



City of Las Vegas

Agenda Item No.: 73.

**AGENDA SUMMARY PAGE - PLANNING  
PLANNING COMMISSION MEETING OF: JUNE 12, 2018**

**DEPARTMENT: PLANNING  
DIRECTOR: ROBERT SUMMERFIELD**

Consent  Discussion

**SUBJECT:** VAR-7320 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 901 FREMONT DEVELOPMENT PARTNERS, L.P. - Possible action on a request for a Variance TO ALLOW TWO PROPOSED PROJECT SIGNS TO EXTEND EIGHT FEET FROM THE BUILDING EAVES ON WHERE SIX FEET IS ALLOWED AND TO ALLOW EACH SIGN TO BE 203 SQUARE FEET WHERE 133 SQUARE FEET IS ALLOWED on 1.75 acres at 901 Fremont Street (APN 153-017-601-1012), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-72881]. Staff recommends DENIAL.

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

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<input type="text" value="1"/>	<b>Planning Commission Mtg.</b>	<input type="text" value="0"/>
<b>City Council Meeting</b>	<input type="text" value="0"/>	<b>City Council Meeting</b>	<input type="text" value="0"/>

**RECOMMENDATION:**

Staff recommends DENIAL, if approved, subject to conditions:

**BACKUP DOCUMENTATION:**

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

Motion made by CHRISTINA ROUSH to Approve subject to conditions

Passed For: 4; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 2  
CHRISTINA ROUSH, DONNA TOUSSAINT, SAM CHERRY, BRENDA J. WILLIAMS;  
(Against-None); (Abstain-TRINITY HAVEN SCHLOTTMAN); (Did Not Vote-None);  
(Excused-VICKI QUINN, LOUIS DE SALVIO)

NOTE: COMMISSIONER SCHLOTTMAN abstained from voting as he is under contract with Downtown Project who has a joint venture on this property.

**Minutes:**

CHAIR CHERRY declared the Public Hearing open.

## PLANNING COMMISSION MEETING OF: JUNE 12, 2018

JONATHAN BOYLES, Senior Planner, stated the subject property is located within Area 1 of the Downtown Las Vegas Overlay Fremont East District which is subject to the development standards outlined within Title 19 Appendix F Interim Downtown Las Vegas Development Standards, which indicate that all signage must comply with Title 19.08 Development Standards. Per Title 19.08, projecting signs within this commercial development are limited to 32 square feet in maximum area and cannot project more than six feet from the building elevation to which they are attached. Staff determined that the proposed signage is inconsistent with the intent of the Title 19.08 sign development standards. Additionally, no unique or extraordinary circumstance was presented to warrant the requested Variance. As such, staff recommended denial of this project.

BARRY GOFF stated they built Fremont9 on the property line so traditional signage cannot be done; a project sign is required. The bottom part of the building will be approximately 15,000 square feet of retail space, and six units of live and work where they can have a store frontage and an apartment in the back. The upper floors will contain 226 apartment buildings. It is a unique situation. A 32 square foot projecting sign is allowed but could barely be seen a half a block away. A larger sign is being requested in order to draw traffic from Fremont Street to the retail stores.

COMMISSIONER ROUSH thought this was a fantastic project and the signage was just right. It is in keeping with the architecture and the Fremont Street canopy that has evolved, and she was fully in support.

CHAIR CHERRY declared the Planning Commission hearing closed.

The meeting was recessed at 12:35 a.m. and reconvened at 12:43 a.m.

