

**LAS VEGAS  
CITY COUNCIL**

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LAS VEGAS, NV 89101

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cityoflasvegas  
lasvegasnevada.gov

February 12, 2025

Kermitt and Jan Waters  
704 South 9th  
Las Vegas, Nevada 89101

**RE: 24-0636-SDR1**  
**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 FOR THE PROPOSED RECONSTRUCTION AND STRUCTURAL MODIFICATION OF AN EXISTING NONCONFORMING OFF-PREMISE SIGN AND ADDITION OF DIGITAL (LED) DISPLAYS on 0.16 acres at 438 East Sahara Avenue (APN 162-03-416-024), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

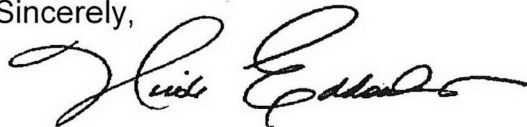
This approval is subject to the following conditions:

**Planning**

1. Pursuant to Title 19.14.030.D, a final inspection for the reconstructed Off-Premise Sign shall be approved no later than 90 days following issuance of a building permit for demolition of the existing Off-Premise Sign, or this approval shall be void. If no permit for demolition is issued, an Extension of Time may be filed for consideration by the City of Las Vegas no later than two years from the date of final approval of this Site Development Plan Review.
2. All development shall be in conformance with the site plan and building elevations, date stamped 12/05/24, except as amended by conditions herein.
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 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,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Chad Harris  
Aura Outdoor, LLC  
6223 Dean Martin Avenue  
Las Vegas, Nevada 89118

Lucy Stewart  
LAS Consulting  
1930 Village Center Circle, Building 3-577  
Las Vegas, Nevada 89134