



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
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February 27, 2019

Mr. Artemus W. Ham III
The Artemus W. Ham III Property Trust Agreement
2008 Gray Eagle Way
Las Vegas, Nevada 89117

**RE: VAR-75611 [PRJ-75296] - VARIANCE RELATED TO SDR-75319
PLANNING COMMISSION MEETING OF FEBRUARY 26, 2019**

Dear Applicant:

The Planning Commission at a regular meeting held on February 26, 2019 voted to **APPROVE** a request for a Variance TO ALLOW A FREESTANDING SIGN TO BE SET BACK ZERO FEET WHERE FIVE FEET IS THE MINIMUM REQUIRED AND TO BE SEPARATED 19 FEET FROM ANOTHER FREESTANDING SIGN WHERE 100 FEET IS THE MINIMUM REQUIRED AND TO ALLOW TWO INCIDENTAL SIGNS TO BE EIGHT FEET TALL WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED AND SET BACK FOUR FEET FROM PROPERTY LINES WHERE FIVE FEET IS THE MINIMUM REQUIRED on 0.30 acres at 506 Fremont Street (APN 139-34-601-006), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75296].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-75319) shall be required, if approved.
2. 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.
3. 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 Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. 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 **February 26, 2019** 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 <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **March 11, 2019**. 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,



Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

cc:

Alexis Smith
Lyft, Inc.
185 Berry Street, Ste. 5000
San Francisco, CA 94017

Ms. Jennifer Lazovich
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1980 Festival Plaza Drive, Ste. 650
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