



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.

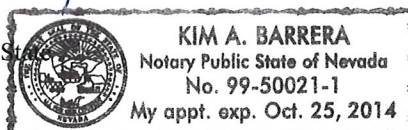
Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 14 day of February, 20 12.

Barron

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # ARC-44579

Meeting Date: 3/20/12

Total Fee: N/A

Date Received:* 2/9/12

Received By: C. MOONEY

*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.

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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: _____

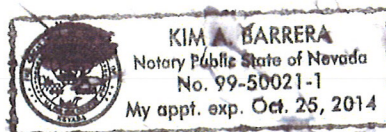
Signature of Property Owner: _____

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 19 day of October, 2011

[Signature]
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,

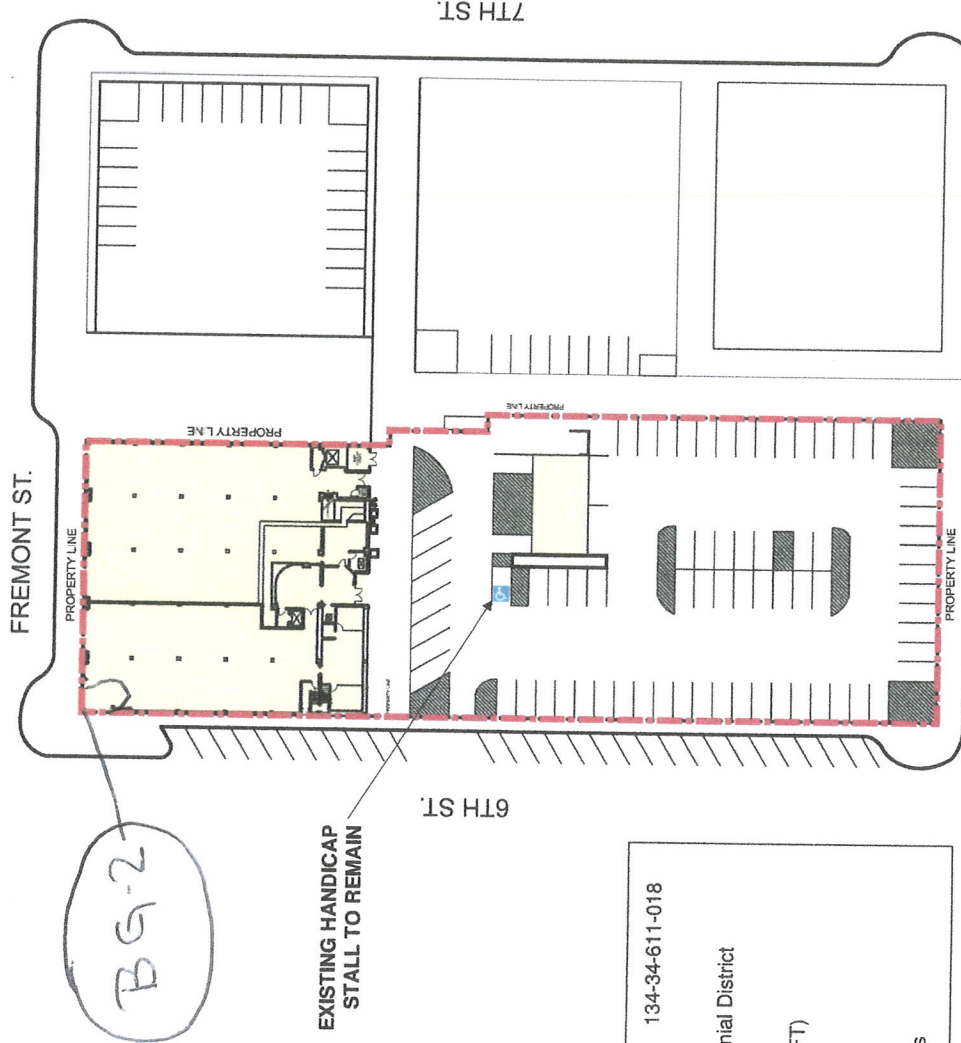


Michael Barron
Director Of Operations
601 Fremont Plaza

ARC-44579
04/17/12 DDRC
REVISED



SITE PLAN



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

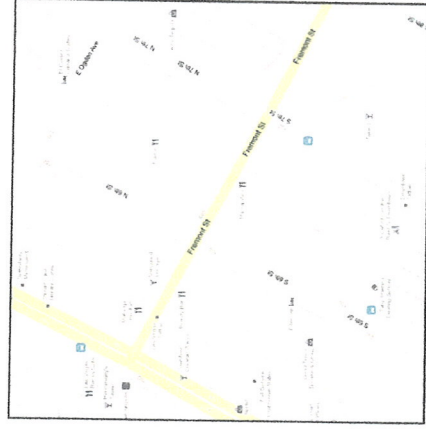
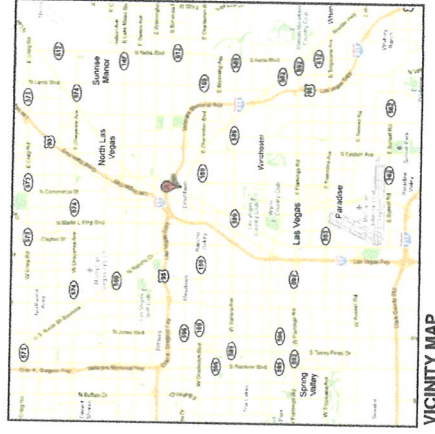
SITE INFORMATION

