



City of Las Vegas

Agenda Item No.: 104.

AGENDA SUMMARY PAGE - PLANNING
CITY COUNCIL MEETING OF: MAY 21, 2014

DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO

☐ Consent ☒ Discussion

SUBJECT: VAR-5306 - VARIANCE - PUBLIC SETBACK - APPLICANT/OWNER: EVAPS, LLC - For possible action on an Appeal from the denial by the Planning Commission on a request for a Variance TO ALLOW ONE FOOT SETBACK FROM THE PUBLIC RIGHT-OF-WAY FOR A PROPOSED SIGN WHERE FIVE FEET IS REQUIRED on 0.64 acres at 400 South 7th Street (APN 139-34-701-0000) - (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-53033]. The Planning Commission 7-0 vote and Staff recommend DENIAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and Staff recommend DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Appeal Letter Submitted by Eglet Wall Christiansen
7. E Comments Received in Support
8. Submitted after Final Agenda Protest Postcard
9. Backup Referenced from the April 8, 2014 Planning Commission Meeting

Motion made by BOB COFFIN to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

BOB COFFIN, RICKI Y. BARLOW, LOIS TARKANIAN, CAROLYN G. GOODMAN, STAVROS S. ANTHONY, STEVEN D. ROSS, BOB BEERS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY ROBERT EGLET, majority owner, explained that the request is to have a marquee sign to be situated on one end of the building, which will be set back 15 feet and will not impede

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into traffic. Along with ATTORNEY EGLET and his law partners' offices, the Boyd School of Law has a mock courtroom within the building as well. He described the signage, which will be compatible with the historic neighborhood.

ATTORNEY EGLET confirmed for MAYOR GOODMAN that there are no plans to illuminate the signage, but they would be amenable to illuminating it if the Council desired.

FLINN FAGG, Director of Planning, recommended denial given the fact that a previous variance from setback requirements for the actual building is necessitating the requested variance for the proposed signage as well. There is concern that the signage could be set back only one foot from the property line, and the Planning Commission had the same concern as staff.

ATTORNEY JIM JIMMERSON expressed support for the request.

COUNCILMAN COFFIN noted that the location for the proposed signage is appropriate and is harmonious with the building. The handicap signage is the best place given slope requirements. He applauded them for moving the Boyd School of Law courtroom within their facility.

MAYOR GOODMAN declared the Public Hearing closed.

