



**LAS VEGAS  
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**DEVELOPMENT  
SERVICES CENTER**

333 N. RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NV 89106  
702.229.6301 | VOICE  
702.474.7463 | FAX  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

September 3, 2020

Mr. Hayden Simbal  
DC Rampart Owner, LLC  
10777 West Twain Avenue, Suite #150  
Las Vegas, Nevada 89135

**RE: ABEYANCE - VAR-78439 [PRJ-78397] - VARIANCE RELATED TO  
MSP-78440  
CITY COUNCIL MEETING OF SEPTEMBER 2, 2020**

Dear Mr. Simbal:

The City Council at a regular meeting held on September 2, 2020 voted to **APPROVE** a City Council Review on an Approval by the Planning Commission on a request for a Variance TO ALLOW TWO WALL SIGNS WHICH ARE 54 AND 74 SQUARE FEET WHERE 50 SQUARE FEET IS THE MAXIMUM AREA ALLOWED; TO ALLOW THREE WALL SIGNS THAT DO NOT FACE A STREET FRONTAGE WHERE ONE SIGN FACING THE STREET FRONTAGE IS ALLOWED AND TO ALLOW A 12-FOOT TALL, 193 SQUARE-FOOT MONUMENT SIGN WHERE EIGHT FEET AND 60 SQUARE FEET ARE THE MAXIMUM ALLOWED on 15.60 acres located at 8791 Alta Drive (APN 138-32-723-003), PD (Planned Development) Zone, Ward 2 (Seaman) [PRJ-78397].

This approval is subject to the following conditions:

**Planning**


1. The requested variance to allow two wall signs which are 54 and 74 square feet where 50 square feet is the maximum area allowed, as well as to allow a 12-foot tall, 193 square-foot monument sign where eight feet and 60 square feet are the maximum allowed is denied.
2. Approval of and conformance to the Conditions of Approval for Master Sign Plan (MSP-78440) shall be required, if approved.
3. Conformance to the approved conditions for Major Modification (MOD-70292) and Site Development Plan Review (SDR-70293).
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.

Mr. Hayden Simbal  
DC Rampart Owner, LLC  
VAR-78439 [PRJ-78397] - Page Two  
September 3, 2020

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 Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on September 3, 2020.

Sincerely,



Robert Summerfield, AICP<sup>®</sup>  
Director  
Department of Planning

RTS:PL:clb

cc: Mr. Tony Celeste  
Kaempfer Crowell  
1980 Festival Plaza Drive, Suite #650  
Las Vegas, Nevada 89135