



**LAS VEGAS
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cityoflasvegas
lasvegasnevada.gov

June 11, 2025

Kyle Sutherland
FBLV District 2, LLC
299 Park Avenue, 42nd Floor
New York City, New York 10171

**RE: 25-0152 [VAR1 AND MSP1]
PLANNING COMMISSION MEETING OF JUNE 10, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 10, 2025* voted to **APPROVE** the following Land Use Entitlement project requests on 11.05 acres at the southwest and southeast corner of Meade Avenue and Rigel Avenue (APNs 162-08-710-002 and 162-08-303-034), M (Industrial) Zone, Ward 3 (Diaz).

25-0152-VAR1 - VARIANCE - TO ALLOW PROPOSED WALL SIGNS, A PROPOSED ROOF SIGN AND PROJECTING SIGN THAT DO NOT CONFORM TO TITLE 19 DEVELOPMENT STANDARDS

25-0152-MSP1 - MASTER SIGN PLAN - FOR A MAJOR AMENDMENT TO AN APPROVED MASTER SIGN PLAN (24-0578-MSP1) FOR PROPOSED ADDITIONAL ROOF, PROJECTING AND WALL SIGNS; AND REORIENTATION OF SIGNS FOR AN APPROVED COMMERCIAL DEVELOPMENT

This approval is subject to the following conditions:

25-0152-VAR1 CONDITIONS:

Planning

1. Approval of and conformance to the Conditions of Approval for Master Sign Plan (25-0152-MSP1) shall be required, if approved.
2. A Variance is hereby approved, to allow proposed wall signs that exceed 20 percent of a building elevation.
3. A Variance is hereby approved, to allow proposed wall signs that project more than four (4) feet from the structure to which it is attached.
4. A Variance is hereby approved, to allow a roof sign that exceeds the maximum area and maximum height allowed.

5. A Variance is hereby approved, to allow a proposed projecting sign on property that has a freestanding sign.
6. 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.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0152-MSP1 CONDITIONS:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (25-0152-VAR1) shall be required, if approved.
2. Conformance to the Conditions of Approval for Master Sign Plan (24-0578-MSP1) and all other related actions as required by the Department of Community Development and the Department of Public Works shall be required, except where amended herein.
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 development shall be in conformance with the site plan and sign elevations date stamped 04/11/25, except as amended by conditions herein.
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 **June 10, 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 **June 23, 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". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

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