



City of Las Vegas

Agenda Item No.: 56.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 10, 2018**

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

SUBJECT: MVR-736177 - WAIVER - PUBLIC HEARING - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Waiver TO ALLOW A ONE-FOOT SETBACK WHERE FIVE FEET IS REQUIRED FOR A PROPOSED FREESTANDING SIGN AND EXPOSED NEON TO FACE A RESIDENTIAL USE on 2.35 acres at 810 North Las Vegas Boulevard, Parcel 139-271806-001 and 139-271806-002), C-V (Civic) Zone, Ward 5 (Created [PRJ-73485]). Staff recommends DENIAL.

C. C.: 8/15/2018

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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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. Documentation Not Vetted - Protest Comment Form (1)
7. Submitted after Final Agenda Support Postcard and Protest Documentation Not Vetted Email (1)

Motion made by BRENDA J. WILLIAMS to Deny

Passed For: 4; Against: 3; Abstain: 0; Did Not Vote: 0; Excused: 0

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

NOTE: CHAIR CHERRY and COMMISSIONERS SCHLOTTMAN and De SALVIO disclosed that they have worked with Federal Heath Sign Company in the past and do not have any open contracts with them; therefore, they would be voting on the item.

CHAIR CHERRY declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: JULY 10, 2018

JONATHAN BOYLES, Senior Planner, reported that the applicant is requesting a Waiver to allow a one-foot setback for a freestanding sign with exposed neon illumination facing a residential use located south of Encanto Drive. The freestanding sign will be located approximately 40 feet from the residential uses where illuminated freestanding signs must be located at least 200 feet away from residentially zoned property. Staff finds that the proposed freestanding sign is not compatible with the adjacent residential neighborhood and is in direct conflict with Title 19 and Appendix F, Interim Downtown Las Vegas Development Standards. This deviation does not support the City's goal as expressed in the Vision 2045 Downtown Las Vegas Masterplan; therefore, staff recommended denial of this request. MR. BOYLES noted that additional letters of support were received since publication.

DENNIS CONNER, on behalf of the Neon Museum, stated that they are requesting a Variance for the Andy Anderson sign, which is a classic historic sign from the Anderson Dairy. They are looking to put the sign outside of the wall, which would provide good visibility extra light for the people coming out of the Brilliant Show, as well as allow a Neon Museum piece to be displayed. He did not believe the visibility would be a problem with the neon because the site is one-sided and is not facing towards the residential neighborhood.

RICHARD SHAY spoke in support of the sign and felt it could fit well in this area.

COMMISSIONER WILLIAMS felt the neon sign was big for this site. She noted her concern that an approval would set a precedent for other businesses because she understood that as time goes on, other businesses will sign up and then even bigger signs will go there. She did not want to see residences overrun with neon signs, and even though she would like to see this sign displayed, she did not feel this location was appropriate. She suggested that a location near Cashman Field would be better.

CHAIR CHERRY declared the Public Hearing closed.