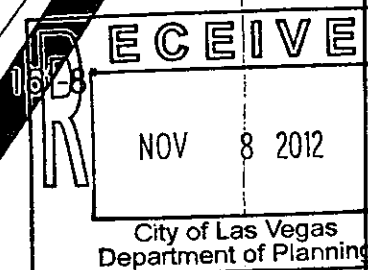
FREMONT
 COUNTRY CLUB

601 Fremont Street

Las Vegas, Nevada

Page 1-3

NTB



CUSTOMER SIGNATURE & DATE

LANDLORD SIGNATURE & DATE

P-2



4635 ALGER ST.
Los Angeles, CA 90039

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DATE	REVISION DESCRIPTION	DESIGNER

JOB NAME:	
FREMONT COUNTRY CLUB	
601 Fremont Street	
Las Vegas, Nevada	
	NTS

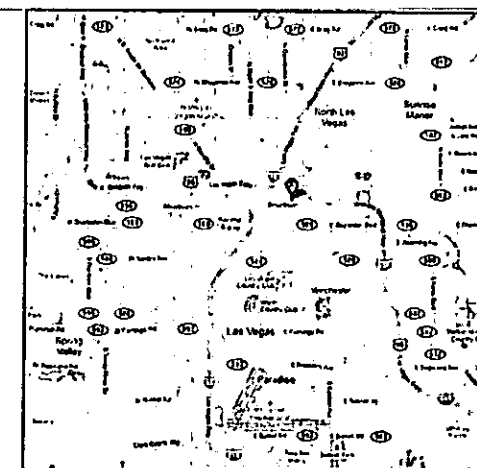
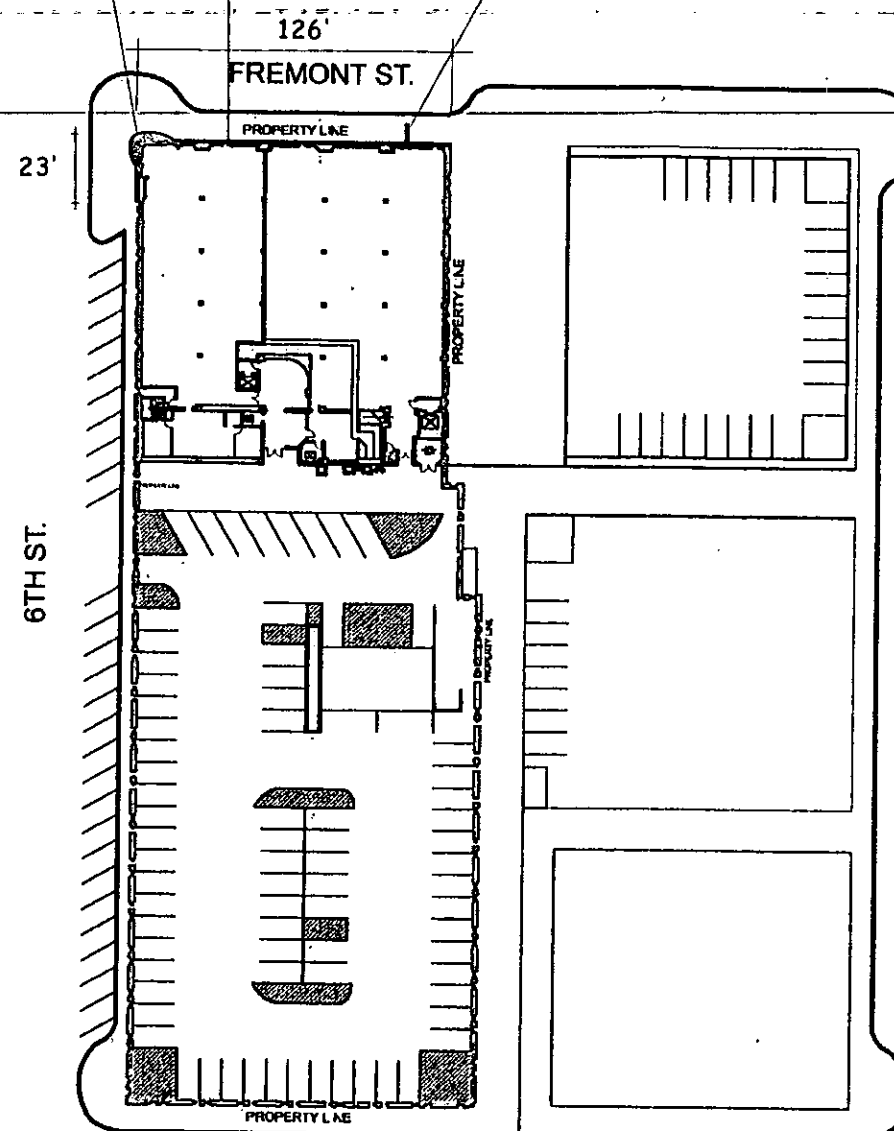
CUSTOMER SIGNATURE & DATE
LANDLORD SIGNATURE & DATE
P-5

BG-2
Corner Sign
48" Projection

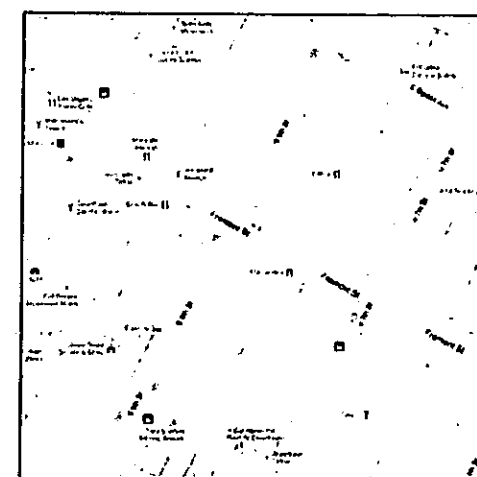
Marquee Sign
18"-22" Projection
From Building

Blade Sign
48" Projection At Base
96" Projection At Top

SITE PLAN



VICINITY MAP



LOCATION MAP

ACCESSOR'S PARCEL NUMBER 134-34-611-018

SITE INFORMATION

Zoning C2 - Downtown Centennial District
Casino District Overlay

Lot Area 1.24 Acres (54,014 SQ FT)

Building Area 15,362 SQ FT

TI Area 13,785 SQ FT

Total Parking 76 Parking Spaces

SCALE: 1"=750'



