

CODE INFORMATION

A. PROJECT

1. NAME OF PROJECT: VANGUARD LOUNGE
2. STREET ADDRESS: 516 E. FREMONT ST., LAS VEGAS, NV 89101
3. PARCEL NUMBER: 139-34-611-008

B. ENTITIES

1. OWNER: VANGUARD LLC
2. ARCHITECT: HART HOME, INC.
3. ENGINEER:
4. CONSULTANTS:
5. CONTRACTOR: HART HOME, INC.
6. CONTACT PERSON: JOHN SICILIANO

C. PROJECT DESCRIPTION

1. NEW ☒ REMODEL ☐ ADDITION ☐ ALTERNATION ☐ Tenant improvement
2. EXISTING LOT/BUILDING USE: ☐ OFFICE ☐ RETAIL
3. PROPOSED USE: TAVERN/ENTERTAINMENT
4. NUMBER OF DWELLING UNITS: not applicable
5. OCCUPANCY GROUP: ☒ B ☐ E ☐ F ☐ H ☐ I ☐ M ☐ R ☐ S ☐ U
6. CONSTRUCTION TYPE:
HFR HFR IIA
IIB IIA IIB
IIVT V-A ☒ V-B
7. AUTO FIRE SPRINKLER SYSTEM: No
8. BUILDING HEIGHT, STORIES: 2 FEET: 23'

9. AREA / OCCUPANCY:

	GROSS AREA	OCC. TYPE	RATIO	OCC. LOAD
OFFICE	310 net	B	1/100	5
HALL	269 net	A	1/15	16
LOUNGE	992 net	A	1/15	66
OUTDOOR DINING	123 net	A	1/15	8
TOTALS	1597 GSF			97 OCC.

10. VALUATION: \$15,000

APPLICABLE CODES
2006 IBC, UMC, UPC, 2009 NEC, 2006 IECC
and APPROVED AMENDMENTS

contacts
HART HOME, INC.
P.O. BOX 61926
LAS VEGAS, NV 89160
ph. (702)-878-8213
fax. (702)-878-8209-3720
contact: JOHN SICILIANO
NV State Lic: 31064

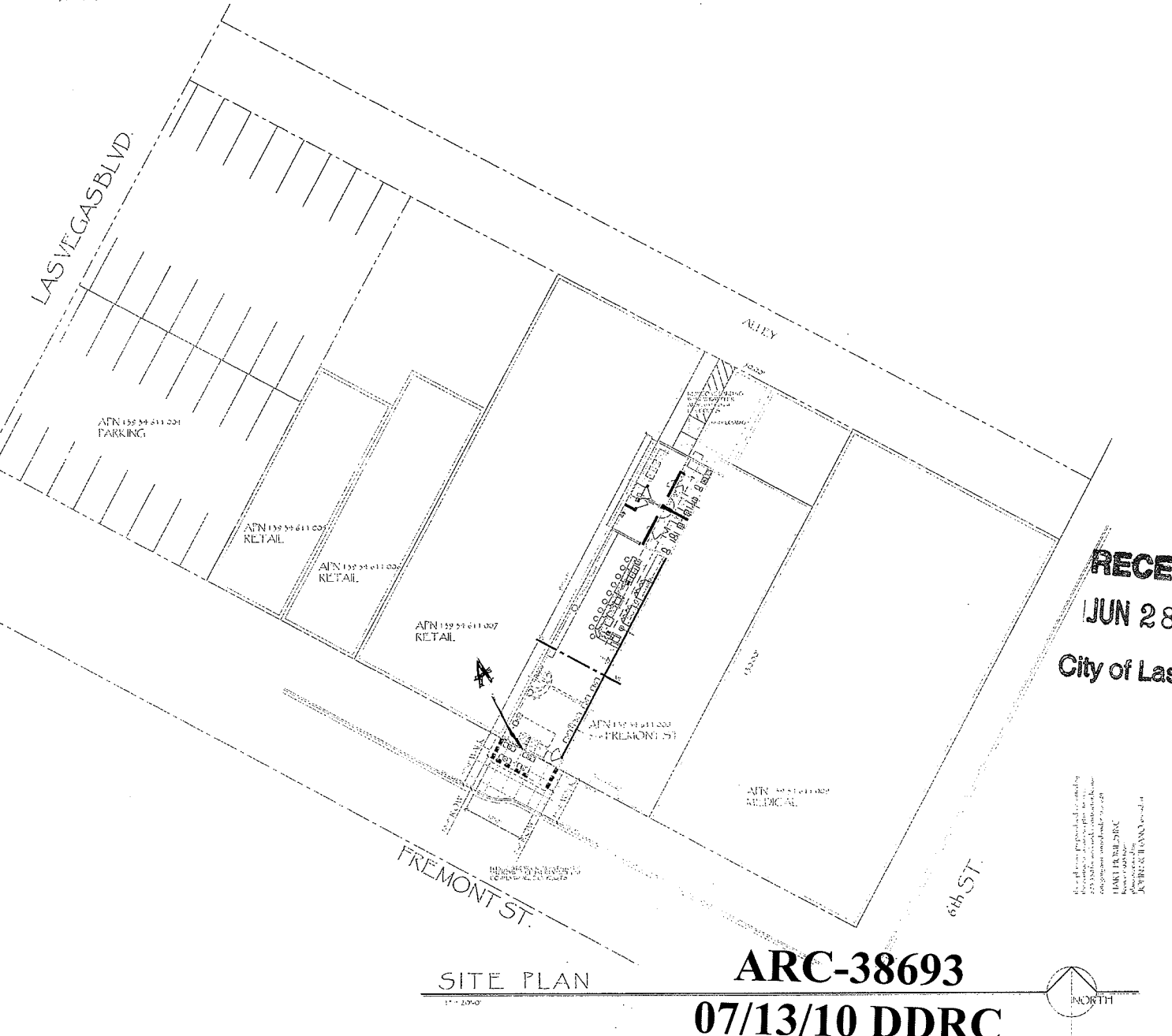
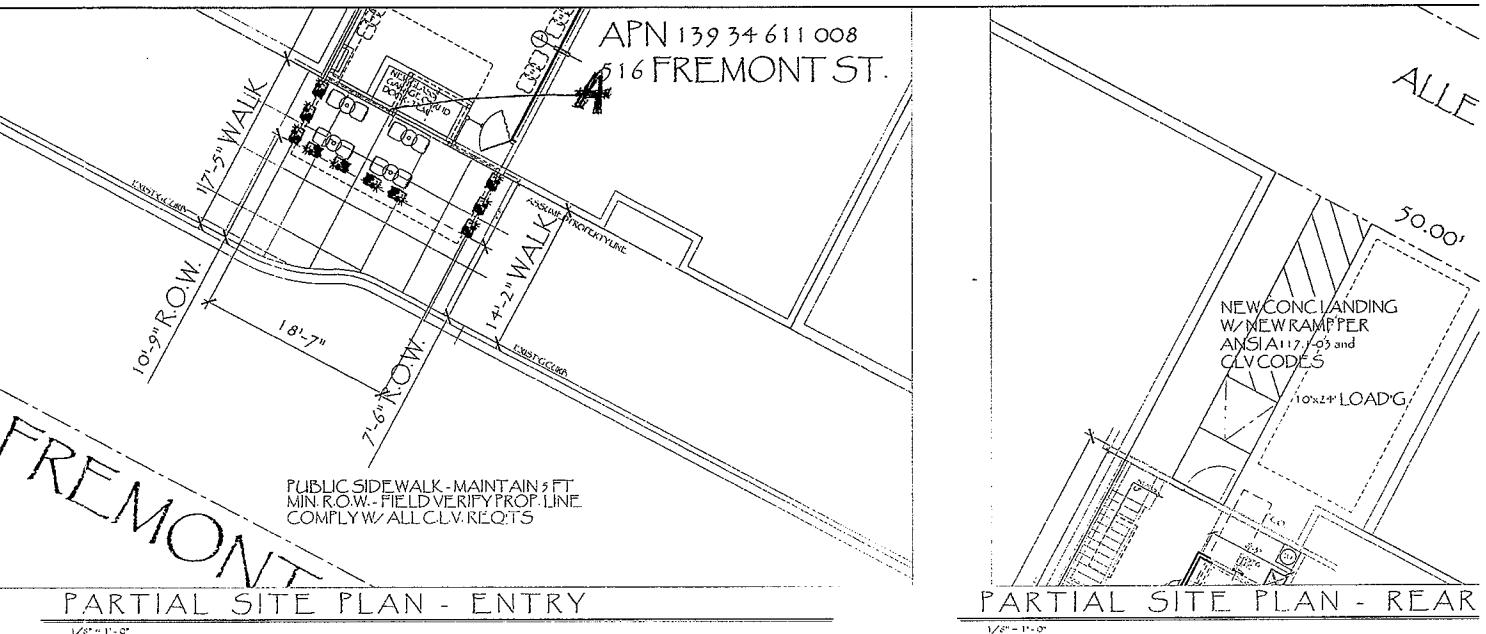
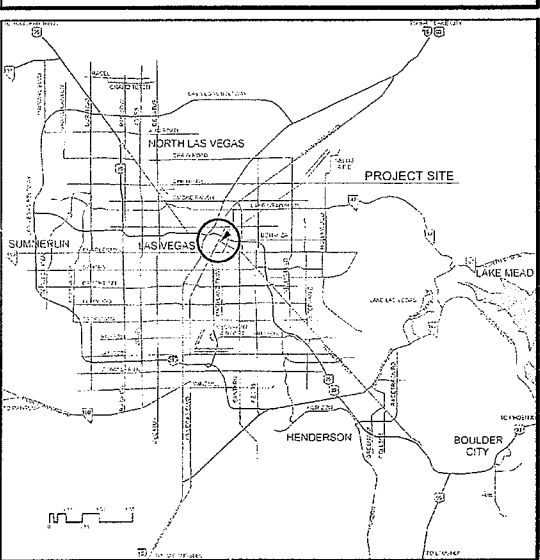
ELECTRIC
ADDRESS
Las Vegas, NV 89101
ph. (702)-XXX-XXXX
fax. (702)-XXX-XXXX
contact: XXXXXXXX
MECHANICAL
ADDRESS
Las Vegas, NV 89101
ph. (702)-XXX-XXXX
fax. (702)-XXX-XXXX
contact: XXXXXXXX
Plumbing
ADDRESS
Las Vegas, NV 89101
ph. (702)-XXX-XXXX
fax. (702)-XXX-XXXX
contact: XXXXXXXX

