



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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cityoflasvegas  
lasvegasnevada.gov

March 15, 2023

James Woodward  
200 West Sahara Avenue  
Las Vegas, Nevada 89102

**RE: 22-0723-VAR1**  
**PLANNING COMMISSION MEETING OF MARCH 14, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *March 14, 2023* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW TWO FREESTANDING SIGNS ALONG THE SAHARA AVENUE FRONTAGE WHERE ONE SIGN IS ALLOWED, A PROPOSED MONUMENT SIGN TO BE LOCATED 27 FEET FROM AN EXISTING FREESTANDING SIGN WHERE A MINIMUM OF 100 FEET OF SEPARATION IS REQUIRED, AND A SIGN AREA OF 275 SQUARE FEET WHERE 75 SQUARE FEET IS THE MAXIMUM ALLOWED on 2.05 acres at 200 West Sahara Avenue (APN 162-04-815-000), C-2 (General Commercial) Zone, Ward 3 (Diaz)

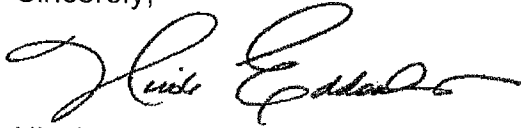
This approval is subject to the following conditions:

**Planning**

1. Conformance to the approved conditions for Rezoning (Z-0002-99) and Site Development Plan Review (SDR-6588) as applicable to this site.
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 March 14, 2023 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 March 27, 2023. 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:ew

cc:

Yanelkis Carroza  
YC Signs LLC  
3401 Sirius Avenue Unit 19  
Las Vegas, Nevada 89102

Mike Weber  
200 West Sahara Avenue  
Las Vegas, Nevada 89102