FREMONT COUNTRY CLUB / BACKSTAGE BILLIARDS
601 FREMONT STREET, LAS VEGAS, NV

05-25-2011

LANGDON WILSON INTERNATIONAL

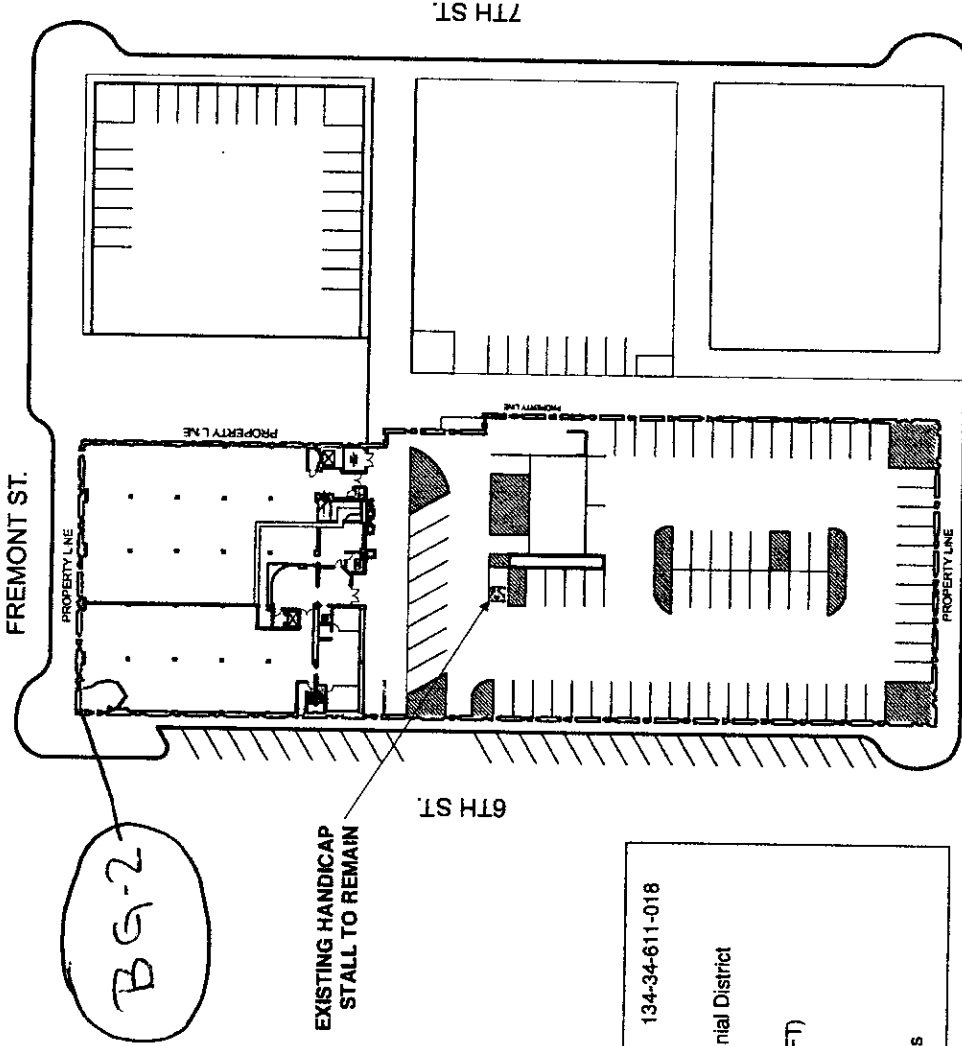
APPROVED

Revised Sign BG-2 ONLY

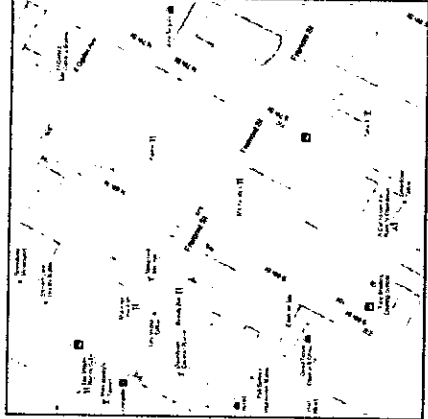
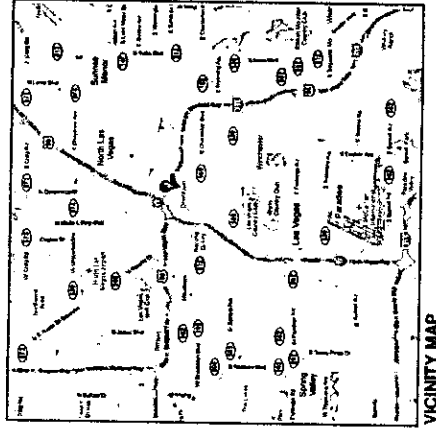
BY *[Signature]* 11/13/12
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

RECEIVED
NOV 8 2012
City of Las Vegas Department of Planning

SITE PLAN



ACCESSOR'S PARCEL NUMBER	134-34-611-018
SITE INFORMATION	
Zoning	C2 - Downtown Centennial District Casino District Overlay
Lot Area	1.24 Acres (54,014 SQ FT)
Building Area	15,362 SQ FT
TI Area	13,785 SQ FT
Total Parking	76 Parking Spaces



SCALE: 1"=750'

RECEIVED	MAR 28 2012
	05-13-2011
LANGDON WILSON INTERNATIONAL	
City of Las Vegas Department of Planning	

FREMONT COUNTRY CLUB / BACKSTAGE BILLIARDS
601 FREMONT STREET, LAS VEGAS, NV
ARC-44579
04/17/12 DDRC
REVISED

Technical drawing of a sign for 'Backstage Bar & Billiards'. The sign is triangular with a black background and white text. The text 'BACKSTAGE BAR & BILLIARDS' is written in a stylized, outlined font. The sign is mounted on a wall with a decorative border of small circles. Dimensions are shown: 16'-00" for the height and 22'-00" for the width.

[illegible]

SQUARE FOOTAGE CALCULATION:
FREMONT ST. - 14' x 15'-8" = 220.5 sqft
6th - 14' x 15'-8" = 220.5sqft
TOTAL AREA - 441 SQFT OF SIGNAGE

ARC-44579
04/17/12 DDRC
REVISED

APR - 3 2012

**City of Las Vegas
Department of Planning**



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Exhibited In Any Fashion

[illegible]

JOB NAME:	FREMONT COUNTRY CLUB
	601 Fremont Street
	Las Vegas, Nevada
	Page 1-3 NTS

CUSTOMER SIGNATURE & DATE

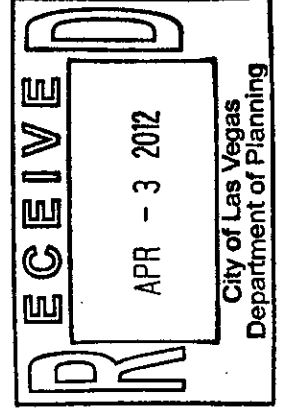
13-2

Sign Analysis Table

601 Fremont St - Backstage Sports Bar and Billiards

Sign	Maximum Projection	Provided Projection	Max Height above Parapet	Provided Height above Parapet	Minimum Height above Sidewalk	Provided Height above Sidewalk	Allowable Area	Provide Area	Required Lighting	Provided Lighting
"BG-2" Wall	8'	N/A	20'	N/A	10'	15'	1,500 SF	441 5F	50% Neon / Animated	70% Neon / Animated

ARC-44579
04/17/12 DDRC
REVISED



INTER - OFFICE MEMORANDUM

5/1/2012

TO:

COURTNEY MOONEY
PLANNING & DEVELOPMENT

FROM:

CITY CLERK

SUBJECT:

APPEAL ON DOWNTOWN DESIGN
REVIEW COMMITTEE

COPIES TO:

This is to certify that the following action relative to Downtown Design Review Committee decision on the application of:

FILE NO.: ABEYANCE - ARC-44579

APPLICANT: 601 FREMONT, LLC

WARD: 5 (Barlow)

Appeal by applicant or any other aggrieved person:

Yes

☒ No5/1/2012
DATEVicky Skilbred
CITY CLERKBy: Vicky Skilbred
Chief Deputy City Clerk

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Downtown Design Review Committee Action.

