



*City of Las Vegas*

Agenda Item No.: 34.

**AGENDA SUMMARY PAGE - PLANNING  
PLANNING COMMISSION MEETING OF: MAY 14, 2013**

DEPARTMENT: PLANNING  
DIRECTOR: FLINN RAGG

Consent  Discussion

**SUBJECT:**  
VAR-4876 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HARRISON  
PROPERTIES, LTD. - To request for a Variance TO ALLOW A PROPOSED  
PROJECTED SIGN ON THE SAME PROPERTY AS AN EXISTING FREESTANDING SIGN  
WHERE SUCH SIGN IS ALLOWED on 0.16 acres at 713 South Las Vegas Boulevard (APNs 139  
-34-410-177 through 179), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends  
DENIAL.

C.C.: 06/19/2013

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

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

Motion made by TRINITY HAVEN SCHLOTTMAN to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
TRINITY HAVEN SCHLOTTMAN, VICKI QUINN, BYRON GOYNES, GUS FLANGAS,  
TODD L. MOODY, RICHARD TRUESDELL, RICHARD P. BONAR; (Against-None);  
(Abstain-None); (Did Not Vote-None); (Excused-None)

**Minutes:**

CHAIR FLANGAS declared the Public Hearing open.

PETER LOWENSTEIN, Planning, gave the staff report and stated staff recommended denial as this is a self-imposed hardship by proposing a sign on property where a freestanding sign already exists.

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RICHARD SHADE, appeared representing the applicant, who would like a projecting sign in an attempt to increase business. The sign is only five feet tall.

TODD FARLOW, Las Vegas resident, asked if this sign would comply with historical sign standards. FLINN FAGG, Planning Director, stated the property is within the Scenic Byway Overlay District, which requires 75 percent of the sign be neon or animated. This sign was reviewed and approved by the Downtown Design Review Committee.

COMMISSIONER SCHLOTTMAN discussed with MR. SHADE that the sign is needed to better direct traffic into the pawnshop.

CHAIR FLANNAGAN declared the Public Hearing closed.

