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March 11, 2026

ChiChi Bengochea
2830 Fremont LLC
7641 West Post Road
Las Vegas, Nevada 89113

**RE: 25-0608-SUP1
PLANNING COMMISSION MEETING OF MARCH 10, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *March 10, 2026* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN (NOT QUALIFYING AS A CITY COMMUNICATION SIGN) USE WITH DIGITAL (LED) ELECTRONIC MESSAGE ILLUMINATION at 2830 Fremont Street (APN 162-01-212-005), C-2 (General Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following **amended** conditions:

Planning

- A. No signage shall be allowed on the third, northeastern elevation of the off-premise sign directly facing Fremont Street. Only the two sign facades depicted in the sign elevations date stamped 01/12/26 that face northwest and southeast shall be allowed.
- 1. Conformance to all Minimum Requirements under LVMC Title 19.12.120 for an Off-Premise Sign use.
- 2. Any required perimeter landscape materials displaced by the proposed Off-Premise Sign structure shall be replanted within the landscape buffer along Fremont Street.
- 3. This Special Use Permit shall be reviewed in three (3) years, at which time the City Council may require removal of the Off-Premise Sign. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement for removal of the Off-Premise Sign.
- 4. 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.

5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
7. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.
8. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.
9. Bird deterrent devices shall be installed on the sign.
10. 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 **March 10, 2026** 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 **March 23, 2026**. 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

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cc:

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