



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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DIRECTOR

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cityoflasvegas
lasvegasnevada.gov

June 11, 2025

Artemus Ham
Ham Fremont LLC
9101 Alta Drive, Unit 702
Las Vegas, Nevada 89145

RE: 25-0183-VAR1
PLANNING COMMISSION MEETING OF JUNE 10, 2025

Dear Applicant:

The Planning Commission at a regular meeting held on *June 10, 2025* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A PROPOSED WALL AND CANOPY SIGN THAT DO NOT CONFORM TO TITLE 19 DEVELOPMENT STANDARDS on 0.13 acres at 518 Fremont Street (APN 139-34-611-008), T6-UC (T6 Urban Core) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved, to allow a proposed wall sign to be 40 percent of a wall elevation where 20 percent is the maximum allowed [Sign "A" – Mushroom Logo].
2. A Variance is hereby approved, to allow a proposed wall sign to extend five feet above the top of a wall, marquee or parapet where no more than 12 inches is allowed [Sign "A" – Mushroom Logo].
3. A Variance is hereby approved, to allow a proposed wall sign to project eight feet from the wall where four feet is the maximum allowed [Sign "A" – Mushroom Logo].
4. A Variance is hereby approved, to allow a proposed canopy sign to be 177 percent of the canopy elevation where 25 percent is the maximum allowed [Sign "B" – Electric Mushroom]
5. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **June 10, 2025** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after **June 23, 2025**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Zak Jordan
Electric Mushroom
518 Fremont Street
Las Vegas, Nevada 89101

Mark Whitehouse
326 Teal Ridge Hills Drive
Henderson, Nevada 89014