



**LAS VEGAS
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101

702.229.6011 | VOICE
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February 14, 2024

George Ross or J Dapper
Good Hood, LLC
5030 Paradise Road, Suite C-214
Las Vegas, Nevada 89119

RE: 24-0023-VAR1
PLANNING COMMISSION MEETING OF FEBRUARY 13, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *February 13, 2024* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A TWO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED FOR TWO PREVIOUSLY APPROVED MONUMENT SIGNS on 1.16 acres at 201 South Las Vegas Boulevard (APN 139-34-601-018), C-2 (General Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Variance (23-0229-VAR1) and Signage Design Review (23-0229-ARC1) shall be required if approved, except where amended herein.
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 Building and Safety Division.
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 13, 2024 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 February 27, 2024. 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:

Hartlauer Signs
3900 W Dewey Drive
Las Vegas, Nevada 89118

Brylee Dukes
3900 W Dewey Drive
Las Vegas, Nevada 89118