April 17, 2012

Last day for filing an appeal by applicant or any other
aggrieved person. (Appeal period is ten (10) days after the
date of the DDRC decision.)

April 30, 2012

I N T E R - O F F I C E M E M O R A N D U M

APR 3 2012

TO:

COURTNEY MOONEY
PLANNING & DEVELOPMENT

FROM:

CITY CLERK

SUBJECT:

APPEAL ON DOWNTOWN DESIGN
REVIEW COMMITTEE

COPIES TO:

This is to certify that the following action relative to Downtown Design Review Committee decision on the application of:

FILE NO.: ARC-44579

APPLICANT: 601 FREMONT, LLC

WARD: 5 (Barlow)

Appeal by applicant or any other aggrieved person:

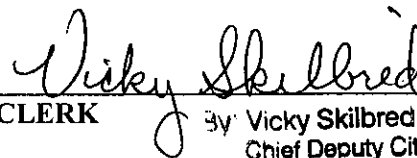
Yes

☒ No

APR 3 2012

DATE

CITY CLERK

by Vicky Skilbred
Chief Deputy City Clerk

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Downtown Design Review Committee Action.

March 20, 2012

Last day for filing an appeal by applicant or any other
aggrieved person. (Appeal period is ten (10) days after the
date of the DDRC decision.)

April 2, 2012



April 17, 2012

City of Las Vegas
Elizabeth N. Fretwell
495 South Main Street
Las Vegas, NV 89101

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

RE: ABEYANCE - ARC-44579

Dear Applicant:

Your request for a Sign Design Review for an approved Tavern-Limited Establishment at 601 Fremont Street (APN 139-34-611-018), C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Downtown Design Review Committee (DDRC) on April 17, 2012. The Notice of Final Action was filed with the Las Vegas City Clerk on April 18, 2012.

The Downtown Design Review voted to *APPROVE* of your request subject to the following conditions:

1. Conformance to the sign elevations and documentation as submitted and date stamped 03/28/12 in conjunction with this request, except as modified herein.
2. An encroachment permit approved by the Department of Public Works shall be required for all signage that encroaches into the public right-of-way prior to installation of such signage.
3. All signage, including temporary signage, shall have proper permits obtained through the Building and Safety Department.
4. Minor modifications may be approved by the Urban Design Coordinator of the Department of Planning.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov

City of Las Vegas
April 17, 2012 DDRC Meeting
ABEYANCE - ARC-44579 - Page Two

This action by the Downtown Design Review Committee on April 17, 2012 is final unless a written appeal is filed with the City Clerk within ten (10) days of the date of the Downtown Design Review Committee's decision.

Sincerely,

A handwritten signature in black ink, appearing to read 'Courtney Mooney', written in a cursive style.

Courtney Mooney
Urban Design Coordinator
Department of Planning

CM:nl

Cc:
601 Fremont, LLC
Mr. Michael Barron
202 Fremont Street
Las Vegas, NV 89101



April 10, 2012

City of Las Vegas
Elizabeth N. Fretwell
495 South Main Street
Las Vegas, NV 89101

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

RE: ABEYANCE - ARC-44579

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the **Downtown Design Review Committee on April 17, 2012**. This meeting will be held at 12:15 P.M. at the City Clerk's Conference Room located on the 2nd Floor of City Hall, 495 South Main Street, Las Vegas, Nevada.

Enclosed please find a copy of staff's recommendations and any conditions related to your application along with an agenda for the April 17, 2012 meeting.

The Downtown Design Review Committee requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Downtown Design Review Committee may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Courtney Mooney".

Courtney Mooney
Urban Design Coordinator
Department of Planning

CM:nl

Enclosures

Cc:

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

601 Fremont, LLC
Mr. Michael Barron
202 Fremont Street
Las Vegas, NV 89101

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



*City of Las Vegas***AGENDA MEMO - PLANNING****DOWNTOWN DESIGN REVIEW COMMITTEE MEETING DATE: APRIL 17, 2012****DEPARTMENT: PLANNING****ITEM DESCRIPTION: ABEYANCE - ARC-44579 – APPLICANT: 601 FREMONT, LLC - OWNER: CITY OF LAS VEGAS****** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
ARC-44579	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

ARC-44579 CONDITIONS

Planning

1. Conformance to the sign elevations and documentation as submitted and date stamped 03/28/12 in conjunction with this request, except as modified herein.
2. An encroachment permit approved by the Department of Public Works shall be required for all signage that encroaches into the public right-of-way prior to installation of such signage.
3. All signage, including temporary signage, shall have proper permits obtained through the Building and Safety Department.
4. Minor modifications may be approved by the Urban Design Coordinator of the Department of Planning.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied.

Staff Report Page One**April 17, 2012 - Downtown Design Review Committee Meeting****** STAFF REPORT ******PROJECT DESCRIPTION**

The applicant is requesting a sign design review for one projecting marquee sign at 601 Fremont Street, located within the Downtown Entertainment Overlay District. The sign is intended to advertise the Tavern-Limited Establishment approved for the site. Sign "BG-2" is proposed to be placed above the corner entrance of the building at the intersection of 6th Street and Fremont Street. A separate projecting sign on the north elevation of this building was previously approved by the DDRC. The approved sign is not shown on the drawings provided.

Sign "BG-2" is an 11-foot tall by 22-foot wide bull nose sign (i.e., single-faced) that projects approximately 4.5 feet into the public right-of-way from above the entrance at the northwest corner of the building. Its cabinet is triangular shaped with a red-orange background; the sides of the triangle are angled inward to face the north and west sides of the building, and they contain chasing clear bulb lights along a gold painted border. The gold border is mounted on a dark green painted metal backing that flares out on both sides to contain the image of an eight-ball. Exposed green neon overlays the green backing and outlines the eight-ball images. Each face of the triangle contains the aluminum cut-out images of a billiard cue stick, eight-ball and cocktail glass, which are outlined with yellow and green exposed neon. The lower portion of the sign (below the images) contains a 16-foot gold painted background with 18-inch internally illuminated red channel letters spelling "Backstage Bar & Billiards." The letters are backlit by red neon tubing. Underneath this marquee is a third strip of chasing clear bulb lights similar to those along the sides of the sign. Recessed lighting on the underside of the marquee will provide increased evening visibility.

