



City of Las Vegas

Agenda Item No.: 33.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 8, 2011**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting**

☐ Consent ☒ Discussion

SUBJECT: VAR-4079 - A VARIANCE - PUBLIC HEARING - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Requesting a Variance TO ALLOW AN EIGHT-FOOT HIGH SOLID WALL WITH A 25-INCH WROUGHT-IRON TOP WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.1 acre at 770 North Las Vegas Boulevard (APNs 139-27-805-005 and 139-27-812-04) - CIV (Civic) Zone, Ward 5 (Barrow). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard

Motion made by BYRON GOYNES to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

GUS FLANGAS, BYRON GOYNES, STEVEN EVANS, GLENN TROWBRIDGE, VICKI QUINN, TODD L. MOODY; (Against-None); (Abstain-None); (Did Not Vote-RICHARD TRUESDELL); (Excused-None)

NOTE: COMMISSIONER TRUESDELL disclosed that MR. KLENK'S firm has done architectural work for him and he would be abstaining from voting.

NOTE: Subsequent to the vote, CHAIR EVANS requested the vote reflect COMMISSIONER TRUESDELL abstaining.

Minutes:

PLANNING COMMISSION MEETING OF: MARCH 8, 2011

CHAIR EVANS declared the Public Hearing open.

DOUG RANKIN, Planning, stated that the subject site is surrounded by an eight-foot temporary construction fence that the applicant has indicated is ineffective against trespassing and vandalism. The applicant proposes to increase the eight-foot wall with a 25-inch iron fence in order to prevent unauthorized site access. Staff finds the combination of change of grade and neighboring structures has created a hardship for facilitating unauthorized site access. The applicant's hardship is not preferential in nature. Staff recommended approval.

SAM TOLEMAN, City of Las Vegas Public Works, and PAUL KLENK, Vestar Architects, 701 Bridger Avenue, were present. MR. TOLEMAN agreed with staff recommendations.

COMMISSIONER TROWBRIDGE verified with MR. TOLEMAN that the extension of the fence is only around the Neon Bone Yard sign area located on McWilliam Avenue and back lot and not on Las Vegas Boulevard. It covers the area where the signs are being stored and the rest of the site is not fenced. Vandals are jumping into the bone yard area and from the back but the front of the building blocks access. A fence in the rear of the La Concha Hotel separates the front yard from the bone yard area. MR. KLENK agreed the fence's height visible from Las Vegas Boulevard is adequate.

CHAIR EVANS verified that the wrought iron will be 25 inches to deter vandals from accessing the site.

CHAIR EVANS declared the Public Hearing closed.

