

## CITY OF NORTH LAS VEGAS

### INTEROFFICE MEMORANDUM

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To: Bryan Saylor, Planner, Land Development & Community Services Dept.  
From: Jimmy Love, Major Projects Coordinator, Department of Public Works  
Subject: SUP-44-2024 **Jenny Legal**  
Date: August 15, 2024

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. Applicant to demonstrate compliance with Clark County Area Uniform Standard Drawing (CCAUSD) 201.2 and the American Association of State Highway and Transportation Officials (AASHTO) standards for sight visibility zones at driveways and intersections.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**: <http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.

**Jimmy Love**



Digitally signed by Jimmy Love  
DN: C=US, E=lovej@cityofnorthlasvegas.com,  
O=City of North Las Vegas, OU=Development  
& Flood Control, CN=Jimmy Love  
Reason: I am the author of this document  
Date: 2024.08.15 11:46:59-07'00'

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Jimmy Love, Major Projects Coordinator  
Department of Public Works



26<sup>th</sup> July 2024

City Of North Las Vegas Department of Land Development and Community Services  
2250 Las Vegas Blvd., North  
North Las Vegas , NV 89030  
Re: Justification Letter

Permit #: 007587-2024  
Project Address: 1221 East Lake Mead Blvd.

To whom it may concern,

This is to apply for a Special Use Permit to allow a pylon sign with EMC boards within the 300ft from residential zoning.

The building located at the presented address is undergoing owner and business renewal therefore requiring new signage. As the appointed contractor, it is in best interest to the owner to establish attention-worthy signage to promote and identify the new business. The presented and approved signage consists of a freestanding pylon sign with two attached EMC boards. The intention of the pylon sign to be installed on the indicated location is to have the most exposure and attract customers. As you can see from the illustrated rendering the dividing wall between the 2 properties extends higher than the windows & blocks out any view of the sign. When standing in the front yard you will only see the side of the pylon (not the screens ). All other regulations will comply.

I can be contacted at [dave@uniquesigns.com](mailto:dave@uniquesigns.com) or 702-203-7204.

Thank you

A handwritten signature in black ink, appearing to read "Dave Monk", with a large, stylized loop at the end.

Dave Monk  
Owner  
[dave@uniquesigns.com](mailto:dave@uniquesigns.com)