The proposed sign meets the minimum signage requirements for the Downtown Entertainment Overlay District, including illumination. The sign is also within the allowed encroachment distance from the existing building and meets clearance requirements, and thus should not affect activity within the right-of-way. Staff therefore recommends approval. If this request is denied, the signage as proposed will not be permitted. The applicant may appeal the board's decision or present a redesigned sign at a future date. If approved, a permit cannot be issued for 10 days, after which the appeal period will have expired.

ISSUES

- A sign design for this location on the building was previously submitted for inclusion in the sign package for ARC-43659, but was not approved as part of that design review. The proposed sign reflects a new design.

Staff Report Page Two

April 17, 2012 - Downtown Design Review Committee Meeting

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
03/15/06	The Downtown Entertainment Overlay District Design Review Committee approved a request for a Master Sign Plan and Exterior Elevation Review (ARC-15449) for a proposed Tavern-Limited Establishment at 601 Fremont Street. Staff recommended approval.
09/20/06	The City Council approved a request for a Special Use Permit (SUP-15037) for a proposed Tavern-Limited Establishment at 601 Fremont Street. The Planning Commission and staff recommended approval.
09/05/07	The Downtown Entertainment Overlay District Design Review Committee approved a request for a Master Sign Plan and Exterior Elevation Review (ARC-23943) for the proposed Tavern-Limited Establishment at 601 Fremont Street. Staff recommended approval.
03/11/08	The Downtown Entertainment Overlay District Design Review Committee approved a request for a Master Sign Plan and Exterior Elevation Review (ARC-27073) for the proposed Tavern-Limited Establishment at 601 Fremont Street. Staff recommended approval.
11/07/07	The City Council approved an Extension of Time (EOT-24712) of an approved Special Use Permit (SUP-15037) for a proposed Tavern-Limited Establishment at 601 Fremont Street. The Planning Department staff recommended approval.
10/07/09	The City Council approved an Extension of Time (EOT-35796) of an approved Special Use Permit (SUP-15037) for a proposed Tavern-Limited Establishment at 601 Fremont Street. The Planning Department staff recommended approval.
06/28/11	Department of Planning staff administratively approved a Minor Amendment (SUP-41937) of a previously approved Special Use Permit (SUP-15037) for the addition of 2,700 square feet of floor area to a proposed 11,085 square-foot Tavern-Limited Establishment at 601 Fremont Street.
11/15/11	The Downtown Design Review Committee approved a 100 square-foot projecting sign for a previously approved Tavern-Limited Establishment at 601 Fremont Street.
03/20/12	The Downtown Design Review Committee abeyed this item to the 04/17/12 DDRC meeting in order to allow staff to review a revised design for the subject sign.

<i>Most Recent Change of Ownership</i>	
12/12/05	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses relevant to the subject site.	

Staff Report Page Three

April 17, 2012 - Downtown Design Review Committee Meeting

<i>Pre-Application Meeting</i>	
02/14/12	A pre-application meeting was held with the applicant to discuss submittal requirements for a sign design review. It was verified that the plans to be submitted were unchanged from the previous submittal. Only Sign "BG-2" is proposed as part of this submittal.

<i>Field Check</i>	
03/23/12	The subject building is vacant and the facades are in good condition. Doors and windows are covered by painted panels. There are no signs currently on the building.

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Vacant	C (Commercial)	C-2 (General Commercial)
North	Hotel	C (Commercial)	C-2 (General Commercial)
	Gaming Establishment, Non-restricted		
South	Multi-Family Residential	C (Commercial)	C-2 (General Commercial)
East	General Retail Store	C (Commercial)	C-2 (General Commercial)
	Hotel		
	Parking Lot (Commercial)		
West	General Retail Store	C (Commercial)	C-2 (General Commercial)
	Hotel		

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts			
DCP-O (Downtown Centennial Plan Overlay District) (Fremont East)	X		Y
DE-O (Downtown Entertainment Overlay District)	X		Y
Live/Work Overlay District	X		N/A
Las Vegas Redevelopment Plan Area	X		Y

Staff Report Page Four

April 17, 2012 - Downtown Design Review Committee Meeting

DEVELOPMENT STANDARDS

<i>Sign BG-2</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	1 per entrance	1 at corner entrance	Y
Maximum Area	1,500 SF	441 SF	Y
Maximum Coverage	50% of wall area above 10 feet from sidewalk	Less than 50% coverage of eligible wall area	Y
Maximum Height	< 20 feet above parapet	11 feet total, 0 feet above parapet	Y
Maximum Projection	8-foot encroachment into ROW	4.5-foot encroachment into ROW	Y
Minimum Clearance	10 vertical feet from sidewalk	14 vertical feet from sidewalk	Y
Illumination	Internal/external/EMU; 50% neon and/or animation	70% neon and/or animated	Y

ANALYSIS

The subject property is located within the Fremont East District of the Downtown Centennial Plan Overlay District (DCP-O). Design, installation and maintenance of all signage within the Fremont East District are subject to the standards contained in Title 19.10.100, in addition to the standards required by other overlay districts as described below.

The property is located within the Downtown Entertainment Overlay District (DE-O). The DE-O District is intended to encourage the restoration of downtown Las Vegas as a dynamic, vibrant center for the Las Vegas Valley. Development within the overlay is subject to special standards in addition to those for the current zoning district, such as liquor establishment separation distance, parking and signage, which are contained in Title 19.10.120. Proposed signs within the DE-O are required to contain exposed neon and/or LED illumination and animation, or a combination thereof, for at least 50 percent of the total surface area of the signage. Approximately 70 percent of Sign "BG-2" contains exposed neon and animation in conformance with the standard.

Title 19.10.100 allows proposed signage to encroach up to eight feet into the public right-of-way without a waiver. Sign "BG-2" would encroach approximately 4.5 feet in the right-of-way, as there is no building setback. The sign has adequate vertical clearance from the sidewalk and should not pose a threat to public health, safety or welfare. An encroachment permit must be approved and obtained prior to installation of any sign that encroaches into the right-of-way.

Sign "BG-2" is the only sign under consideration by this review. A narrow projecting sign on the north elevation was approved by the DDRC on 11/15/11, and other signage indicated on the elevations is conceptual and not a part of this review.

Staff Report Page Five
April 17, 2012 - Downtown Design Review Committee Meeting

FINDINGS

The proposed sign conforms to all Title 19 sign requirements and no waivers are requested. The sign design also meets the intent of the Downtown Entertainment Overlay District. Therefore, staff recommends approval with conditions.



March 21, 2012

City of Las Vegas
Elizabeth N. Fretwell
495 South Main Street
Las Vegas, NV 89101

RE: ARC-44579

Dear Applicant:

Your request for a Sign Design Review for an approved Tavern-Limited Establishment at 601 Fremont Street (APN 139-34-611-018), C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Downtown Design Review Committee (DDRC) on March 20, 2012.

