



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	24-00069
Meeting Date	02/09/2024
Total Fee	
Received By/Data	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc)

Project Address (Location) SWC Rancho Drive & Sirius Avenue

Project Name Area 15

Proposed Use Sign

Assessor's Parcel #(s) 162-08-418-002

Ward # 3

General Plan: Existing C Proposed n/a

Zoning: Existing C-2

Proposed n/a

Additional Information

Property Owner Integral Partners Park Place Centre- Las Vegas, LLC

Contact Kyle Sutherland

Address 299 Park Avenue, 42nd Floor

City New York State NY Zip 10171

E-mail n/a

Phone n/a

Applicant Integral Partners Park Place Centre- Las Vegas, LLC

Contact Kyle Sutherland

Address 299 Park Avenue, 42nd Floor

City New York State NY Zip 10171

E-mail n/a

Phone n/a

Representative Kaempfer Crowell

Contact Jennifer Lazovich

Address 1980 Festival Plaza Dr. #650

City Las Vegas State NV Zip 89135

E-mail apierce@kcnvlaw.com

Phone 702-792-7048

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes
 No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ Partner(s) _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance

Property Owner Signature

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name WINSTON FISHER

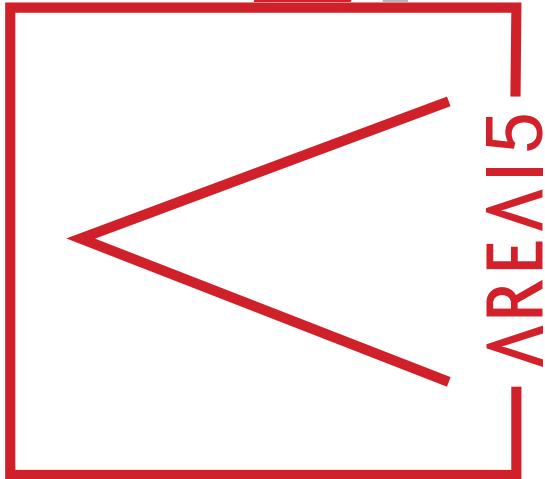
Subscribed and sworn before me

This 23rd day of January, 2024

Notary Public in and for said County and State

SANAM ASSIL
 Notary Public, State of New York
 No. 02AS6338630
 Qualified in New York County
 Commission Expires 03/14/2024

#233505



3215 S. RANCHO DR. | LAS VEGAS, NV 89102

PACKAGE AMENDMENT
MAIN PYLON 3RD PARTY ADVERTISING

- ▲ 01/03/24 DN | ADD ANOTHER BILLBOARD ON SITE PLAN
- ▲ 01/09/24 DN | REVISED TO PUT BACK IN SITE PLAN FROM -01 DRAWING
- ▲ 01/10/24 DN | REMOVED BILLBOARD 2 FROM PACKAGE



01/09/24
702-736-7446
FAX 702-736-1833
820 Wigwam Pkwy Suite #100
Henderson, NV 89014

COMPANY NAME:



3215 S. RANCHO DR.
LAS VEGAS, NV 89102
CLIENT APPROVAL:

APPROVAL DATE:

MALES PERSON: MARK WHITEHOUSE
MALES PERSON EMAIL: WHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER: ERICK
PRINTS:

277505 01

INITIAL PROOF DATE:
01/03/34 DN

REVIEWS | RECENT PAPERS IN LIRE

REVISION DATES: 01/05/2012

24/03/2019

13

15

◀

The logo for High Impact Signs features the word "HIGH IMPACT" in a bold, sans-serif font at the top, followed by "SIGNS" in a large, stylized, blocky font. A yellow circular badge with the letter "E" is positioned above the "S". To the right, the words "STEEL AND SPECIALTIES" are written vertically.