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 06-13-2011

LANGDON WILSON INTERNATIONAL

City of Las Vegas
Department of Planning

FREMONT COUNTRY CLUB / BACKSTAGE BILLIARDS

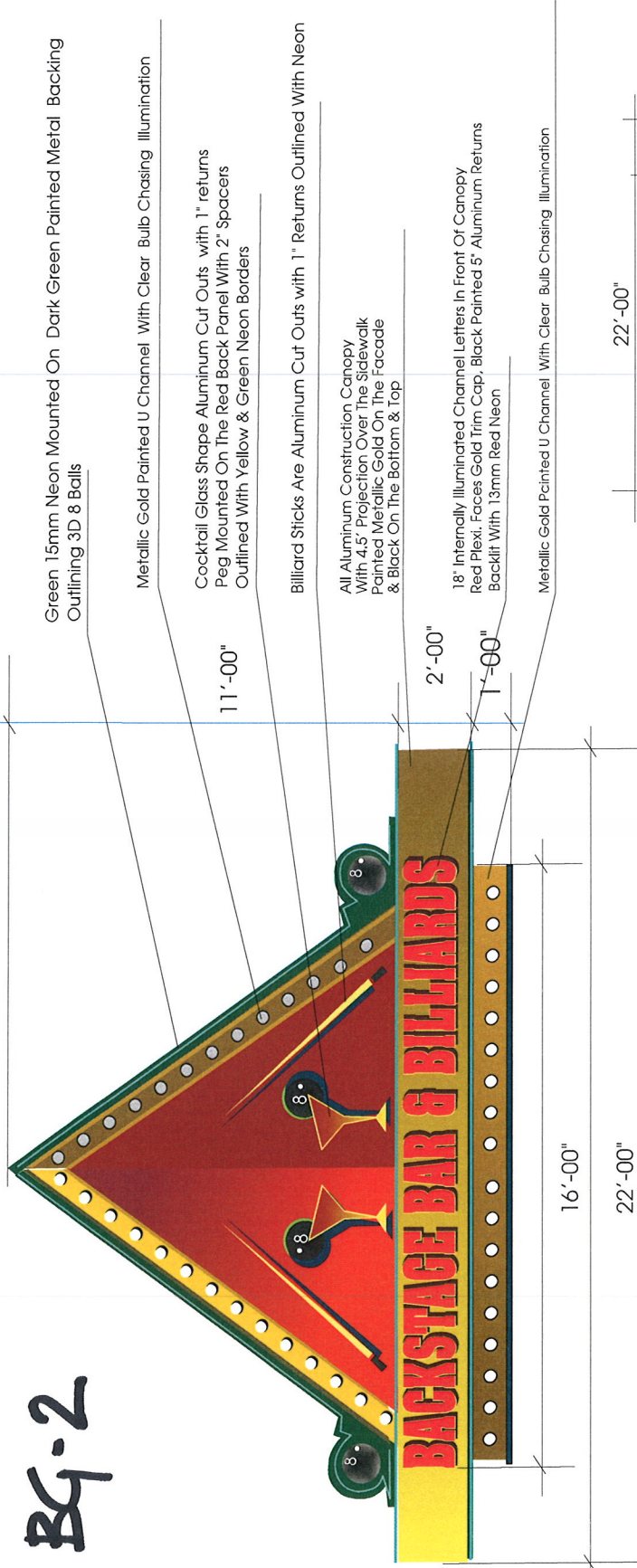
601 FREMONT STREET, LAS VEGAS, NV

ARC-44579

04/17/12 DDRC

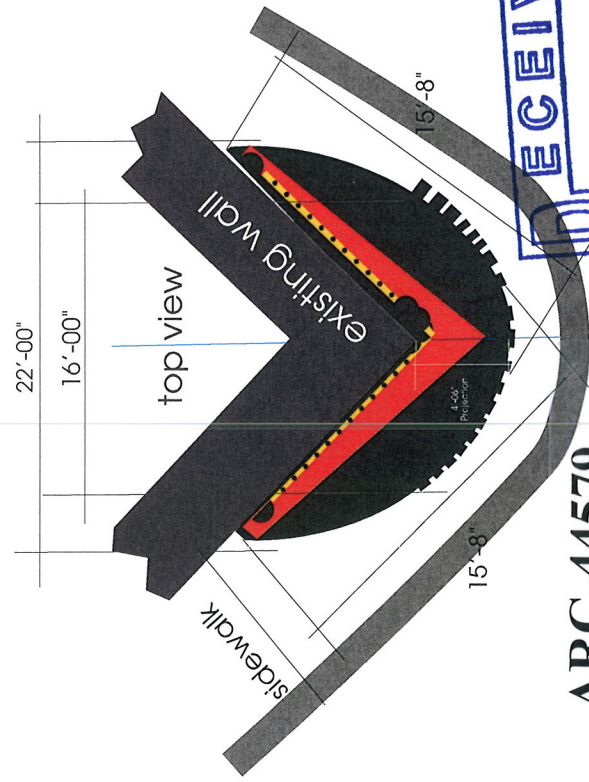
REVISED

Bq-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



ARC-44579
04/17/12 DDRC
REVISED