The Downtown Design Review voted to **ABEY** your request to the April 17, 2012 Downtown Design Review meeting.

This item is scheduled to be heard again at the April 17, 2012 Downtown Design Review Committee meeting which will be held at 12:15 P.M. in the Second Floor City Clerk Conference Room of City Hall, 495 South Main Street, Las Vegas, Nevada. The Downtown Design Review Committee requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Downtown Design Review Committee may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Courtney Mooney".

Courtney Mooney
Urban Design Coordinator
Department of Planning

CM:nl

Cc:

601 Fremont, LLC
Mr. Michael Barron
202 Fremont Street
Las Vegas, NV 89101

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLDDR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



March 14, 2012

City of Las Vegas
Elizabeth N. Fretwell
495 South Main Street
Las Vegas, NV 89101

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

RE: ARC-44579

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the **Downtown Design Review Committee on March 20, 2012**. This meeting will be held at 12:15 P.M. at the City Clerk's Conference Room located on the 2nd Floor of City Hall, 495 South Main Street, Las Vegas, Nevada.

Enclosed please find a copy of staff's recommendations and any conditions related to your application along with an agenda for the March 20, 2012 meeting.

The Downtown Design Review Committee requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Downtown Design Review Committee may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Flinn Fagg".

Flinn Fagg, AICP
Director
Department of Planning

CM:nl

Enclosures

Cc:

601 Fremont, LLC
Mr. Michael Barron
202 Fremont Street
Las Vegas, NV 89101

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov

FM-0073-07-11



*City of Las Vegas***AGENDA MEMO - PLANNING**

DOWNTOWN DESIGN REVIEW COMMITTEE MEETING DATE: MARCH 20, 2012
DEPARTMENT: PLANNING
ITEM DESCRIPTION: ARC-44579 – APPLICANT: 601 FREMONT, LLC - OWNER:
CITY OF LAS VEGAS

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
ARC-44579	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

ARC-44579 CONDITIONS

Planning

1. Conformance to the sign elevations and documentation as submitted and date stamped 02/28/12 in conjunction with this request, except as modified herein.
2. An encroachment permit approved by the Department of Public Works shall be required for all signage that encroaches into the public right-of-way prior to installation of such signage.
3. All signage, including temporary signage, shall have proper permits obtained through the Building and Safety Department.
4. Minor modifications may be approved by the Department of Planning.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied.

Staff Report Page One

March 20, 2012 - Downtown Design Review Committee Meeting

**** STAFF REPORT ******PROJECT DESCRIPTION**

The applicant requests approval of a proposed projecting wall sign at 601 Fremont Street, located within the Downtown Entertainment Overlay District. The sign is intended to advertise the Tavern-Limited Establishment approved for the site. Sign "BG-2" is proposed to be placed above the corner entrance at the intersection of 6th Street and Fremont Street. The sign is a 20-foot tall, 360 square-foot bull nose sign (i.e., single-faced) that projects approximately three feet into the public right-of-way from above the entrance at the northwest corner of the building. Its cabinet is triangular shaped, with the image of a billiard rack having a painted black background with circles containing numbers representing pool balls and letters spelling "Backstage." These letters are bordered in red neon and cycle through the lighted spelling of the word, which then flashes and holds in a steady burn. Sign "BG-2" contains chasing clear bulb lights along a gold painted border. The lower portion of the sign (below the image of a billiard rack) contains a green background with painted white open pan channel letters spelling "Bar & Billiards" that contains steady burning white neon illumination. The sign would be mounted

The proposed signage meets the minimum signage requirements for the Downtown Entertainment Overlay District, including illumination. The signs also are within the allowed encroachment distance from the existing building and meet clearance requirements, and thus should not affect activity within the right-of-way. Staff therefore recommends approval. If this request is denied, the signage as proposed will not be permitted. The applicant may appeal the board's decision or present a redesigned sign at a future date. If approved, a permit cannot be issued for 10 days, after which the appeal period will have expired.

ISSUES

- The proposed sign was previously submitted for inclusion in the sign package for ARC-43659, but was not approved as part of that design review. The design remains unchanged from the previous submittal. No waivers are required.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
03/15/06	The Downtown Entertainment Overlay District Design Review Committee approved a request for a Master Sign Plan and Exterior Elevation Review (ARC-15449) for a proposed Tavern-Limited Establishment at 601 Fremont Street. Staff recommended approval.

Staff Report Page Two

March 20, 2012 - Downtown Design Review Committee Meeting

09/20/06	The City Council approved a request for a Special Use Permit (SUP-15037) for a proposed Tavem-Limited Establishment at 601 Fremont Street. The Planning Commission and staff recommended approval.
09/05/07	The Downtown Entertainment Overlay District Design Review Committee approved a request for a Master Sign Plan and Exterior Elevation Review (ARC-23943) for the proposed Tavem-Limited Establishment at 601 Fremont Street. Staff recommended approval.
03/11/08	The Downtown Entertainment Overlay District Design Review Committee approved a request for a Master Sign Plan and Exterior Elevation Review (ARC-27073) for the proposed Tavem-Limited Establishment at 601 Fremont Street. Staff recommended approval.
11/07/07	The City Council approved an Extension of Time (EOT-24712) of an approved Special Use Permit (SUP-15037) for a proposed Tavem-Limited Establishment at 601 Fremont Street. The Planning Department staff recommended approval.
10/07/09	The City Council approved an Extension of Time (EOT-35796) of an approved Special Use Permit (SUP-15037) for a proposed Tavem-Limited Establishment at 601 Fremont Street. The Planning Department staff recommended approval.
06/28/11	Department of Planning staff administratively approved a Minor Amendment (SUP-41937) of a previously approved Special Use Permit (SUP-15037) for the addition of 2,700 square feet of floor area to a proposed 11,085 square-foot Tavem-Limited Establishment at 601 Fremont Street.
11/15/11	The Downtown Design Review Committee approved a 100 square-foot projecting sign for a previously approved Tavem-Limited Establishment at 601 Fremont Street. The proposed 360 square-foot sign was not included as part of the approval.

Most Recent Change of Ownership

12/12/05	A deed was recorded for a change in ownership.
----------	--

Related Building Permits/Business Licenses

10/10/06	A business license (A01-01318) was issued for an Administrative Office at 601 Fremont Street. The license expired on 01/14/10.
----------	--

Pre-Application Meeting

02/14/12	A pre-application meeting was held with the applicant to discuss submittal requirements for a sign design review. It was verified that the plans to be submitted were unchanged from the previous submittal. Only Sign "BG-2" is proposed as part of this submittal.
----------	--

Staff Report Page Three

March 20, 2012 - Downtown Design Review Committee Meeting

<i>Field Check</i>	
11/03/11	A check of the site was conducted, with the following items noted: - The subject building is vacant and the facades are in good condition. Doors and windows are covered by painted panels. - There are no signs currently on the building.