sheet index

- A-1.0 Cover Sheet, Site Plan, Index of Drawings
ANSI ADA Details
D-1 DEMO PLAN
A-1.1 1/8" FLOOR PLAN, DETAILS, SCHEDULES
A-1.2 ENLARGED PARTIAL FLOOR PLAN
A-2 ELEVATIONS
A-2.1 ELEVATION, PARTIAL PLAN, SECTION
S-1 STRUCTURAL PLANS & DETAILS (AS REQ'D)
M-1 DELETED (EXISTING - N.I.C.)
P-1 PLUMBING PLAN
E-1 ELECTRICAL PLAN
E-2 PANEL SCHED & DETAILS
FS-1 BAR EQUIPMENT PLAN

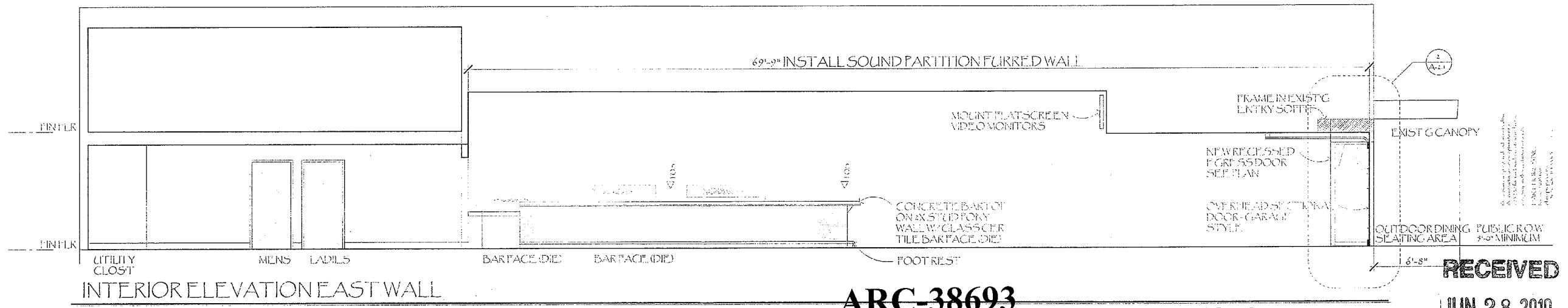
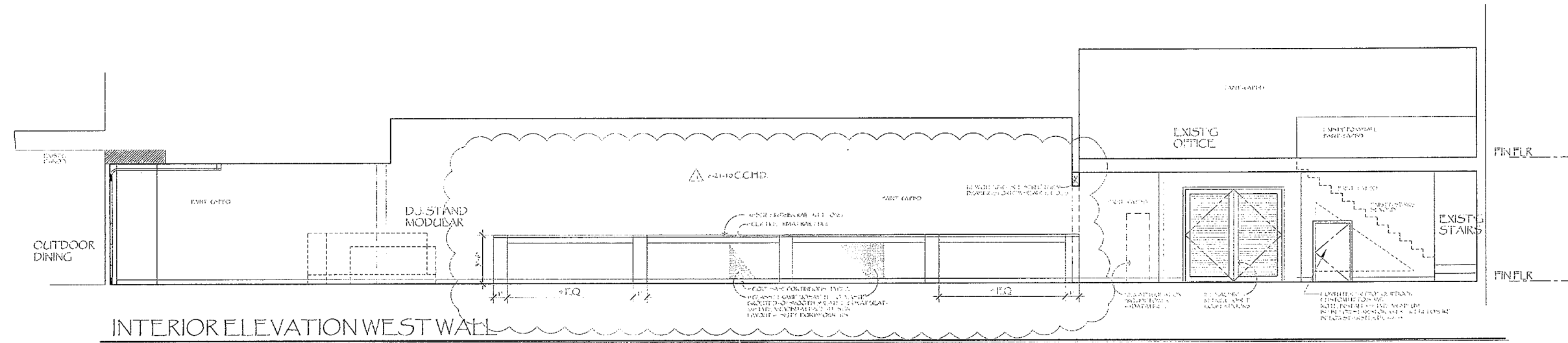
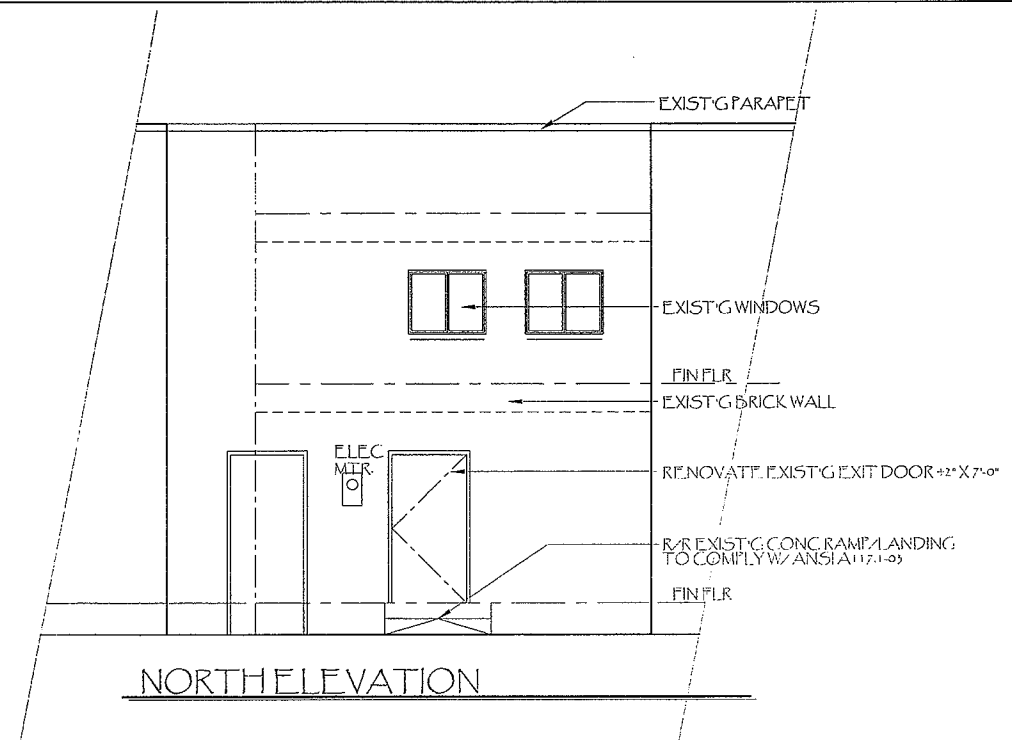
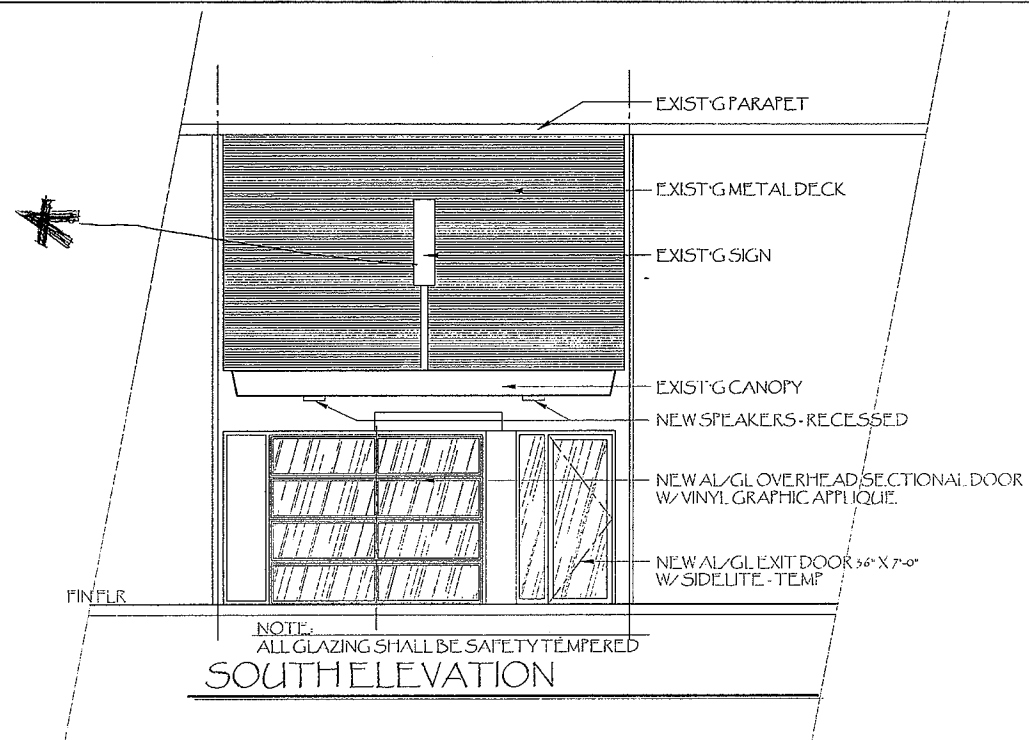
PROJECT INFORMATION	
APN: 139-34-611-008	Zoning: C-2
Site Area:	1.3 Acres - (Must Be Verified)
Total Building Area:	2,597 SF
Total Parking Provided:	0 Spaces will utilize City parking facilities
Lot Coverage:	98%
Parking Stall Dimensions:	N/A as all parking will be off site
Transit Stop Size:	N/A see above