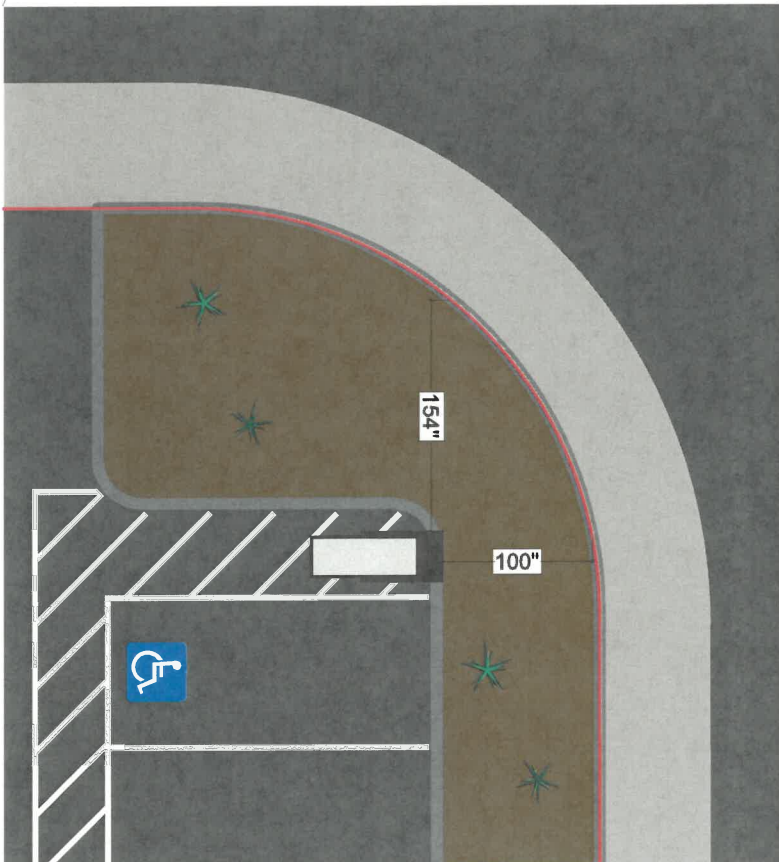


Jefferson St

Lake Mead Blvd

A1.0

PROPERTY LINE



SITE PLAN



4325 W Patrick Ln #155  
Las Vegas, NV 89118  
Ph: 702-795-7446  
Fax: 702-795-8005  
www.unique-signs.com

Jenny Legal  
1221 E Lake Mead Blvd  
North Las Vegas, NV 89030  
LV Blvd / Lake Mead

Parcel: 13923311153  
Owner: 1221 E LAKE MEAD L.L.C  
Site Address: 1221 E LAKE MEAD BLVD  
Zoning: Redevelopment Area / Downtown  
Core (R-A-DC)

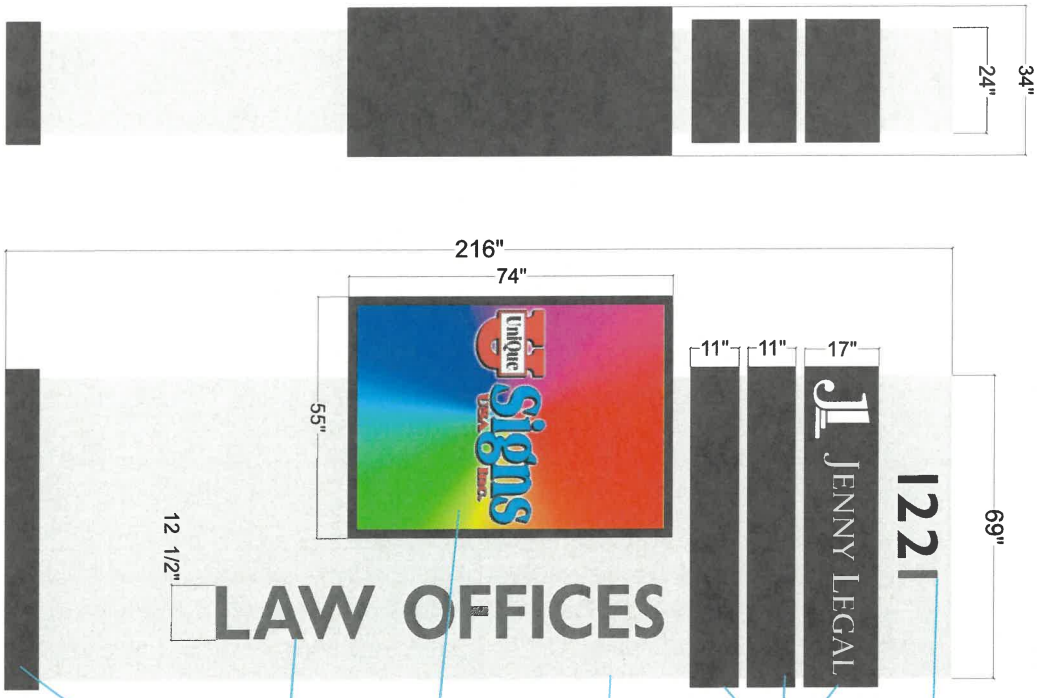
Contractors Name: Dave Monk  
Nevada Contractors License # 53031  
License Class: C-6 Erecting Signs  
Multi Jurisdictional: 1001991485  
License Limit: \$50,000.00  
Drawn by: Daniel Rendon

Qualified Employee:  
Dave Monk

Date: 05-20-24

S1.0

# PYLON



ROUTED OUT AND BACKED BY DAY/NITE ACRYLIC FOR A DAY/NIGHT ILLUMINATION EFFECT

INTERNALLY ILLUMINATED TENANT PANELS WITH ROUTED OUT ALUMINUM FACES AND BACKED BY A WHITE ACRYLIC PANEL. SECOND & THIRD PANELS TO REMAIN BLANK FOR FUTURE TENANTS.

