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CITY COUNCIL**

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March 13, 2024

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

RE: 23-0672-VAR1
PLANNING COMMISSION MEETING OF MARCH 12, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *March 12, 2024* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A 152 SQUARE-FOOT SIGN AREA WHERE 75 SQUARE FEET IS THE MAXIMUM ALLOWED FOR A PROPOSED MONUMENT SIGN AND TO ALLOW A 50 SQUARE-FOOT SIGN AREA FOR A PROPOSED PROJECTING SIGN WHERE 32 SQUARE FEET IS THE MAXIMUM ALLOWED on 1.16 acres at 201 and 211 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. A Variance is hereby approved to allow a 152 square-foot sign area where 75 square feet is the maximum allowed for a proposed monument sign.
2. A Variance is hereby approved to allow a 50 square-foot sign area for a proposed projecting sign where 32 square feet is the maximum allowed.
3. Approval of and conformance to the Conditions of Approval for Signage Design Review (23-0672-ARC1), if approved.
4. Conformance to the approved conditions for Site Development Plan Review (20-0279-SDR1) and Variance (23-0229-VAR1).
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 March 12, 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 March 26, 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:

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

Mike LeBlue
Yesco
5119 Cameron Street
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