VICINITY MAP



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ELEVATIONS

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Pre-Application Conference	CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST	
Item Required		
YES NO		

APPLICATION PACKET			
☒	☐	Application signed and notarized by all property owners or authorized agent(s)	NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." --> "Apply for -> Planning Applications")
☒	☐	Grant deed and legal description	
☒	☐	Detailed justification letter	
☒	☐	Original meeting notes and checklist(s) signed by planner	
☐	☒	Correct fee(s): \$ ____ (Application) + \$ ____ (Notification) + \$ ____ (Recordation) = \$ ____ Total	
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)	
☐	☒	Assessor's Parcel Map	
☐	☒	Development Impact Notice and Assessment (DINA)	
☐	☒	Project of Regional Significance (PRS)	
☐	☒	Color & Materials Board per Site Development Plan Review Submittal Requirements	
☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☐)	

ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)

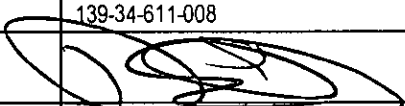
SITE PLAN			
☒	☐	11" x 17" min. to 24" x 36" max. page size	Colored Folded Plans: 10
☒	☐	North arrow, scale, and vicinity map	Reduced Copy (8-1/2x11 BW): 1
☒	☐	All property lines and present dimensions labeled	NOTES:
☒	☐	All building setbacks labeled	
☒	☐	All adjacent existing land uses and street names labeled	
☒	☐	All points of ingress and egress shown	
☐	☒	ADA accessibility requirements shown/labeled	
☐	☒	Parking standard(s) utilized:	
☐	☒	Parking space count and typical dimensions labeled	
☐	☒	# regular + [30% or less of total] # compact + # handicap = Total	
☒	☐	All free-standing sign locations shown and heights and sizes noted	

SIGN ELEVATIONS			
☒	☐	11" x 17" min. to 24" x 36" max. page size	Colored Folded Plans: 10
☒	☐	North arrow, scale, and vicinity map	Reduced Copy (8-1/2x11 BW): 1
☒	☐	All present dimensions labeled	NOTES: No colored plans necessary - CM
☒	☐	8" x 10" photo of original color and material board	
☒	☐	All elevations drawn between 1/2" to 1" scale	

BUILDING ELEVATIONS			
☒	☐	11" x 17" min. to 24" x 36" max. page size	Colored Folded Plans: 10
☒	☐	Scale and building dimensions labeled	Reduced Copy (8-1/2x11 BW): 1
☒	☐	North, south, east, and west elevations of all buildings	NOTES:
☒	☐	All building materials and colors noted	
☒	☐	All sign locations shown and sizes noted	

SIGN ANALYSIS TABLE			
☒	☐	Type of sign	Table: 10
☒	☐	Required Setback	Reduced Copy (8-1/2x11 BW): 1
☒	☐	Provided Setback	NOTES:
☒	☐	Allowed Height	
☒	☐	Provided Height	
☒	☐	Allowed Area	
☒	☐	Provided Area	
☒	☐	Required Lighting	
☒	☐	Provided Lighting	

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Owner / Applicant:	Andrew Wheatly	Application Type:	Downtown Design Review Committee
Representative:		Application Purpose:	DDRC Signage Review
APN:	139-34-611-008	Site Location:	516 Fremont St.
Planner's Signature:		Pre-App. Meeting Date:	6-24-10
Planner:	702-229-2087	Submittal Deadline:	6-29-10 - no later than 2:00 pm
		Earliest DDRC Meeting Dates:	7-13-10

10 ft
4 ft
vanguard
LOUNGE

Reface Existing cabinet/
add white vinyl letters/
white skeleton neon
"Vanguard" is double
stroke neon
"Lounge" is single stroke
neon

Existing Cabinet is 40sq ft.

We are using the existing cabinet
We are not doing any structural
change on it, we are only adding
new panels on the existing Cabinet
Sign.
65% of the sign will be Neon



Scope of work:
Double Face Neon Sign
Reface existing 4ft. by 10ft. cabinet
Letters will be skeleton white neon
on white vinyl

Side View

This contract is void if the cabinet is not refaced with the
requirements of this contract. If the cabinet is not refaced
the cabinet is not to be used for the sign. The sign is to be
refaced with the sign.