DOUBLE SIDED PYLON TO BE CONSTRUCTED USING SQUARE TUBE FRAMING AND ALUMINUM SHEETING. PYLON TO BE PAINTED SW 7003 TOQUE WHITE WITH TEXTURED FINISH TO MATCH BUILDING.

APPROXIMATE 74"x55" FULL COLOR 8mm LED ELECTRONIC MESSAGE BOARD ON EACH SIDE OF THE PYLON SIGN. GAP BETWEEN BOARDS TO BE FILLED WITH ALUMINUM FLASHING AND PAINTED BLACK TO MATCH.

ROUTED OUT AND BACKED BY DAY/NITE ACRYLIC FOR A DAY/NIGHT ILLUMINATION EFFECT

PYLON TO BE INSTALLED ON EXISTING CONCRETE FOUNDATION AND STEEL PIPE.

**TOTAL**  
**103.5 SQ.FT.**

**PYLON**

REPLACE EXISTING PYLON AND REUSE STEEL PIPE.

PYLON FEATURE: STEEL TUBING STRUCTURE WITH COVERED, TEXTURED AND PAINTED PANELING.

"1221" AND "LAW OFFICES" TO BE ROUTED OUT AND BACKED WITH DAY/NIGHT ACRYLIC.

CLASS 2 LEDS TO PROVIDE ILLUMINATION.

EMC ATTACHED ON BOTH SIDES.



4325 W Patrick Ln #155  
Las Vegas, NV 89118  
Ph: 702-795-7446  
Fax: 702-795-8005  
www.uniquesigns.com

**Jenny Legal**  
1221 E Lake Mead Blvd  
North Las Vegas, NV 89030  
LV Blvd / Lake Mead

**Parcel: 13923311153**  
**Owner: 1221 E LAKE MEAD L.L.C**  
Site Address: 1221 E LAKE MEAD BLVD  
Zoning: Redevelopment Area / Downtown  
Core (R-A-DC)

**Contractors Name: Dave Monk**  
Nevada Contractors License # 53031  
License Class: C-6 Erecting Signs  
Multi Jurisdictional: 1001991485  
License Limit: \$50,000.00  
Drawn By: Daniel Rendon

