



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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cityoflasvegas
lasvegasnevada.gov

February 12, 2025

Paradise Las Vegas LLC
299 Park Avenue
New York City, New York 10171

RE: 24-0572-VAR1
PLANNING COMMISSION MEETING OF FEBRUARY 11, 2025

Dear Applicant:

The Planning Commission at a regular meeting held on *February 11, 2025* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW TWO PROPOSED ROOF SIGNS THAT DO NOT CONFORM TO TITLE 19.08 DEVELOPMENT STANDARDS FOR HEIGHT AND AREA on 3.09 acres at 3222 West Desert Inn Road (APN 162-08-418-009), M (Industrial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved to allow a 234 square-foot sign area where 150 square feet is the maximum allowed.
2. A Variance is hereby approved to allow a 13-foot sign height where eight feet is the maximum allowed for a proposed roof sign.
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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 11, 2025** 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 24, 2025**. 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,

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:bp

cc:

Tina Ayala
Image360
6290 South Pecos Road, #600
Las Vegas, Nevada 89120