00000000000000000000

Property of VALLEY SIGNS & LIGHTING INC., 4291 River Drive Las Vegas, Nevada 89103, Tel: 855-5385

Customer Approval Signature _____

Valley Signs
& Lighting Inc.

CUSTOMER: VALLEY SIGNS
LOCATION: 4291 RIVER DRIVE LAS VEGAS NV 89103
SALES REP: JOHN DODD

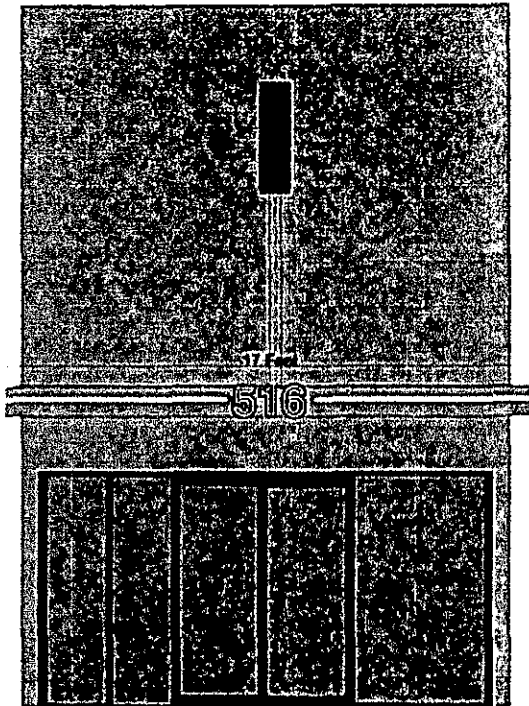
DATE: 07/13/10
TIME: 10:00 AM
BY: JOHN DODD
JOB NO: 00000000000000000000

DESIGN # 0000
DATE 07/13/10
DRAWN BY JOHN DODD
SHEET # 1 of 1

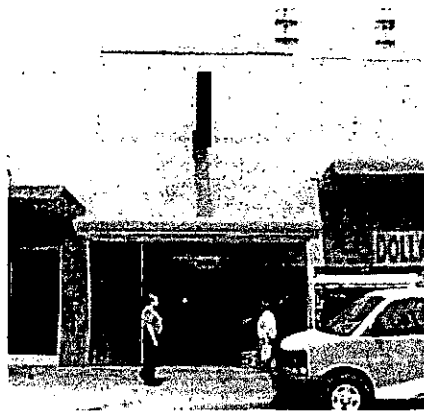
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Front is 17 ft.
Sides (2) are 8ft.



Scope of work:
Manufacture and install white skeleton neon along
front/sides of overhang
Manufacture and install 11 set of 15" tall open face
channel letters-black can white neon double stroke

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DESIGNED & DRAWN BY

Property of Valley Signs & Lighting Inc., 4251 Polaris Ave., Las Vegas, Nevada 89121. Tel: 702-735-0559

Customer Approval Signature _____

Valley Signs
& Lighting Inc.

CUSTOMER: Valley Signs & Lighting Inc.
LOCATION: Valley Signs & Lighting Inc.
SALES REP: Valley Signs & Lighting Inc.

DESIGN: Valley Signs & Lighting Inc.
DATE: Valley Signs & Lighting Inc.
BY: Valley Signs & Lighting Inc.
NO. Valley Signs & Lighting Inc.

DESIGN # Valley Signs & Lighting Inc.
DATE Valley Signs & Lighting Inc.
DRAWN BY Valley Signs & Lighting Inc.
CHECKED BY Valley Signs & Lighting Inc.

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07/13/10 DDRC

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CODE INFORMATION

A. PROJECT

1. NAME OF PROJECT: VANKYARD LOUNGE
2. STREET ADDRESS: 1115 FREMONT ST., Las Vegas, NV 89101
3. PARCEL NUMBER: 139-34-611-008

B. ENTITIES

1. OWNER: VANKYARD LLC
PH: 702-444-1111
2. ARCHITECT: HART HOMES INC.
PO BOX 1112, LYNN NV 89101
3. ENGINEER: JOHN S. GILIANO
4. CONSULTANTS:
5. CONTRACTOR: HART HOMES INC. TO BOX 1112, LYNN NV 89101
6. CONTACT PERSON: JOHN S. GILIANO

C. PROJECT DESCRIPTION

1. NEW ☒ REMODEL ☐ ADDITION ☐ ALTERATION ☐ IMPROVEMENT
2. EXISTING LOT/BUILDING USE: ☐ RESIDENTIAL ☐ RETAIL
3. PROPOSED USE: ☐ TOWNHOUSE/ENTERTAINMENT
4. NUMBER OF DWELLING UNITS: ☐ SEE SPECIFIC
5. OCCUPANCY GROUP: ☒ D ☐ C ☐ F ☐ H ☐ M ☐ S ☐ U
6. CONSTRUCTION TYPE:

ITE	BA
BD	BA
MHT	BA
	V-B
7. AUTO FIRE SPRINKLER SYSTEM: ☐ YES ☐ NO
8. BUILDING HEIGHT, STOREYS: ☐ FEET: ☐ 1P

AREA/OCCUPANCY

	GROSS AREA	OCC. INT.	RATIO	OCC. LOAD
OFFICE	1,000 sq. ft.	D	1.2/100	2
HALL	100 sq. ft.	A	1.2/10	10
LOUNGE	200 sq. ft.	A	1.2/10	10
OUTDOOR DINING	100 sq. ft.	A	1.2/10	10
TOTALS	1,400 GSF			4000

VALUATION

APPLICABLE CODES

2004 IBC, IBC, IBC, 2003 NEC, 2004 IECC and APPROVED AMENDMENTS

CONTACTS

HART HOMES INC.
PO BOX 1112
LAS VEGAS, NV 89101
PH: (702) 444-1111
FAX: (702) 444-1111
CONTACT: JOHN S. GILIANO
NV State License: 111111

ELECTRIC
ADDRESS:
Las Vegas, NV 89101
PH: (702) XXXX-XXXX
FAX: (702) XXXX-XXXX
CONTACT: XXXX-XXXX

MECHANICAL
ADDRESS:
Las Vegas, NV 89101
PH: (702) XXXX-XXXX
FAX: (702) XXXX-XXXX
CONTACT: XXXX-XXXX

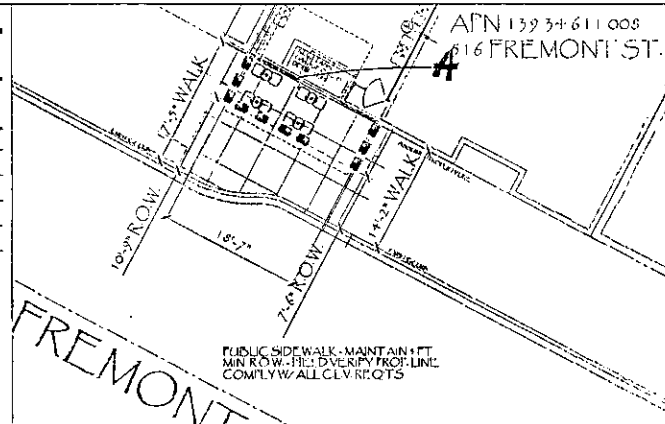
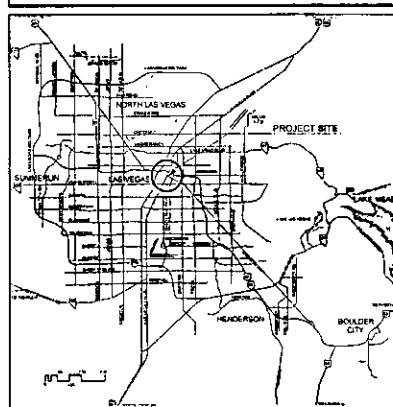
PLUMBING
ADDRESS:
Las Vegas, NV 89101
PH: (702) XXXX-XXXX
FAX: (702) XXXX-XXXX
CONTACT: XXXX-XXXX