**Qualified Employee:**  
**Dave Monk**  
Date: **05-20-24**

**A1.0**



This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

### MAP LEGEND

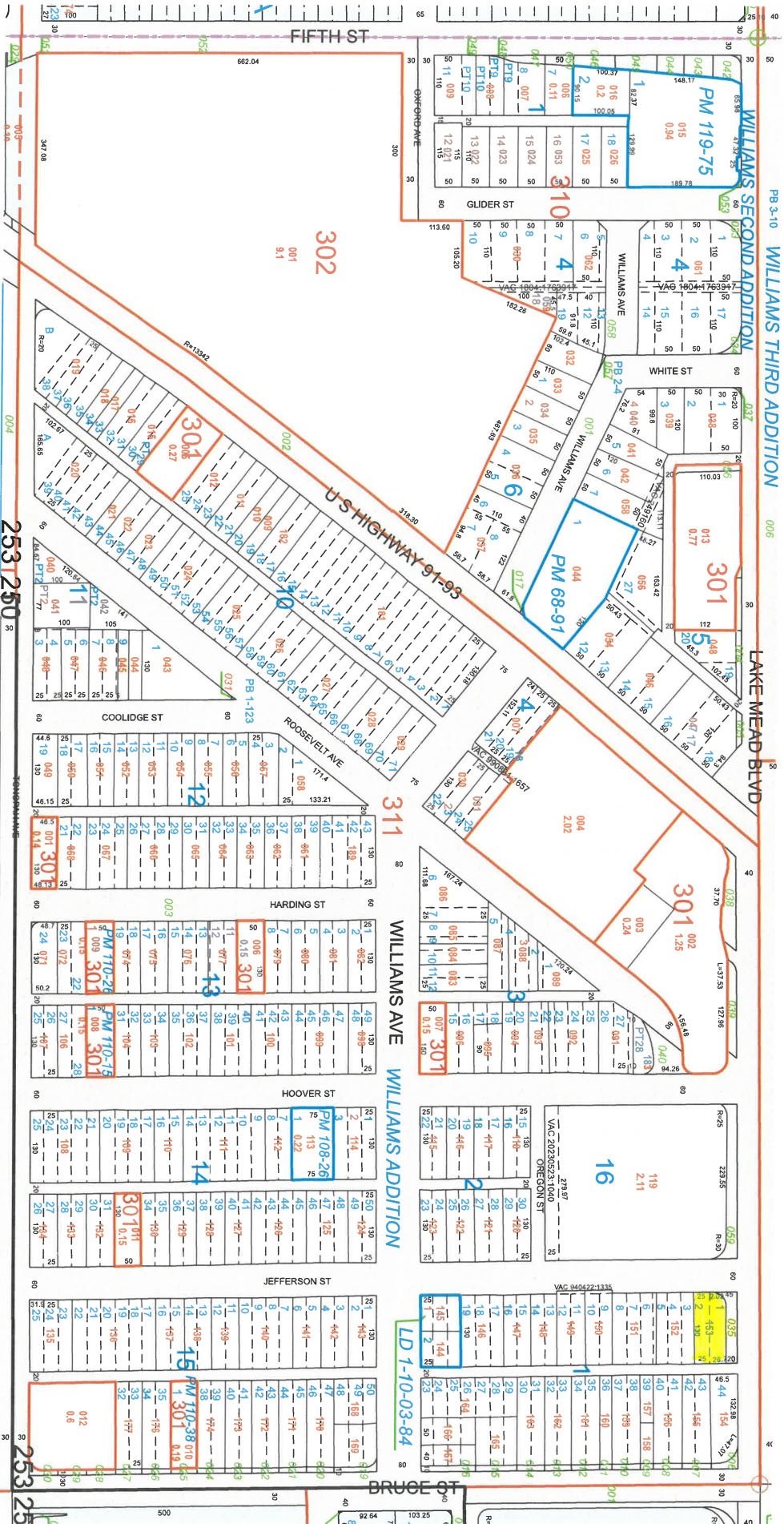
- PARCEL BOUNDARY
  - SUB BOUNDARY
  - PMD BOUNDARY
  - ROAD EASEMENT
  - MATCH / LEADER LINE
  - HISTORIC LOT LINE
  - HISTORIC SUB BOUNDARY
  - SECTION LINE
- CONDOMINIUM UNIT
  - AIR SPACE PCL
  - RIGHT OF WAY PCL
  - SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER  
001 PARCEL NUMBER  
1.00 ACREAGE  
202 PARCEL SUBSECT NUMBER  
PB 24-45 PLAT RECORDING NUMBER  
5 LOT NUMBER  
GIS GOV. LOT NUMBER

