



**LAS VEGAS
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cityoflasvegas
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April 29, 2021

Las Vegas and Oakey LLC
1620 Los Angeles Street, Ste. C
Los Angeles, CA 90015

**RE: 21-0171-VAR1 AND 21-0171-SDR1
PLANNING COMMISSION MEETING OF MAY 11, 2021**

Dear Applicant:

The Planning Commission at its regular meeting on **May 11, 2021** as referred to above, will consider the following Land Use Entitlement project requests on 1.48 acres at the southwest corner of Oakey Boulevard and Las Vegas Boulevard (APN 162-03-302-009), C-2 (General Commercial) Zone, Ward 3 (Diaz).

21-0171-VAR1 - VARIANCE - TO ALLOW TWO, 20-FOOT TALL, 240 SQUARE-FOOT MONUMENT SIGNS WHERE 10 FEET IN HEIGHT AND 75 SQUARE FEET IN SIZE IS THE MAXIMUM ALLOWED, AND TO BE SETBACK FOUR FEET FROM THE PROPERTY LINE WHERE FIVE FEET IS REQUIRED; TO ALLOW A WALL SIGN TO OCCUPY 65 PERCENT OF A BUILDING FACADE WHERE 20 PERCENT IS THE MAXIMUM ALLOWED

21-0171-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 56,161 SQUARE-FOOT, TWO-STORY COMMERCIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, May 5, 2021** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or to the Department of Planning at 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

cc:

Namyd Lyoubi
Punch Architecture
4425 Wagon Trail Avenue
Las Vegas, Nevada 89118