sheet index

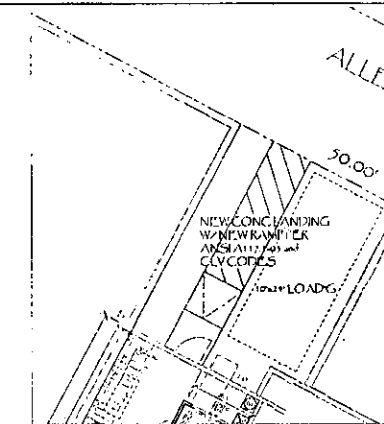
- | | | | |
|-------|---|------|-----------------------------|
| A-1.0 | Cover Sheet, Site Plan, Index of Drawings | M-1 | DELETED (EXISTING - N.E.C.) |
| ANSI | ADA Details | F-1 | PLUMBING PLAN |
| D-1 | DEMO PLAN | E-1 | ELECTRICAL PLAN |
| A-1.1 | 1/4" FLOOR PLAN, DETAILS, SCHEDULES | E-2 | PANEL SCHED & DETAILS |
| A-1.2 | ENLARGED PARTIAL FLOOR PLAN | FS-1 | ISAREQUIPMENT PLAN |
| A-2 | ELEVATIONS | | |
| A-2.1 | ELEVATION, PARTIAL PLAN, SECTION | | |
| S-1 | STRUCTURAL PLANS & DETAILS (AS REQ'D) | | |

PROJECT INFORMATION	
APN: 139-34-611-008	zoning: C-2
Site Area:	1.1 Acres - (Approx. 100,000 sq. ft.)
Total Building Area:	2,500 sq. ft.
Total Parking Spaces:	0 (Special use license City parking tickets)
Lot Coverage:	80%
Parking Sign Dimensions:	N/A as all parking will be on site
Handicap Sign Size:	N/A as all on site

