



**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 26, 2025

Gregory GudenKauf  
Gay and Lesbian Community  
Center of Southern Nevada  
401 South Maryland Parkway  
Las Vegas, Nevada 89101

**RE: 25-0401-ARC1 – ADMINISTRATIVE SIGNAGE DESIGN REVIEW  
ADMINISTRATIVE CYCLE – SEPTEMBER 2025**

Dear Applicant,

Your Land Use Entitlement project request FOR PROPOSED WALL SIGNAGE at 921 South Las Vegas Boulevard (APN 139-12-801-001), C-2 (General Commercial) Zone, Ward 3 (Diaz), was considered administratively by Department of Community Development staff.

The Department of Community Development has administratively **APPROVED** your request subject to the following:

**Planning**

1. Conformance to the sign elevations and documentation as submitted and date stamped 08/21/25 in conjunction with this request, except as modified herein.
2. All signage, including temporary signage, shall have proper permits obtained through the Department of Community Development Building and Safety Division prior to installation of any proposed signage.
3. An approved License Agreement shall be required for all signage that encroaches into the public right-of-way prior to installation of such signage.
4. Minor modifications in conformance with the approved plans and Title 19 may be approved by the Department of Community Development.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**25-0401-ARC1 – Page Two**  
**August 26, 2025**

This action by the Department of Community Development staff on **August 26, 2025** is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Mason Kemper  
Eagle One Construction  
2655 South Rainbow Boulevard, Suite 310  
Las Vegas, Nevada 89146