APR - 3 2012

City of Las Vegas
 Department of Planning

AS SIGNS
 4635 ALGER ST.
 Los Angeles, CA 90039
 818-502-0520 off.
 818-502-239 fax.
 AASIGN@PACBELL.NET
 WWW.AandASign.com

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DATE	REVISION DESCRIPTION	BY	DATE
4/2/12	Calculations Clarification	V.V.	

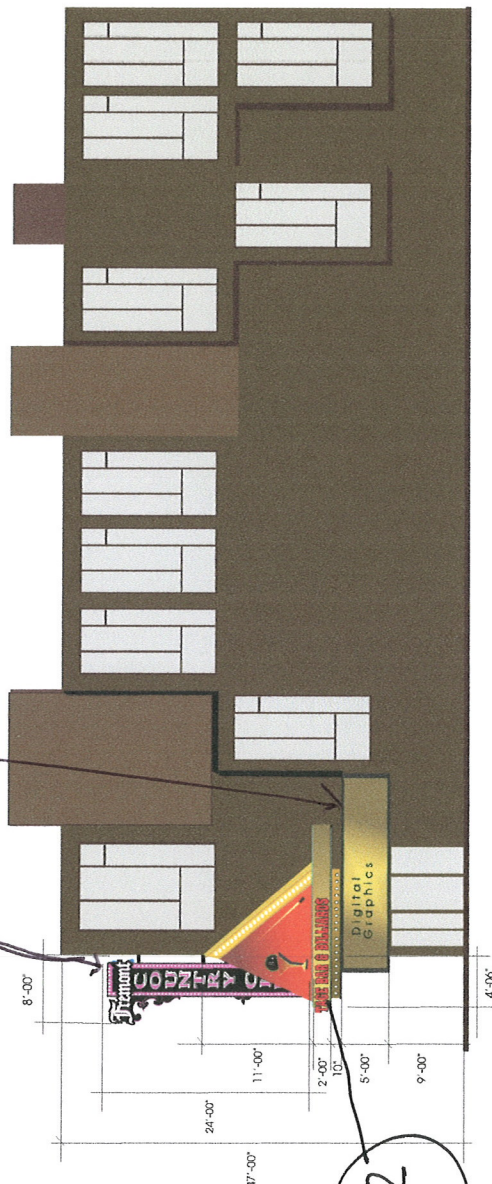
JOB NAME:
 FREMONT COUNTRY CLUB
 601 Fremont Street
 Las Vegas, Nevada
 Page 1-3 NTS