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Vacant	C (Commercial)	C-2 (General Commercial)
North	Hotel	C (Commercial)	C-2 (General Commercial)
	Gaming Establishment, Non-restricted		
South	Multi-Family Residential	C (Commercial)	C-2 (General Commercial)
East	General Retail Store	C (Commercial)	C-2 (General Commercial)
	Hotel		
	Parking Lot (Commercial)		
West	General Retail Store	C (Commercial)	C-2 (General Commercial)
	Hotel		

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Downtown Centennial Plan	X		Y
Special Purpose and Overlay Districts	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
DCP-O (Downtown Centennial Plan Overlay District) (Fremont East)	X		Y
DE-O (Downtown Entertainment Overlay District)	X		Y
Live/Work Overlay District	X		N/A
Las Vegas Redevelopment Plan Area	X		Y

Staff Report Page Four

March 20, 2012 - Downtown Design Review Committee Meeting

DEVELOPMENT STANDARDS

<i>Sign BG-2</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	1 per entrance	1 at corner entrance	Y
Maximum Area	1,500 SF	360 SF	Y
Maximum Coverage	50% of wall area above 10 feet from sidewalk	Less than 50% coverage of eligible wall area	Y
Maximum Height	< 20 feet above parapet	20 feet total, 0 feet above parapet	Y
Minimum Setback	8-foot encroachment into ROW	3-foot encroachment into ROW	Y
Minimum Clearance	10 vertical feet from sidewalk	15 vertical feet from sidewalk	Y
Illumination	Internal/external/EMU; 50% neon and/or animation	70% neon and/or animated	Y

ANALYSIS

The subject property is located within the Fremont East District of the Downtown Centennial Plan Overlay District (DCP-O). Design, installation and maintenance of all signage within the Fremont East District are subject to the standards contained in Title 19.10.100, in addition to the standards required by other overlay districts as described below.

The property is located within the Downtown Entertainment Overlay District (DE-O). The DE-O District is intended to encourage the restoration of downtown Las Vegas as a dynamic, vibrant center for the Las Vegas Valley. Development within the overlay is subject to special standards in addition to those for the current zoning district, such as liquor establishment separation distance, parking, and signage, which are contained in Title 19.10.120. Proposed signs within the DE-O are required to contain exposed neon and/or LED illumination and animation, or a combination thereof, for at least 50 percent of the total surface area of the signage. Approximately 70 percent of "BG-2" contains exposed neon and animation in conformance with the standard.

Title 19.10.100 allows proposed signage to encroach up to eight feet into the public right-of-way without a waiver. Sign "BG-2" would encroach approximately three feet in the right-of-way, as there is no building setback. The sign has adequate vertical clearance from the sidewalk and should not pose a threat to public health, safety or welfare. An encroachment permit must be approved and obtained prior to installation of any sign that encroaches into the right-of-way.

Staff Report Page Five**March 20, 2012 - Downtown Design Review Committee Meeting**

Sign "BG-2" is the only sign under consideration by this review. Sign "BG-1" was approved by the DDRC on 11/15/11 and other signage indicated on the elevations is conceptual and not a part of this review.

FINDINGS

The proposed sign conforms to all Title 19 sign requirements. The sign design also meets the intent of the Downtown Entertainment Overlay District. Therefore, staff recommends approval with conditions.

42

Report Date 02/28/2012 04:50 PM

Submitted By

Page 1

A/P # 44579 ARCHITECTURAL REVIEW COMMITTEE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/28/2012 16:49	982110	Temp COD		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

ARC-44579 - (DDRC) - PUBLIC HEARING - APPLICANT: 601 FREMONT, LLC - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Sign Design Review for an approved Tavern-Limited Establishment at 601 Fremont Street (APN 139-34-611-018), C-2 (General Commercial) Zone, Ward 5 (Barlow).

Parent A/P #

Project #	44579	Project/Phase Name	BACKSTAGE BILLIARDS	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13934611018

Location

Owner/Tenant

Contact ID	AC1301914	Name	CITY OF LAS VEGAS	Organization	% OFFICE BUSINESS DEV
Mailing Address	400 STEWART AVE 2ND FLR			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89101-2913			Evening Phone	
Day Phone	(702)229-6501 x			Mobile #	
Fax	(702)388-1807				

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

601 FREMONT ST
LAS VEGAS, 89101-

601 FREMONT ST 1
LAS VEGAS, 89101-

601 FREMONT ST 130
LAS VEGAS, 89101-

601 FREMONT ST 150
LAS VEGAS, 89101-

601 FREMONT ST 210
LAS VEGAS, 89101-

Report Date 02/28/2012 04:50 PM

Submitted By

Page 2

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934611018

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1301914	☐ Foreign
Effective		Expire				
Name	CITY OF LAS VEGAS					
Day Phone	(702)229-6501 x	Eve Phone		Organization	% OFFICE BUSINESS DEV	
Pager		PIN #		Position		
Fax	(702)388-1807	Mobile		Profession		
E-Mail						
Address	400 STEWART AVE 2ND FLR LAS VEGAS, NV 89101-2913					
Seasonal Addr						
Valid From		To				
Comments	No Comments					
CONTACT ADDITIONAL						

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts

Orientation Attended

There are no items in this list

Report Date 02/28/2012 04:50 PM

Submitted By

Page 3

Applicants/Contacts

Primary Y Capacity APPL Contact ID AC1948977 ☐ Foreign
Effective Expire
Name 601 FREMONT LLC
Day Phone (702)366-7340 x Eve Phone Organization
Pager PIN # Position
Fax (702)366-7360 Mobile Profession
E-Mail
Address 202 FREMONT STREET
LAS VEGAS, NV 89101
Seasonal Addr
Valid From To
Comments Michael Barron 366-7340 or 847-867-9302
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Contractors

No Contractors

ARCHITECTURAL REVIEW

Pre-App Assigned to: Pre-App Map Completed: Minutes Completed:
Pre-App Date & Time: Final Letter Sent:
Pre-App Location: Appeal Memo Completed:

Meeting Information

Meeting Date	Committee Name	Meeting Status	Added By
Comments	Modified By	Modified Date	
Added Date			

03/20/2012	DDRC	SCHEDULED	
------------	------	-----------	--

02/28/2012

SSWANTON

Report Date 02/28/2012 04:50 PM

Submitted By

Page 4

Meeting Information

Meeting Date

Committee Name

Meeting Status

Comments

Added By

Added Date

Modified By

Modified Date

Template Type/AP #

AP Type

Status

Stage

No children exist for this project

Employee

Employee ID

Last

First

MP

Comments

982110

SWANTON

STEPHEN

L

Planning x4714

Log

Action

Description

Entered By

Start

Stop

Hours

Comments

Z-SUBC REASON ALL ITEMS NOT SUBMITTED

982110

02/28/2012 16:42

0.00

Per Doug no additional SOFI is required. SOFI on file for ARC-43659.