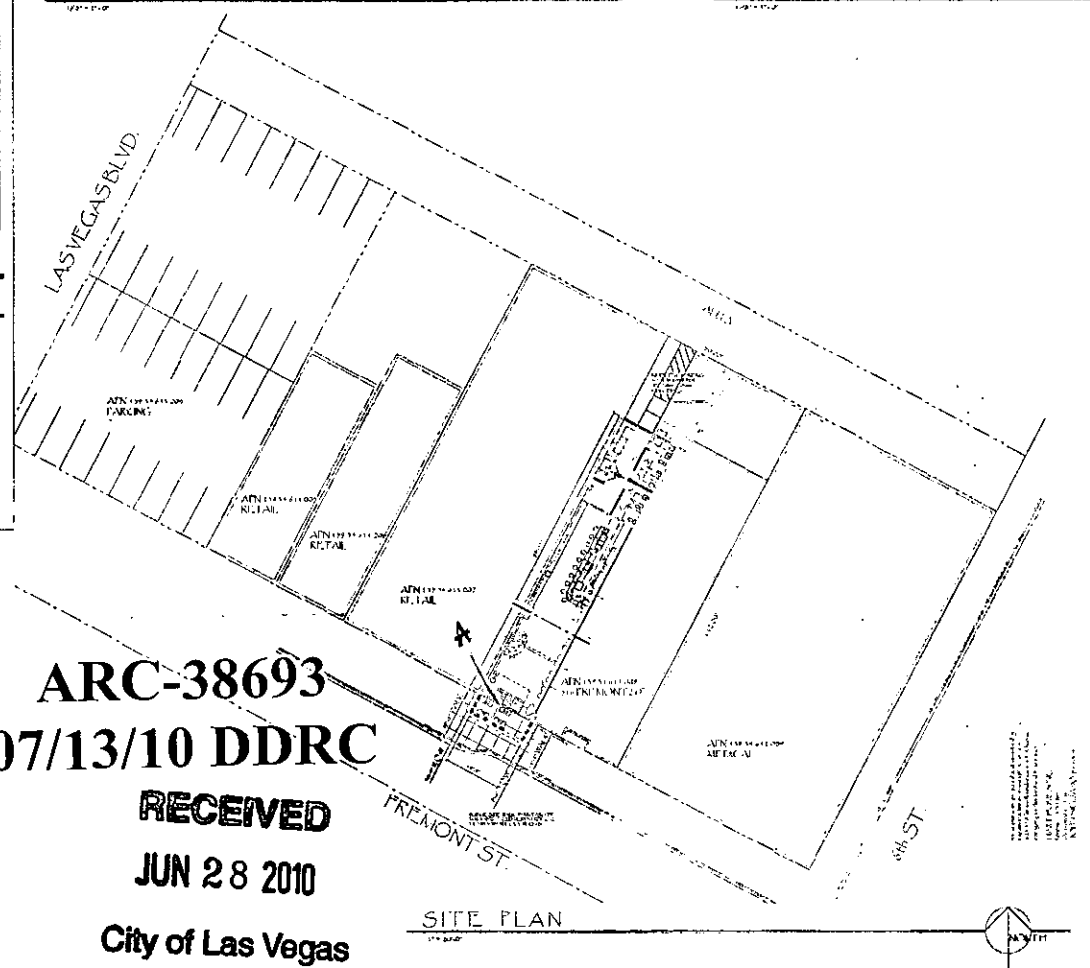
VICINITY MAP



PARTIAL SITE PLAN - ENTRY



PARTIAL SITE PLAN - REAR

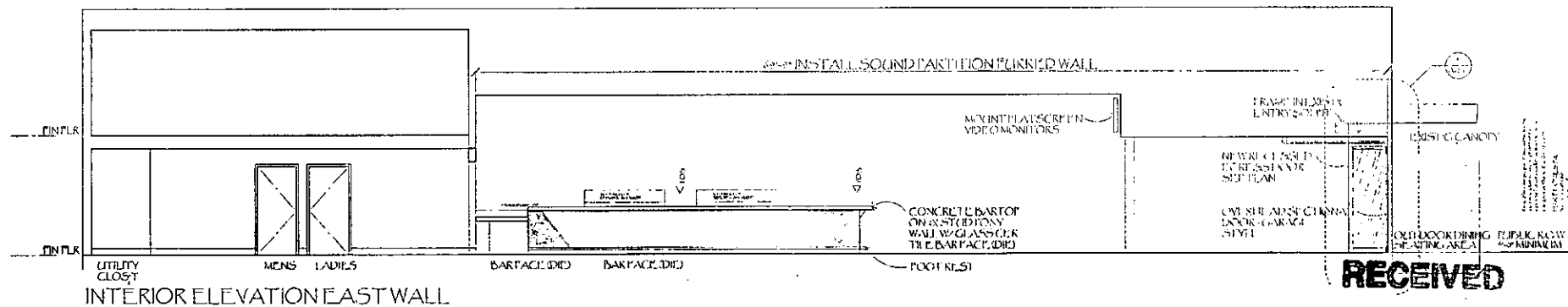
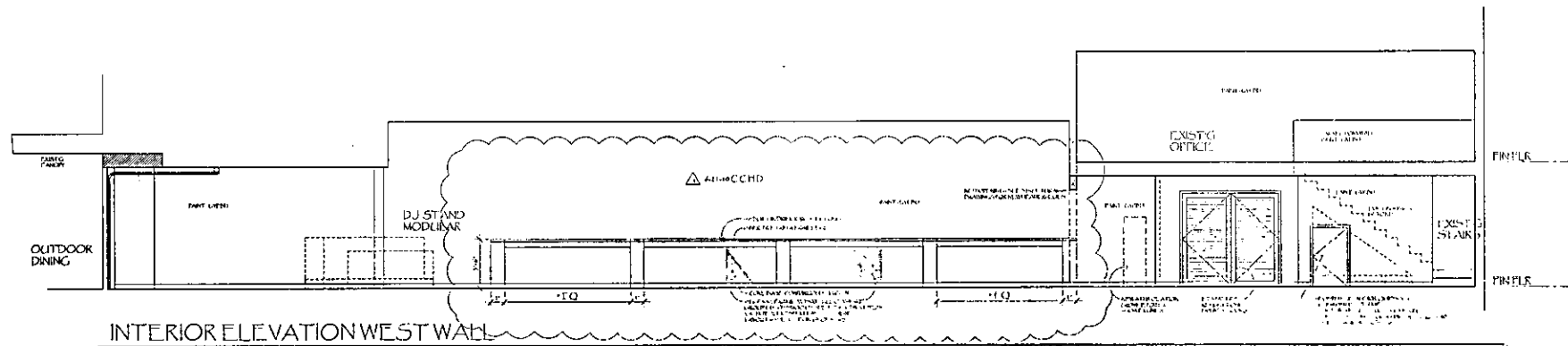
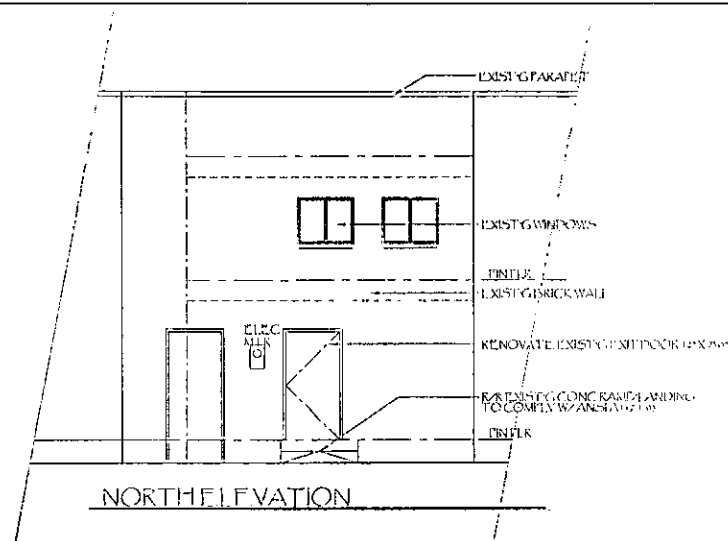
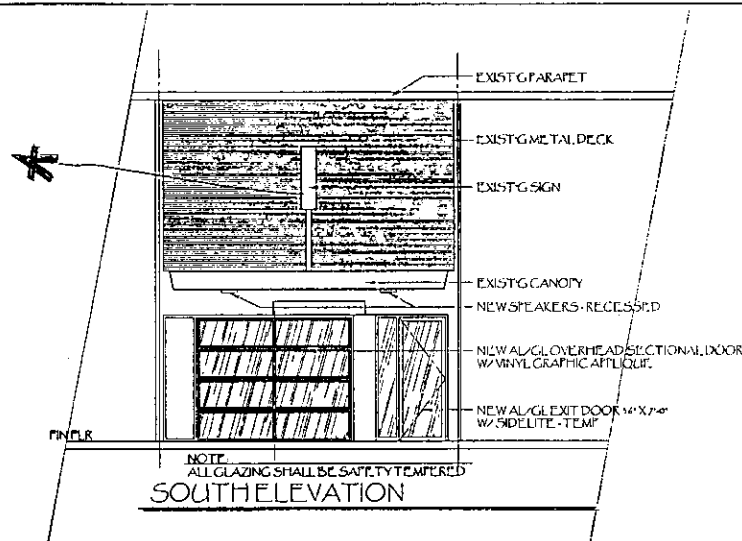


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SITE PLAN





ARC-38693

07/13/10 DDRC

ELEVATIONS

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JUN 28 2010

City of Las Vegas

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

JUL 26 2010

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-38693**

APPLICANT: Vanguard Lounge, LLC

WARD: 5 (Barlow)

Appeal by applicant or any other aggrieved person:

Yes

No

JUL 26 2010

DATE _____

CITY CLERK

By: Vicky Skilbred
Chief Deputy City Clerk

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Downtown Design Review Committee Action.

July 13, 2010

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.)

July 23, 2010



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

July 13, 2010

Mr. A.W. Ham III
A.W. Ham III Trustee
2008 Gray Eagle Way
Las Vegas, Nevada 89117

RE: ARC-38693

Mr. A.W. Ham III:

Your request for a Sign review on an existing Retail building at 516 Fremont Street (APN 139-34-611-008), C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Downtown Design Review Committee (DDRC) on July 13, 2010.

The Downtown Design Review Committee (DDRC) voted to **APPROVE** your request, subject to the following conditions:

1. Conformance to the sign elevations and documentation as submitted and date stamped 06/28/10 in conjunction with this request, except as modified herein.
2. A Waiver of the Downtown Entertainment Overlay District sign standards to allow a projecting sign to extend 10' beyond the front facade.
3. All signage shall have proper permits obtained through the Building and Safety Department.
4. An Encroachment Agreement will be required from the Public Works Department for the projecting sign.
5. All City Code requirements and design standards of all City departments must be satisfied.

This action by the Downtown Design Review Committee on July 13, 2010 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,

Courtney Mooney
Urban Design Coordinator
Planning & Development Department

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Mr. A.W. Ham III
ARC-38693 – Page Two
July 13, 2010

CM:nl

Cc:

Mr. Andrew Wheatley
Vanguard Lounge, LLC
516 Fremont Street
Las Vegas, Nevada 89101

Mr. Andrew Wheatley
2637 Starfish Street
Las Vegas, Nevada 89128



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

July 13, 2010

Mr. A.W. Ham III
A.W. Ham III Trustee
2008 Gray Eagle Way
Las Vegas, Nevada 89117

RE: ARC-38693

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Sincerely,

Courtney Mooney
Urban Design Coordinator
Planning & Development Department

Mayor
Oscar B. Goodman

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Gary Reese
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Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Mr. A.W. Ham III
ARC-38693 – Page Two
July 13, 2010

CM:nl

Cc:

Mr. Andrew Wheatley
Vanguard Lounge, LLC
516 Fremont Street
Las Vegas, Nevada 89101

Mr. Andrew Wheatley
2637 Starfish Street
Las Vegas, Nevada 89128



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

July 7, 2010

Mr. A.W. Ham III
A.W. Ham III Trustee
2008 Gray Eagle Way
Las Vegas, Nevada 89117

RE: ARC-38693

Mr. A.W. Ham III:

Please be advised your request, as referred to above, will be considered by the **Downtown Design Review Committee on July 13, 2010**. This meeting will be held at 12:15 P.M. at the Development Services Center, 731 South Fourth Street, in Conference Room 2B, 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 July 13, 2010 meeting.

The Downtown Design Review Committee requires that you or your representative be present at this meeting.

Sincerely,


Courtney Mooney
Urban Design Coordinator
Planning & Development Department

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Steve Wolfson
Lois Tarkanian
Steven D. Rass
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell

CM:nl

Enclosures

Cc:

Mr. Andrew Wheatley
Vanguard Lounge, LLC
516 Fremont Street
Las Vegas, Nevada 89101

Mr. Andrew Wheatley
2637 Starfish Street
Las Vegas, Nevada 89128



CITY OF LAS VEGAS

PACKET DISTRIBUTION LIST

FROM: PLANNING & DEVELOPMENT

DDRC:
ARC- 38370; ARC-38693
& ARC-38716
MEETING DATE:
07/13/10

SENT VIA U.S. MAIL

PLANNING COMMISSIONER	RICHARD TRUESDELL	Cornerstone Company 9901 Covington Cross Dr #170 Las Vegas, NV 89144
PLANNING COMMISSIONER	STEVE EVANS	State of Nevada 2200 S. Rancho Dr #210 Las Vegas, NV 89102
COMMITTEE MEMBER	MIKE NOLAN	El Cortez Hotel & Casino 600 Fremont St Las Vegas, NV 89101
COMMITTEE MEMBER	DEBRA HEISER	Heiser Designs 107 E Charleston Blvd #250-A Las Vegas, NV 89101-1018
COMMITTEE MEMBER	QUENTIN ABRAMO	Faciliteq Business Interiors 817 S Main St Las Vegas, NV 89101-6424
1,000 MILE ENVELOPE		
COMMITTEE MEMBER - OBD	STEVE VAN GORP, DEPUTY DIRECTOR	Office of Business Development 400 E Stewart Ave -2 nd Fl Las Vegas, NV 89101