BOOK		T20S R61E	
125	124	1231	
138	139	1401	
163	162	1611	

SEC.		23	
6	5	4	3
2	1	1	2

MAP		N 2 SW 4	
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4

139-23-3

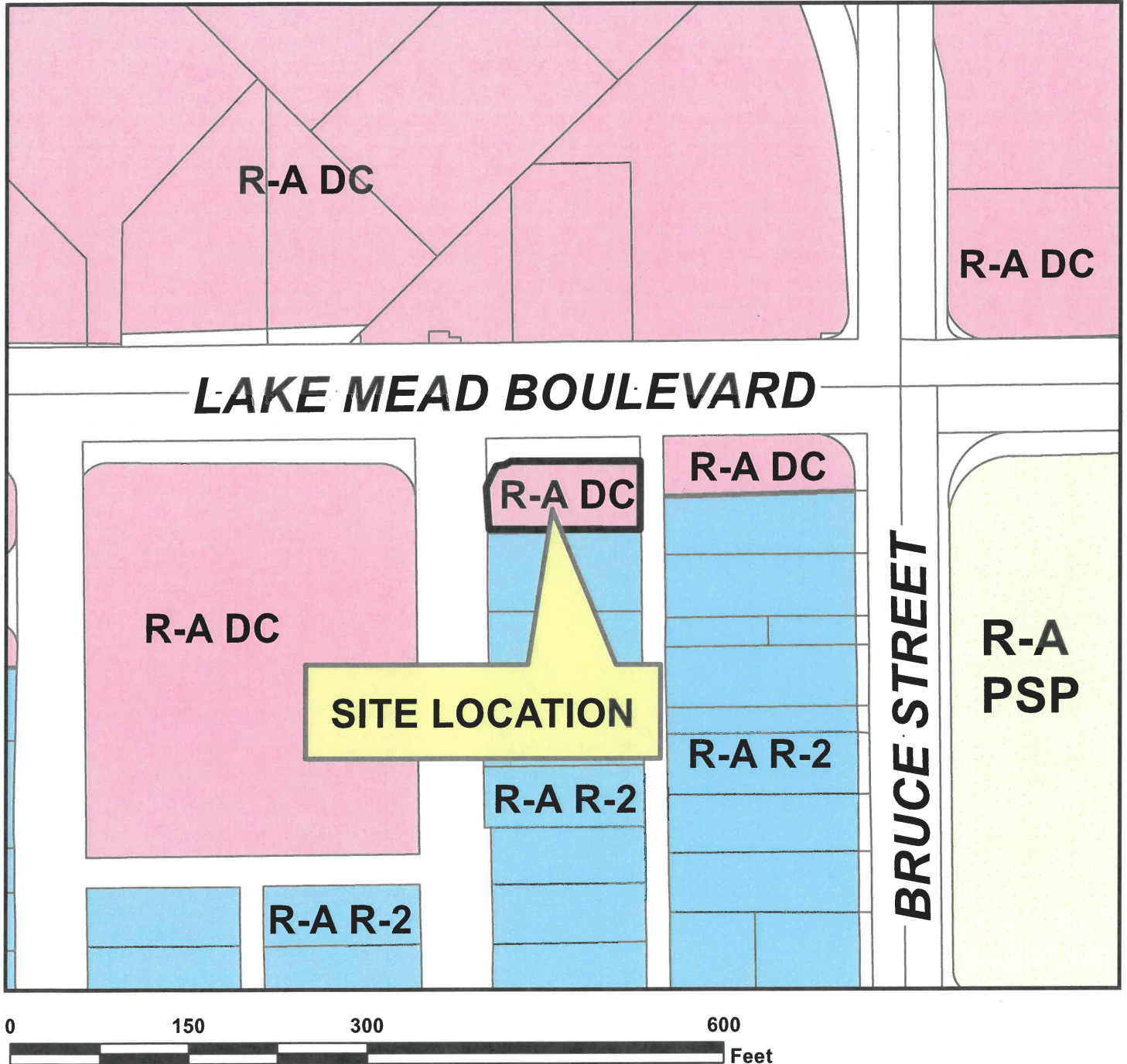


TAX DIST 253



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Unique Signs  
Application Type: Special Use Permit  
Request: To Allow an Electronic Message Center Sign to be Placed within 30 Feet of a Residential Dwelling Unit, where 200 Feet is Required  
Project Info: 1221 East Lake Mead Boulevard  
Case Number: SUP-44-2024

08/06/2024

