LAS VEGAS CITY COUNCIL

SHELLEY BERKLEY
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

VICTORIA SEAMAN
OLIVIA DIAZ
FRANCIS ALLEN-PALENSKE
NANCY E. BRUNE
SHONDRA SUMMERS-ARMSTRONG

MIKE JANSSEN
City Manager

DEPARTMENT OF COMMUNITY DEVELOPMENT
SETH T. FLOYD
DIRECTOR

CITY HALL
495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY

cityoflasvegas
lasvegasnevada.gov

August 13, 2025

Robert M. Brown
Opportunity Village
6050 South Buffalo Drive
Las Vegas, Nevada 89113

RE: 25-0216 [VAR1 AND MSP1]
PLANNING COMMISSION MEETING OF AUGUST 12, 2025

Dear Applicant:

The Planning Commission at a regular meeting held on ***August 12, 2025*** voted to ***APPROVE*** the following Land Use Entitlement project requests on 17.49 acres on the east side of Thom Boulevard, between Rome Boulevard and Deer Springs Way (APN 125-24-701-037), C-V (Civic) Zone, Ward 6 (Brune).

25-0216-VAR1 - VARIANCE - TO ALLOW TWO WALL SIGNS PER TENANT OR BUILDING ELEVATION WHERE ONE SIGN IS THE MAXIMUM NUMBER ALLOWED

ABEYANCE - **25-0216-MSP1** - MASTER SIGN PLAN - FOR A MASTER SIGN PLAN FOR AN APPROVED SOCIAL SERVICES CAMPUS, MULTI-FAMILY RESIDENTIAL COMPLEX AND RETAIL DEVELOPMENT

This approval is subject to the following conditions:

25-0216-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Master Sign Plan (25-0216-MSP1) shall be required, if approved.

2. A Variance is hereby approved, to allow two wall signs per tenant or building elevation where one sign is the maximum number allowed.

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.

25-0216-MSP1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (25-0216-VAR1) 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 development shall be in conformance with the site plan and sign elevations date stamped 05/13/25, except as amended by conditions herein.

4. Any future amendments to the approved signage within the Master Sign Plan in conformance with the Master Sign Plan and new signage in conformance with Title 19 standards may be reviewed and approved administratively by the Department of Community Development.

5. Animated signs containing a changeable electronic message shall consist of static images that have a minimum duration of six seconds for each message. The transition time between each message shall be no more than two seconds with no motion or animation during the transition between messages.

6. Animated signs containing a changeable electronic message utilizing LED illumination shall adjust brightness automatically in response to changes in surrounding light levels so as not to be unreasonably bright. At no time shall the brightness of LED illumination exceed 300 nits.

7. 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 ***August 12, 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 ***August 25, 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:jr

cc:

Kelsie Timmons
KGA
9075 West Diablo Drive, Suite 300
Las Vegas, Nevada 89148