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CITY MANAGER

October 3, 2016

Community Manager  
Juhl Unit Owners Association  
353 East Bonneville Avenue  
Las Vegas, Nevada 89101

**RE: ARC-66955 [PRJ-65158] - SIGN DESIGN REVIEW**

Dear Applicant:

Your request for a Signage Design Review FOR TWO PROPOSED 45 SQUARE-FOOT WALL SIGNS AT AN EXISTING MIXED-USE DEVELOPMENT at 353 East Bonneville Avenue, Suite #191 (APN 139-34-312-034), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-65158], has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following conditions:

**Planning**

1. Conformance to the sign elevations and documentation as submitted and date stamped 09/27/16 in conjunction with this request, except as modified herein.
2. All signage, including temporary signage, shall have proper permits obtained through the Department of Building and Safety prior to installation of any proposed signage.
3. An approved encroachment permit shall be required for all signage that encroaches into the public right-of-way prior to installation of such signage.
4. Minor modifications in conformance with the approved plans and Title 19 may be approved by the Department of Planning.

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING

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/city of las vegas

Community Manager  
Juhl Unit Owners Association  
ARC-66955 [PRJ-65158] - Page Two  
October 3, 2016

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5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Department of Planning staff on October 3, 2016 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Swanton, AICP  
Senior Planner  
Case Planning Division

SS:clb

cc: Mr. Greg Jarmolowich  
Greens Juhl, LLC  
8985 South Eastern Avenue  
Las Vegas, Nevada 89123

Mr. David Bauman  
Northcap Commercial, LLC  
1127 South Rancho Drive  
Las Vegas, Nevada 89102