HAND-DELIVERED

COMMITTEE MEMBER - P&D	FLINN FAGG, PLANNING MANAGER	Planning & Development 731 S 4 TH St Las Vegas, NV 89101
STAFF MEMBER - P&D	YORGO KAGAFAS, URBAN DESIGN COORDINATOR	Planning & Development 731 S 4 TH St Las Vegas, NV 89101

ARC-38693

07/13/10 DDRC

AGENDA MEMO

DOWNTOWN DESIGN REVIEW COMMITTEE MEETING DATE: JULY 13, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ARC-38693 - APPLICANT: Vanguard Lounge, LLC - OWNER:
A.W. HAM III, Trustee

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
ARC-38693	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

ARC-38693 CONDITIONS

Planning and Development

1. Conformance to the sign elevations and documentation as submitted and date stamped 06/28/10 in conjunction with this request, except as modified herein.
2. A Waiver of the Downtown Entertainment Overlay District sign standards to allow a projecting sign to extend 10' beyond the front facade.
3. All signage shall have proper permits obtained through the Building and Safety Department.
4. An Encroachment Agreement will be required from the Public Works Department for the projecting sign.
5. All City Code requirements and design standards of all City departments must be satisfied.

**Downtown Design Review Committee Meeting
July 13, 2010 - Staff Report Page One**

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for the approval of a projecting sign for a proposed Tavern-Limited Establishment located within the Downtown Entertainment Overlay District at 516 Fremont Street. The existing projecting sign has a wood face. The applicant is proposing a new face in existing frame constructed of plastic paneling with white double stroke neon around the word "Vanguard" and single stroke neon around the word "Lounge." The proposed sign meets the illumination standards for the Downtown Entertainment Overlay District and is compatible with existing surrounding signage; therefore, staff recommends approval. If this request is denied, the proposed sign will not be permitted at this location.

ISSUES

- The existing permitted sign exceeds the allowable projection for the Downtown Entertainment Overlay District at 10 feet where 8 feet is the maximum. Staff can support this Wavier as it is appropriate for the Downtown Entertainment Overlay District.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/27/98	The City Council approved a request for a Special Use Permit (U-0023-98) on property located at 516 Fremont Street for the Off-Premise Sale of Beer and Wine in conjunction with a proposed 1,649 square foot Convenience Store. The Planning Commission and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
07/28/99	A deed was recorded for a change in ownership.

Downtown Design Review Committee Meeting
July 13, 2010 - Staff Report Page Two

Related Building Permits/Business Licenses	
05/27/75	A Building Permit (#2286) was issued for a new double faced projecting sign at 516 Fremont Street.
04/17/08	A Building Permit (#113195) was issued for a non-work Certificate of Occupancy at 516 Fremont Street. The permit was finalized on 04/23/08.
05/24/94	A Business License (Q01-00142) was issued for a real estate business at 516 Fremont Street. The license is still active.
06/23/99	A Business License (J01-01554) was issued for costume jewelry/ gifts at 516 Fremont Street. The license was marked out of business on 02/05/08.
04/25/08	A Business License (S20-00515) was issued for guitar sales at 516 Fremont Street. The license was marked out of business on 12/01/09
04/21/10	A Business License application (C05-95514) was submitted for tobacco sales at 516 Fremont Street. The license is pending approval.
04/21/10	A Business License application (L38-95513) was submitted for a Tavern Limited at 516 Fremont Street. The license is pending approval.
04/30/10	A Business License application (M06-95723) was submitted for miscellaneous sales at 516 Fremont Street. The license is pending approval.

Pre-Application Meeting	
06/24/10	A pre-application meeting was held and the submittal requirements for a Downtown Design Review Committee application were discussed.

Field Check	
6/30/10	During a routine site inspection performed by staff, the subject property was noted as a well maintained commercial development.

Details of Application Request	
Site Area	
Net Acres	0.13

**Downtown Design Review Committee Meeting
July 13, 2010 - Staff Report Page Three**

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Vacant Commercial Building	C (Commercial)	C-2 (General Commercial)
North	Pedestrian Plaza	C (Commercial)	C-2 (General Commercial)
South	Tavern	C (Commercial)	C-2 (General Commercial)
East	Art Gallery and Retail Establishment	C (Commercial)	C-2 (General Commercial)
West	Vacant Commercial Building	C (Commercial)	C-2 (General Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Downtown Centennial Plan – Fremont East District	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 200 Feet	X		Y
Downtown Entertainment Overlay District	X		Y
Live/Work Overlay District	X		Y
Trails – Entertainment Trail	X		Y
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

SIGN STANDARDS

Projecting Signs:

<i>Sign A:</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	One per entrance	One (1)	Y
Maximum Area	1,500 Square Feet	40 Square Feet	Y
Maximum Height	20' above parapet	Zero	Y
Minimum Setback	May not encroach more than 8' into right-of way	10'	N
Illumination	50% neon/animated	> 50% neon/animated	Y

**Downtown Design Review Committee Meeting
July 13, 2010 - Staff Report Page Four**

Waivers		
Requirement	Request	Staff Recommendation
19.06.120 Downtown Entertainment Overlay District F. Special Sign Standards (15) – Signs may not encroach into right-of-way more than 8’.	To allow the existing sign to remain and encroach into right-of-way 10’.	Approval

ANALYSIS

The site is located within the Downtown Entertainment Overlay District on a 0.13 acre midblock parcel at 516 Fremont Street. The intended use for the property is a Tavern-Limited Establishment. The sign meets requirements for amount, area, height, and clearance. The sign exceeds the illumination standard of 50% by 15%. The proper permits for the sign were obtained in 1975 however it no longer conforms to the current standards.

The Waiver is to allow the existing permitted sign to exceed the allowable projection for the Downtown Entertainment Overlay District at 10 feet where 8 feet is the maximum permitted. The Waiver is not excessive and will allow the sign to continue to existence as originally permitted.

FINDINGS

This request, if approved, would allow for the reface of the double-faced cabinet sign with white vinyl letters and white double stroke neon around the word “Vanguard” and single stroke neon around the word “Lounge.” The proposed signage meets the intent of the Downtown Entertainment Overlay District and the Fremont East District.

If an encroachment agreement can be obtained from the Department of Public Works, staff can support the Waiver as it otherwise conforms to the design intent for the Downtown Entertainment Overlay District. The Department of Public Works has asked for condition four requiring the encroachment permit.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: DDRC
Project Address (Location) 516 Fremont Street
Project Name Vanguard Lounge Proposed Use _____
Assessor's Parcel #(s) 13934611008 Ward # _____
General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____

Additional Information

PROPERTY OWNER A.W. Ham III trustee Contact Artamus Ham III
Address 2008 Gray Eagle way Phone: 460-7872 Fax: 254-5612
City Las Vegas State NV Zip 89117
E-mail Address _____

APPLICANT Vanguard Lounge, LLC Contact Andrew Wheatley
Address 516 Fremont Street Phone: 338-0352 Fax: _____
City Las Vegas State NV Zip 89101
E-mail Address andrew@vanguardlv.com

REPRESENTATIVE Andrew Wheatley Contact Andrew Wheatley
Address 2639 Stardish Ct Phone: 702-338-0512 Fax: _____
City Las Vegas State NV Zip 89128
E-mail Address andrew@vanguardlv.com

Property Owner Signature* A.W. Ham III Trustee

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

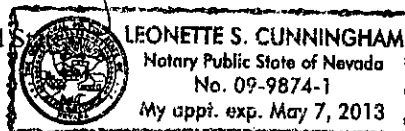
Print Name A.W. HAM III, Trustee

Subscribed and sworn before me

This 28th day of JUNE, 2010

Leona S. Cunningham

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # ARC-38693
Meeting Date: 7-13-10
Total Fee: _____
Date Accepted: 6-28-10
Accepted By: FS

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

June 28, 2010

To Whom It May Concern:

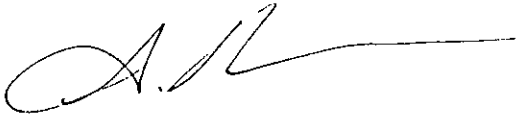
Vanguard Lounge, LLC has leased 516 Fremont Street, from A.W Hamm III Trustee.