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Downtown Design Review Committee - Signage
 Project Address (Location) 601 Fremont Street
 Project Name 601 Fremont Plaza Proposed Use _____
 Assessor's Parcel #(s) 139-34-611-018 Ward # _____
 General Plan: existing C proposed _____ Zoning: existing C-2 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information Signage review for Tavern-Limited business

PROPERTY OWNER City of Las Vegas Contact Elizabeth N. Fretwell
 Address 400 Stewart Avenue Phone: (702) 229-6551 Fax: _____
 City Las Vegas State NV Zip 89101
 E-mail Address _____

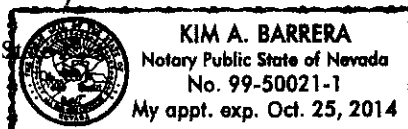
APPLICANT 601 Fremont, LLC Contact Michael Barron
 Address 202 Fremont Street Phone: _____ NV Fax: (702) 366-7360
 City Las Vegas State NV Zip 89101
 E-mail Address rmdlv@cox.net

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

Property Owner Signature* Elizabeth N. Fretwell
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Elizabeth N. Fretwell

Subscribed and sworn before me
 This 14 day of February, 20 12.
[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>ARC-44579</u>
Meeting Date:	<u>3/20/12</u>
Total Fee:	<u>N/A</u>
Date Received:*	<u>2/9/12</u>
Received By:	<u>C. MOONEY</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ARC-44579 APN: 139-34-611-018

Name of Property Owner: City of Las Vegas

Name of Applicant: 601 Fremont, LLC

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

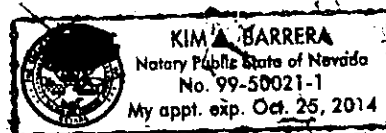
Signature of Property Owner: Elizabeth N. Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 19 day of October, 2011

Kim Barrera
Notary Public in and for said County and State



March 27, 2012

601 Fremont, LLC
202 Fremont St.
Las Vegas, NV 89101

Subject: Justification Letter

Attn: Planning Department

Please accept this document as our Justification Letter for the property at 601 Fremont Street, Las Vegas, NV in our request for a meeting with the Downtown Design Review Committee (DDRC) for Signage Submittal.

The 601 Fremont Street property, which will be named "601 Fremont Plaza", has previously been approved for a Tavern-Limited Special-Use Permit.

Located within the Fremont East Entertainment District, the 601 Fremont Plaza will enhance the area by bringing new entertainment & recreational alternatives to the District, as well as visually-appealing signage & exterior improvements.

The First Floor of 601 Fremont Street property will be occupied by 2 entities. The east portion of the first floor will house The Fremont Country Club, a world-class live-music venue. Signage for this location was approved by the DDRC on November 15, 2011.

The west portion of the first floor will house Backstage Sports Bar & Billiards, an Upscale Microbrewery, Music Venue, Sports Bar & Billiard Room. We will be employing a flashing neon sign with clear bulb chasing animation as well as steady-burn neon illumination.

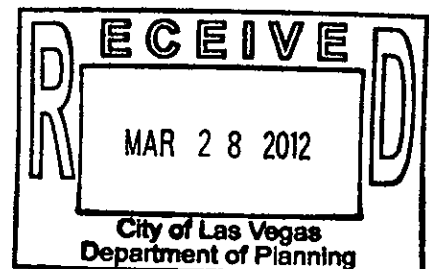
We respectfully request your approval of our Exterior Signage proposal, as it is compliant with City & District signage regulations regarding neon/animation percentage, projection, height, etc.

Sincerely,



Michael Barron
Director Of Operations
601 Fremont Plaza

ARC-44579
04/17/12 DDRC
REVISED



Feb. 21, 2012

601 Fremont, LLC
202 Fremont St.
Las Vegas, NV 89101

Subject: Justification Letter

Attn: Planning Department

Please accept this document as our Justification Letter for the property at 601 Fremont Street, Las Vegas, NV in our request for a meeting with the Downtown Design Review Committee (DDRC) for Signage Submittal.

The 601 Fremont Street property, which will be named "601 Fremont Plaza", has previously been approved for a Tavern-Limited Special-Use Permit.

Located within the Fremont East Entertainment District, the 601 Fremont Plaza will enhance the area by bringing new entertainment & recreational alternatives to the District, as well as visually-appealing signage & exterior improvements.

The First Floor of 601 Fremont Street property will be occupied by 2 entities. The east portion of the first floor will house The Fremont Country Club, a world-class live-music venue. Signage for this location was approved by the DDRC on November 15, 2011.

The west portion of the first floor will house Backstage Sports Bar & Billiards, an Upscale Microbrewery, Music Venue, Sports Bar & Billiard Room. We will be employing a flashing neon sign with clear bulb chasing animation as well as steady-burn neon illumination.

We respectfully request your approval of our Exterior Signage proposal, as it is compliant with City & District signage regulations regarding neon/animation percentage, projection, height, etc.

Sincerely,



Michael Barron
Director Of Operations
601 Fremont Plaza

VOID
SEE REVISED PLAN DATE
STAMPED 03/20/2012

ARC-44579
03/20/12 DDRC

9

20051212-0002259

APN# 139-34-611-018

11 digit number may be obtained at:
<http://sandgate.co.clark.nv.us/cicsAssessor/owner.htm>

Re-record Quitclaim Deed

20030930-04603

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Fee: \$20.00 RPTT: EX#003
N/C Fee: \$0.00

12/12/2005 11:55:34
T20050223891

Requestor:
LAS VEGAS CITY

Frances Deane SOL
Clark County Recorder Pgs: 7

RE-RECORDED

Quitclaim Deed

Recording requested by:

Jill Melone, Business Specialist

Return to:

Name Office of Business Development

Address 400 Stewart Avenue, 2nd Floor

City/State/Zip Las Vegas, NV 89101

This page added to provide additional information required by NRS 111.312 Sections 1-2
(An additional recording fee of \$1.00 will apply.)

This cover page must be typed or printed clearly in black ink only.

CS12/03

ARC-44579
03/20/12 DDRC

APN 139-34-611-018

Re-Recording Grant, Bargain Sale Deed 20030930-04603 indicating a change in address information as follows:

OFFICE OF BUSINESS DEVELOPMENT
400 Stewart Avenue, 2nd Floor
Las Vegas, NV 89101

ASSESSOR'S COPY

After recording, return to:

OFFICE OF BUSINESS DEVELOPMENT
400 Stewart Avenue, 2nd Floor
Las Vegas, NV 89101

RPTT: Exempt 2
APN: 139-34-611-018
03-04-2640-JT
WHEN RECORDED MAIL TO:

**Clark County
Real Property Management
500 S. Grand Central Pkwy., 5th Fl.
Las Vegas, NV 89155**

**City of Las Vegas
Real Estate Management
400 Stewart Avenue
Las Vegas, NV 89101**

200309 30
04603

EXHIBIT B

**CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER**

RECORDED AT THE REQUEST OF:
LAWYERS TITLE OF NEVADA

09-30-2003 13:53 CAB

OFFICIAL RECORDS

BOOK/INSTR:20030930-04603

PAGE COUNT: 2

FEE: .00
RFTY: EX#002

QUITCLAIM DEED

CLARK COUNTY, a political subdivision of the State of Nevada, 500 S. Grand Central Parkway, Las Vegas, Clark County, Nevada 89155, Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim to CITY OF LAS VEGAS, a municipal corporation, 400 Stewart Avenue, Las Vegas, NV 89101, Grantee, and to Grantee's successors forever, Grantor's right, title, interest, estate, claim and demand, both at law and in equity, of, in, and to the real estate, situated in Clark County, State of Nevada, subject to reservations, encumbrances, liens, restrictions, conditions, rights, rights of way and easements, said real estate being more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART
HEREOF AS EXHIBIT A.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD, subject to the aforesaid provisions, the Property unto the said Grantee and unto its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused this deed to be duly executed as of the 21st day of September, 2003.

