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April 10, 2024

Kyle Sutherland  
Integral Partners Park Place Centre-Las Vegas, LLC  
299 Park Avenue, 42nd Floor  
New York, New York 10171

**RE: 24-0069 [VAR1 AND SUP1]  
PLANNING COMMISSION MEETING OF APRIL 9, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 9, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on 14.72 acres on the southwest corner of Sirius Avenue and Rancho Drive (APN 162-08-418-002), C-2 (General Commercial) Zone, Ward 3 (Diaz).

**24-0069-VAR1 - VARIANCE - TO ALLOW A 70-FOOT TALL OFF-PREMISE SIGN WHERE 40 FEET IS THE MAXIMUM ALLOWED**

**24-0069-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CONVERSION OF AN EXISTING 70-FOOT TALL, 28-FOOT BY 20-FOOT CONSOLIDATED SIGN INTO AN OFF-PREMISE SIGN (NOT QUALIFYING AS A CITY COMMUNICATION SIGN) USE**

This approval is subject to the following conditions:

**24-0069-VAR1 CONDITIONS:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0069-SUP1) 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 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.

**24-0069-SUP1 CONDITIONS:**

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Off-Premise Sign use.
2. Approval of and conformance to the Conditions of Approval for Variance (24-0069-VAR1) shall be required, if approved.
3. Conformance to the approved conditions for Site Development Plan Review (SDR-70652), Site Development Plan Review (SDR-73309), Site Development Plan Review (SDR-75854), Site Development Plan Review (SDR-77738), Site Development Plan Review (SDR-78709), Site Development Plan Review (20-0304-SDR1), Site Development Plan Review (21-0073-SDR1), Site Development Plan Review (22-0374-SDR1) and Site Development Plan Review (23-0425-SDR1).
4. 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.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
7. All sign animation shall conform to the "Animated Signs Containing a Changeable Electronic Message" provisions identified in Title 19.08.120(B)(11).
8. Prior to the usage or issuance of a business license of the sign that is being converted for off-premise advertising, the existing Off-Premise Sign (Billboard) located approximately 100 feet to the north of the subject sign across Sirius Avenue on the approved Area 15 - District 2 campus (APN 162-08-702-002) must be removed. The applicant shall submit the Department of Community Development - Building & Safety demolition permit documentation at time of the license submittal.
9. This Special Use Permit shall be reviewed in 3 year(s), at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.

10. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.
11. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.
12. Only one advertising sign is permitted per sign face.
13. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit (24-0069-SUP1) and Variance (24-0069-VAR1) shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
14. 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 April 9, 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 April 23, 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:

Jennifer Lazovich  
Kaempfer Crowell  
1980 Festival Plaza Drive #650  
Las Vegas, Nevada 89135