



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
lasvegasnevada.gov

November 19, 2025

Amy Harris
Bore Hirsch LLC
3900 South Hualapai Way, Suite 200
Las Vegas, Nevada 89147

RE: 25-0435-VAR1

PLANNING COMMISSION MEETING OF NOVEMBER 18, 2025

Dear Applicant:

The Planning Commission at a regular meeting held on **NOVEMBER 18, 2025** voted to recommend **APPROVAL** of the following Land Use Entitlement project request TO ALLOW A PROPOSED PROJECTING SIGN THAT DOES NOT CONFORM TO TITLE 19 DEVELOPMENT STANDARDS FOR MAXIMUM SIGN AREA AND MAXIMUM PROJECTION FROM THE BUILDING ELEVATION on 0.52 acres at 509 Fremont Street (APN 139-34-601-015), T6-UC (T6 Urban Core) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

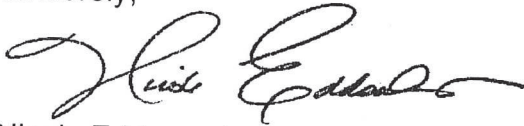
1. A Variance is hereby approved, to allow a proposed projecting sign with a 98 square-foot sign area where 32 square feet is maximum allowed.
2. A Variance is hereby approved, to allow a proposed projecting sign to project 11 feet from the building elevation where it is attached, where six feet is the maximum 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.

Public Works

7. Submit a License Agreement for all private improvements in the public right-of-way adjacent to this site prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Community Development (702-229-5460)

This item will be considered by the City Council on **December 17, 2025**. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Hayley Hunter
Taco Escobar
509 Fremont Street
Las Vegas, Nevada 89101

Cc:

Dave Monk
Unique Signs & Lighting
4325 West Patrick Lane #155
Las Vegas, Nevada 89118