



*City of Las Vegas*

Agenda Item No.: 21.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:** VAR-2930 - VARIANCE - PUBLIC HEARING - APPLICANT: LEWIS C. WOLF -  
OWNER: MARTIN W. GREENWALD - Request for a Variance TO ALLOW EXPOSED  
NEON SIGNAGE TO BE 23 FEET TALL ON A RESIDENTIALLY ZONED PROPERTY WHERE  
200 FEET IS THE MINIMUM SETBACK REQUIRED on 2.07 acres at 4880 North Rancho  
Drive (APN 125-2-1-006), C-2 (General Commercial) Zone, Ward 6 (Ross)

**P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	7	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

**RECOMMENDATION:**

**DENIAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards
7. Submitted after Final Agenda Protest Email and Protest Postcards

Motion made by GLENN TROWBRIDGE to Deny

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0  
BYRON GOYNES, GLENN TROWBRIDGE, RICHARD TRUESDELL, STEVEN EVANS,  
DAVID STEINMAN, VICKI QUINN; (Against-None); (Abstain-SAM DUNNAM); (Did Not  
Vote-None); (Excused-None)

NOTE: COMMISSIONER DUNNAM abstained as this property had not yet received its final  
certificate of occupancy and he was the engineer of record

Minutes:  
CHAIR GOYNES declared the Public Hearing open.

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DOUG RANKIN, Planning and Development Department, stated the request does not provide adequate protection for a residential property from exposed neon, which is not in conformance to Title 19. He recommended denial as the request was a self-imposed hardship and noted that additional protest postcards had been received.

WILLIAM GRAHAM, Casino Lighting and Signs, 3665 West Diablo Drive, appeared on behalf of the applicant and noted the existing lighted signage had already been approved. He explained that the applicant would like to wrap the buildings to flir in neon, stressing that the neon would face Rancho Drive and not the residential area.

CHAIR GOYNEES questioned that applicant's need for additional neon, noting the building was already very visible from Rancho Drive.

TODD FARLOW, 240 North 19th Street, expressed his support of the use of neon and wondered what made the request problematic. MR. RANKIN pointed out the single family residence to the east of the site and explained that exposed neon is not permitted within 200 feet of any single-family residence.

COMMISSIONER EMMONS noted the Ward for this application was incorrectly noted on the video screens as Ward 6 when it should be Ward 6 and MAYOR WHEELER, Director of the Planning and Development Department, stated that the correct Ward had been properly noted on the agenda.

CHAIR GOYNEES declared the public hearing closed.