CLARK COUNTY, NEVADA

By

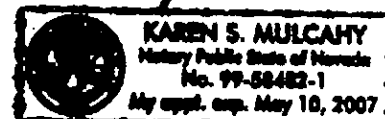
Its Director, Real Property Mgt.

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 24th day of September, 2003, personally appeared before me, the undersigned, a Notary Public in and for the County of Clark, State of Nevada, Sandra M. Mysko, known to me to be the person who executed the foregoing instrument and who acknowledged to me that she executed the same freely and voluntarily and the uses and purposes thereby mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public



20030930
04603

**EXHIBIT A
LEGAL DESCRIPTION**

APN 139-34-611-018

Lots One (1) through Five (5) inclusive and Lots Thirteen (13) through Twenty-two (22) inclusive in Block Six (6) of HAWKINS ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 40, in the County Recorder of Clark County, Nevada.

TOGETHER with those portions of vacated alley as disclosed by that certain "Order of Vacation" recorded in Book 48 of Official Records, as Document No. 038243.

Commonly known as 601 Fremont Street, Las Vegas, Nevada.

PREDECESSOR'S COPY

2005 DEC -7 P 4:10

[Signature]

2

STATE OF NEVADA DECLARATION OF VALUE

20030930
04603

g

1. Assessor Parcel Number(s):

- a) 139-34-611-018
b)
c)
d)

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument# _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

2. Type of Property:

- a) ☐ Vacant Land
b) ☐ Single Family Residence
c) ☐ Condo/Townhouse
d) ☐ 2-4 Plex
e) ☐ Apartment Building
f) ☒ Commercial/Industrial
g) ☐ Agricultural
h) ☐ Mobile Home
i) ☐ Other

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

\$0.00

Transfer Tax Value

\$

Real Property Transfer Tax Due:

\$0.00

\$0.00

4. If Exemption Claimed:

- a) Transfer Tax Exemption per NRS 375.090, Section: 2
b) Explain Reason for Exemption: Transfer to a Governmental agency

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature
Signature

Shandra M. Norstog

Capacity
Capacity

Director of Real Property Mgt

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Shandra M. Norstog
Address: 500 S. Green Street Apt 2
City: Las Vegas
State: NV Zip: 89155-1733

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: _____
Address: _____
City: _____
State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Lawyers Title of Nevada, Inc.
1210 S. Valley View Blvd.
Las Vegas, Nevada 89102

Escrow No. 03-04-2640-JT
Escrow Officer: JOY TURNER

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

4603

3

STATE OF NEVADA DECLARATION OF VALUE

20030930
04603

1. Assessor Parcel Number(s):

- a) 139-34-611-018
- b)
- c)
- d)

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument# _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

2. Type of Property:

- a) ☐ Vacant Land
- b) ☐ Single Family Residence
- c) ☐ Condo/Townhouse
- d) ☐ 2-4 Plex
- e) ☐ Apartment Building
- f) ☒ Commercial/Industrial
- g) ☐ Agricultural
- h) ☐ Mobile Home
- i) ☐ Other

3. Total Value/Sales Price of Property: \$0.00
Deed in Lieu of Foreclosure Only (value of property) \$
Transfer Tax Value: \$0.00
Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:

- a) Transfer Tax Exemption per NRS 375.090, Section: 2
- b) Explain Reason for Exemption: Transfer to a Governmental agency

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.080 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity _____
Signature _____ Capacity MAYOR

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: _____
Address: _____
City: _____
State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: OSCAR B. GOODMAN, MAYOR
Address: CITY OF LAS VEGAS 400 STEWART AVENUE
City: LAS VEGAS
State: NV Zip: 89101

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Lawyers Title of Nevada, Inc.
1210 S. Valley View Blvd.
Las Vegas, Nevada 89102

Escrow No. 03-04-2640-JT
Escrow Officer: JOY TURNER

Attest:

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

By Barbara Jo Ronemus
BARBARA JO RONEMUS, City Clerk

4403

STATE OF NEVADA
DECLARATION OF VALUE FORM

pc-record
Quitclaim Deed

1. Assessor Parcel Number(s)

- a) 39-34-611-018
b) _____
c) _____
d) _____

2. Type of Property:

- a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$ 0

\$ _____
\$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3
b. Explain Reason for Exemption: Government

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Jill Moore

Capacity Spec.

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: _____
Address: _____
City: _____
State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: _____
Address: _____
City: _____
State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: City of Las Vegas
Address: 400 Stewart and Fir
City: Las Vegas

Escrow #: _____
State: NV Zip: 89101

2259

BACKSTAGE BILLARDS (ARC-44579)

601 FREMONT STREET

Date: 11/13/12

Reviewer: Steve Swanton, Senior Planner

Reason for Revision: Design change from 04/17/12 DDRC approval

Additional Info:

The approved "Sign BG-2" is proposed to change from a red, orange and gold colored background to a blue and white colored background, while maintaining the same corner marquee concept consisting of a triangular cabinet with large clear chasing bulbs on the borders that was previously approved. The martini glasses and billiard balls from the approved plans also remain, with some minor stylistic changes to the lettering and the addition of the "Triple B" logo.

Staff is administratively approving this revision, as the proposed "Sign BG-2" will maintain the same basic concept and shape, the same sign surface area and dimensions as the approved sign, with only minor changes to the design of the sign content. The revised sign is in conformance with the requirements of Title 19.10.120 (UDC) for the Downtown Entertainment Overlay District. Per Title 19.10.100 (D)(2) - (UDC) and Condition #4 of ARC-44579, signs in conformance with applicable standards may be reviewed administratively. Additional changes shown on the submitted plans have not been approved by the DDRC and must be submitted for review pursuant to the requirements of Title 19.10.100(D) (UDC). The exact dimensions of the sign will be subject to approval of an encroachment agreement as required by ARC-44579.

Conditions:

1. Conformance to the conditions of approval of Downtown Design Review Committee Sign Design Review (ARC-44579), except as amended herein.
2. Conformance to the plans date stamped 11/08/12 for "Sign BG-2" only.