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cityoflasvegas  
lasvegasnevada.gov

July 14 2022

Eli Applebaum  
KB Gateway on the Strip LLC  
c/o Kingsbarn Realty LLC  
1645 Village Circle Suite 200  
Las Vegas, Nevada 89134

**RE: 22-0264-ARC1 - ADMINISTRATIVE ARCHITECTURAL REVIEW  
COMMITTEE  
ADMINISTRATIVE CYCLE - JULY 2022**

Dear Applicant:

Your Land Use Entitlement project request FOR A ROOF-SIGN DESIGN REVIEW FOR AN EXISTING COMMERCIAL DEVELOPMENT on 1.82 acres at 2427 South Las Vegas Boulevard (APN 162-03-422-001), Ward 3 (Diaz), was considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

**Planning**

1. Conformance to the sign elevations and documentation as submitted and date stamped 07/07/22 in conjunction with this request, except as modified herein.
2. All signage, including temporary signage, shall have proper permits obtained through the Department of Building and Safety prior to installation of any proposed signage.
3. An approved encroachment permit shall be required for all signage that encroaches into the public right-of-way prior to installation of such signage.
4. Minor modifications in conformance with the approved plans and Title 19 may be approved by the Department of Planning.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**July 14, 2022**

This action by the Department of Planning staff July 14, 2022 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:ew

c.c.:

Mark Whitehouse  
High Impact Sign  
820 South Wigwam Suite 100  
Henderson, Nevada 89014