



**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 7, 2025

Mark Slotta
OFC Partners LLC DBA
Office Furniture Concepts
1101 South Las Vegas Boulevard
Las Vegas, Nevada 89104

**RE: 25-0328-ARC1 – ADMINISTRATIVE SIGNAGE DESIGN REVIEW
ADMINISTRATIVE CYCLE – AUGUST 2025**

Dear Applicant,

Your Land Use Entitlement project request FOR PROPOSED REFACING OF AN EXISTING NONCONFORMING FREESTANDING SIGN FOR AN EXISTING COMMERCIAL DEVELOPMENT on 1.50 acres at 1101 South Las Vegas Boulevard (APN 162-03-114-002), 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 08/04/25 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. Any existing non-permitted signage shall be removed within 30 days of final action, or permits shall be obtained.
3. The electronic sign display shall comply with Title 19.08.120(B)(11) Animated Signs Containing a Changeable Electronic Message development standards.
4. Off-Premise signage or messaging shall not be displayed on the sign.
5. An approved License Agreement shall be required for all signage that encroaches into the public right-of-way prior to installation of such signage.

6. Minor modifications in conformance with the approved plans and Title 19 may be approved by the Department of Community Development.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Department of Community Development staff on **August 7, 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Maria Den Ouden
DHS Sign Service
3250 West Ali Baba Lane, Suite A
Las Vegas, Nevada 89118