CUSTOMER SIGNATURE & DATE

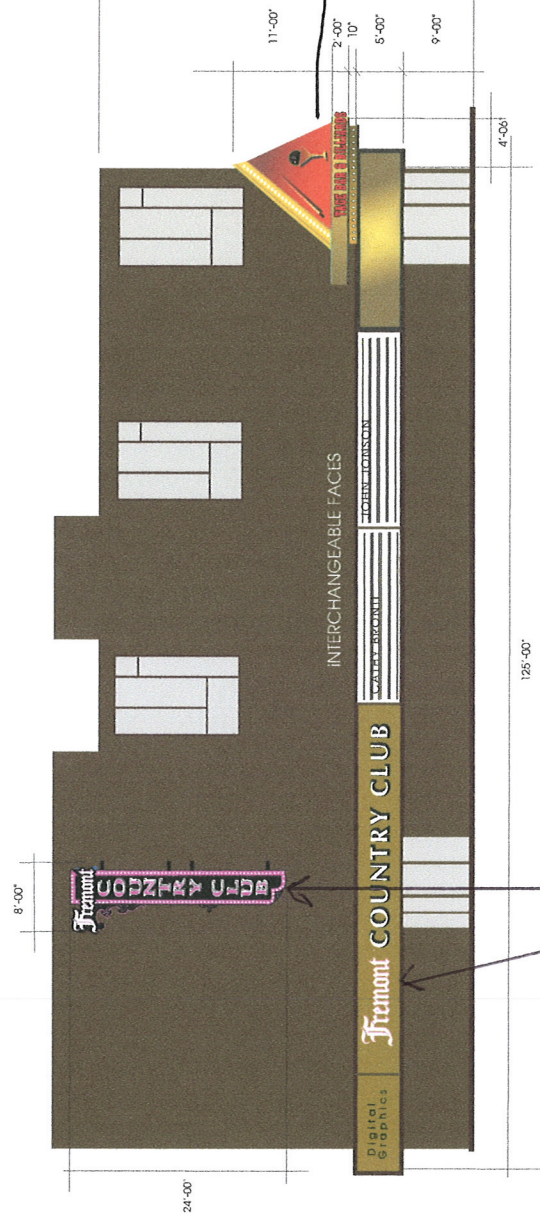
LANDSCAPE SIGNATURE & DATE



NOT A PART



BG-2



BG-2

Existing Marquee To Be Refurbished Completely
 New Electrical Components(Ballasts Lamp Holders , Ho Lamps Ecectrical Raceways New Retainers
 New Plexiglass Faces With Digital Prints & Easy Changeable Tracks
 New Paint

ARC-44579

04/17/12 DDRC

REVISED

NOT A PART

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DATE	DESCRIPTION	BY

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

CUSTOMER SIGNATURE & DATE

LANDLORD SIGNATURE & DATE

P-3

RECEIVED
 MAR 28 2012
 City of Las Vegas
 Department of Planning

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 SF	50% Neon / Animated	70% Neon / Animated

ARC-44579
04/17/12 DDRC
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