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495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101

702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

June 17, 2026

Kamran Fouladbakhsh
Proview Series 36, LLC
1100 East Bridger Avenue, Suite 120
Las Vegas, Nevada 89104

**RE: 26-0198-VAR1
PLANNING COMMISSION MEETING OF JUNE 16, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 16, 2026* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A PROPOSED FREESTANDING SIGN THAT DOES NOT CONFORM TO TITLE 19.08 DEVELOPMENT STANDARDS FOR SIGN AREA AND SETBACKS on 0.93 acres at 1701 South Las Vegas Boulevard (APN 162-03-310-002), C-2 (General Commercial) Zone, Ward 3 (Diaz).

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

Planning

- A. A one-year administrative review shall be performed from the date of final inspection of the building permit.
 1. A Variance is hereby approved to allow a 269 square-foot sign area where 215 square feet is the maximum allowed for a proposed Freestanding Sign.
 2. A Variance is hereby approved to allow a zero-foot setback where five feet is required for a proposed Freestanding Sign.
 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 the private improvements (existing sign) in the public right-of-way adjacent to this site, if any, 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 action by the Planning Commission on **June 16, 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 **June 29, 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

cc:

Aaron Hunter
Unique Signs & Lighting
4325 Patrick Lane, Suite 155
Las Vegas, Nevada 89118

Neal Beck
4325 Patrick Lane, Suite 155
Las Vegas, Nevada 89118