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May 15, 2024

Carl Hagelman
NP Palace LLC
1505 South Pavilion Center Drive
Las Vegas, Nevada 89135

**RE: 24-0138 [VAR1 AND MSP1]
PLANNING COMMISSION MEETING OF MAY 14, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *May 14, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on 30.12 acres at 2411 West Sahara Avenue (APN 162-08-513-002), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

24-0138-VAR1 - VARIANCE - TO ALLOW A 3,408 SQUARE-FOOT FREESTANDING SIGN WHERE 1,888 SQUARE FEET IS THE MAXIMUM ALLOWED

24-0138-MSP1 - MASTER SIGN PLAN - FOR A MAJOR AMENDMENT TO AN APPROVED MASTER SIGN PLAN (MSP-68152) FOR AN EXISTING HOTEL/CASINO

This approval is subject to the following conditions:

24-0138-VAR1 CONDITIONS:

Planning

1. Approval of and conformance to the Conditions of Approval for Master Sign Plan (24-0138-MSP1) 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.

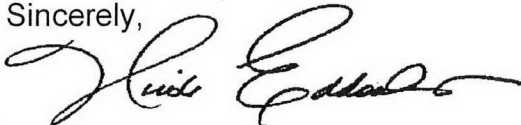
24-0138-MSP1 CONDITIONS:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (24-0138-VAR1) shall be required, if approved.
2. Conformance to the Conditions of Approval for Variance (VAR-68150) and Master Sign Plan (MSP-68152) and all other related actions as required by the Department of Community Development and the Department of Public Works, except where amended herein.
3. 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 May 14, 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 May 28, 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:

Ryan Arnold
ARC Conculting
11700 West Charleston 170-787
Las Vegas, Nevada 89135