We are opening a lounge in that building. We have hired Valley Sign Company to convert our existing sign from a wood panel box to a neon box. We will be utilizing the existing frame, and supports; the only change made to the sign is the wood panels are going to be converted into new plastic paneling for neon lettering with our logo.

The current city code states that signs will exceed 8 feet in width. I am asking for a waiver on this due to the existing sign is 10 feet in width, and because the sign was permitted in 1975. The sign exceeds the downtown, and city requirement for the use of neon by 15%.

Thank you,

Andrew Wheatley
Vanguard Lounge, LLC



ARC-38693
07/13/10 DDRC

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JUN 28 2010
City of Las Vegas



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ARC-38693 APN: 13934611008

Name of Property Owner: A.W. Ham III Trust

Name of Applicant: Vanguard Lounge, LLC

Name of Representative: Andrew Wheatley

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): _____

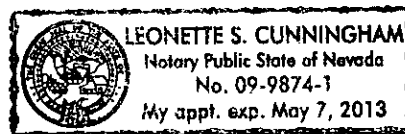
APN: _____

Signature of Property Owner: A.W. Ham III Trustee
Print Name: A.W. HAM III TRUST
BY: A.W. HAM III, TRUSTEE

Subscribed and sworn before me

This 23 day of June, 2010

Leonette S. Cunningham
Notary Public in and for said County and State



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JUN 28 2010

City of Las Vegas

15

970721.00425
970721-02165

RE-RECORDED

Affix R.P.T.T. \$ 559.00

A.P.N. 139-34-611-008-97

GRANT, BARGAIN, SALE DEED

2

THIS INDENTURE WITNESSETH: That MURRAY B. WEIL, JR., AS PERSONAL REPRESENTATIVE OF THE ESTATE OF OTILIA KELLERMANN

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to A. W. HAM, III, TRUSTEE OF THE A.W. HAM, JR. FBO A.W. HAM, III TRUST

all that real property situated in the _____ County of Clark, State of Nevada, bounded and described as follows:

LOT EIGHTEEN (18) AND THE SOUTH 100 FEET OF LOT NINETEEN (19) IN BLOCK TWO (2) 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 OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

THIS DEED IS BEING RERECORDED TO CORRECT THE LEGAL DESCRIPTION

1997 1998

SUBJECT TO: 1. Taxes for the fiscal year 1995 and 1996.
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

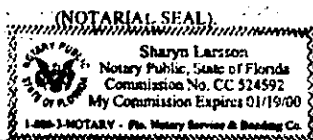
STATE OF FLORIDA
COUNTY OF DADE

MURRAY B. WEIL, JR., as Personal Representative of the Estate of Otilia Kellermann

On June 30, 1997
personally appeared before me, a Notary Public,
MURRAY B. WEIL, JR.

who acknowledged that he executed the above instrument

Signature Sharyn Larsson
(Notary Public)



ARC-38693

07/13/10-DDRC

ORDER NO. 97221138
ATI TITLE OF NEVADA
WHEN RECORDED MAIL TO:

A. W. HAM, III
2911 AUGUSTA DRIVE
LAS VEGAS, NV 89109

RECEIVED

JUN 28 2010

City of Las Vegas

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:

ATI TITLE OF NEVADA

07-21-97 08:55
BOOK: 970721 INST: 00425

FEE: 7.00 RPTT: 559.00

990728.02165

EXHIBIT "A"

LOT EIGHTEEN (18) AND LOT NINETEEN (19) IN BLOCK TWO (2) 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 OFFICE OF
THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT NINETEEN (19);
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT NINETEEN (19); A
DISTANCE OF TEN FEET TO THE TRUE POINT OF BEGINNING; THENCE
WEST PARALLEL TO AND DISTANT 10 FEET FROM THE NORTH LINE OF
SAID LOT NINETEEN (19), A DISTANCE OF 25 FEET TO A POINT ON THE
WEST LINE OF SAID LOT NINETEEN (19); THENCE SOUTH ALONG THE
WEST LINE OF SAID LOT NINETEEN (19), A DISTANCE OF 20 FEET TO A
POINT; THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID LOT
NINETEEN (19) A DISTANCE OF 25 FEET TO A POINT ON THE EAST LINE
OF SAID LOT NINETEEN (19); THENCE NORTH ALONG THE EAST LINE OF
SAID LOT NINETEEN (19), A DISTANCE OF 20 FEET TO THE TRUE POINT
OF BEGINNING.

RE-RECORDED

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:

ATI TITLE OF NEVADA

07-28-1999 16:07 CDO 2
OFFICIAL RECORDS

BOOK: 990728 INST: 02165

FEE: 8.00 RPTT: EX#003

Log No. _____

Cons. Valuation \$

320⁰⁰

CITY OF LAS VEGAS, NEVADA

DEPARTMENT OF BUILDING & SAFETY - SIGN APPLICATION & PERMIT

ADDRESS OF CONSTRUCTION: 516 East Fremont

SIGN OWNER: Downtown Adult Bookstore

SIGN CONTRACTOR: Ad Art, Inc.

STATE LICENSE # 6734

CITY LICENSE # 10321

PROPERTY OWNER'S NAME: _____

ZONE: C-2

TYPE	SIZE	HEIGHT ZONE			VALUATION	PERMIT FEE
		A Up to 30'	B Over 30' up to 50'	C Over 50'		
BILLBOARD - NON-ELECTRIFIED:						
Single faced freestanding	sq. ft. @	\$ 4.00	\$ 6.00	\$ 8.00	\$	\$
Single faced roof, marquee or projecting	sq. ft. @	\$ 5.00	\$ 7.00	\$ 9.00	\$	\$
Double faced or V-type freestanding	sq. ft. @	\$ 6.00	\$ 8.00	\$ 10.00	\$	\$
Double faced or V-type on roof, marquee or projected.	40 sq. ft. @	\$ 8.00	\$ 10.00	\$ 12.00	\$ 320 ⁰⁰	\$ 60 ⁰⁰
NEON OR OTHER ELECTRIFIED:						
Single faced	sq. ft. @	\$ 12.00	\$ 14.00	\$ 16.00	\$	\$
Double faced	40 sq. ft. @	\$ 16.00	\$ 18.00	\$ 20.00	\$	\$
For sign not included above use construction valuation						\$
Political Signs						\$ 25.00
Sign 25 sq. ft. or less						\$ 5.00

Property Sign
See Plans
all Existing Signs
to be removed

Front Sidewalk

MATERIAL FOR SIGN:

Metal ☒ Wood ☐ Plastic ☒ Other ☐

TYPE OF PROJECT:

New Sign ☒ Replacement ☐ Relocation ☐

CONDITION OF THE PERMIT

I hereby certify that I have carefully examined and read the above application, that the same is true and correct and that the work herein described is to be in accordance with all provisions of the applicable Ordinances of the City of Las Vegas and State Laws whether specified or not.

Signed: _____

Matter Wood-Lec. Billboard Contractor

Date 3/24/75

PLANNING DEPT.

PUBLIC WORKS DEPT.

BUILDING DEPT.

Date: 3-26-75

Date: 3-26-75

Date: 5-27-75

PERMIT No. 2284

PERMIT FEE \$ 60⁰⁰

RECEIPT

MUST BE MACHINE VALIDATED

RECEIVED

JUN 28 2010

City of Las Vegas

ARC-38693
07/13/10 DDRC

Sign Analysis Table

Vanguard Lounge - 516 Fremont St

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
A	8'	10' *	20'	0'	10'	15'	1,500 SF	40 SF	50% Neon	65% Neon
B	N/A									
C	N/A									
D	N/A									

* Waiver requested. Existing sign, permitted and approved May 29, 1975 (see attached permit).

ARC-38693
07/13/10 DDRC

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City of Las Vegas