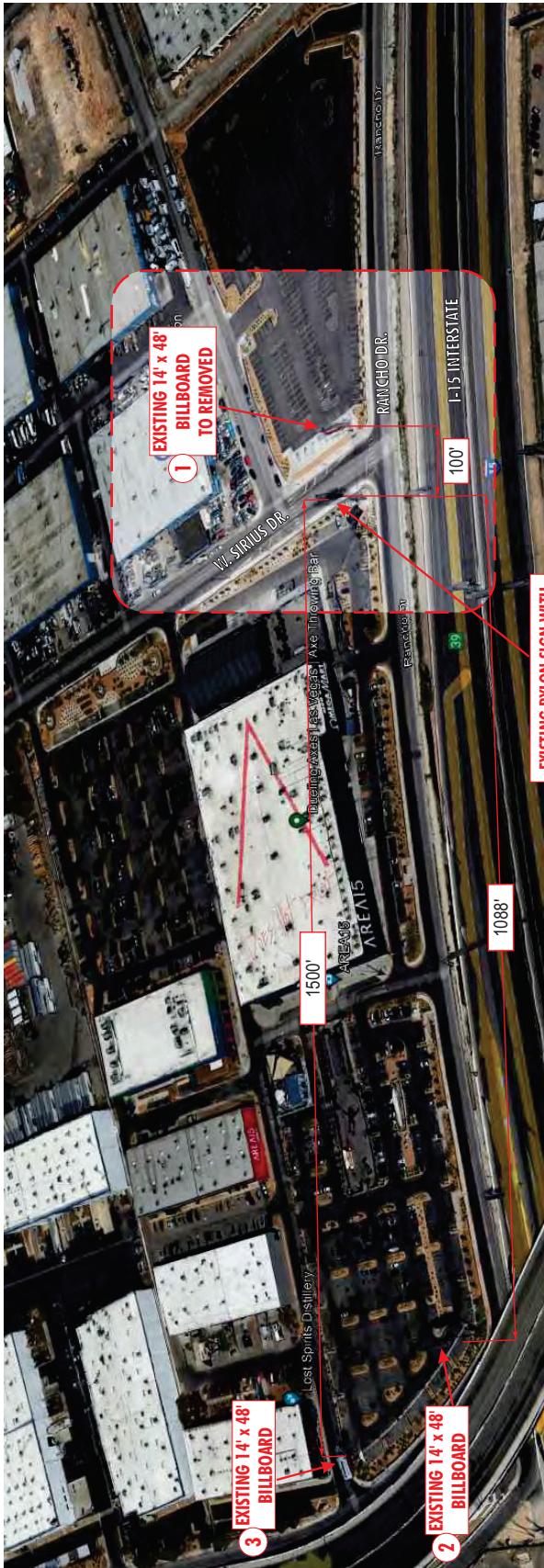
LAS VEGAS, NV
702.736.7446 | FAX 702.644.0678
S A L E S @ H I G H I M P A C T S I G N . C O M

C-6 UNLIMITE

124 CRYSTAL # E35897 HIGH IMPACT SIGNS, STEEL, AND SPECIAL TIES WORK BY AN INTEGRAL PART TO OTHER HIGH IMPACT SIGNS. THIS IS AN EXCELLENT WAY FOR ANYONE WHO HAS A SIGNING BUSINESS TO GET A SIGN WITH THE QUALITY OF THE SIGN. THE SIGN IS MADE OF HIGH-QUALITY STEEL AND CAN LAST UP TO 5 YEARS.

CUSTOMER MUST PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE
(INCLUDING WIRING FROM PANEL) TO WITHIN FEET OF ANY ELECTRICAL
SIGNAGE INSTALLATION TO MEET N.E.C. CODE
ALL CALL-OUTS ARE ONLY FOR REFERENCE AND MAY NOT MATCH EXACTLY

ART\PACKAGE AMENDMENT 233505-04 PACKAGE AMENDMENT MAINPYI ON 3RD PARTY ADVERTISING



OVERALL SITE AREA 15 MAP

SCALE: N.T.S.

2

233505 2

COMPANY NAME:

ARE
3215 S. RA
LAS VEGAS
CLIENT APPROVAL:

APPROVAL DATE: _____
SALESPERSON: MARK WHITEHOUSE
SALESPERSON EMAIL: MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER: DERRICK
PROJECTS:



702.736.7446 |**FAX 702.644.0678**
SALES@HIGHIMPACTSIGN.COM

24-0069
02/09/2024
HIGH
CCU MFG © 2019
JES CHIMI S.A.S.
STEEL AND
STRUCTURE
IS PROCHI

NORTH

233505

505-04_PACKAGE AMENDMENT_MAIN PYLON 3RD PARTY ADVERTISING

ENLARGE OVERALL AREA 15 SITE PLAN

SCALE 1" = 100'

SCALE: 1" = 180'

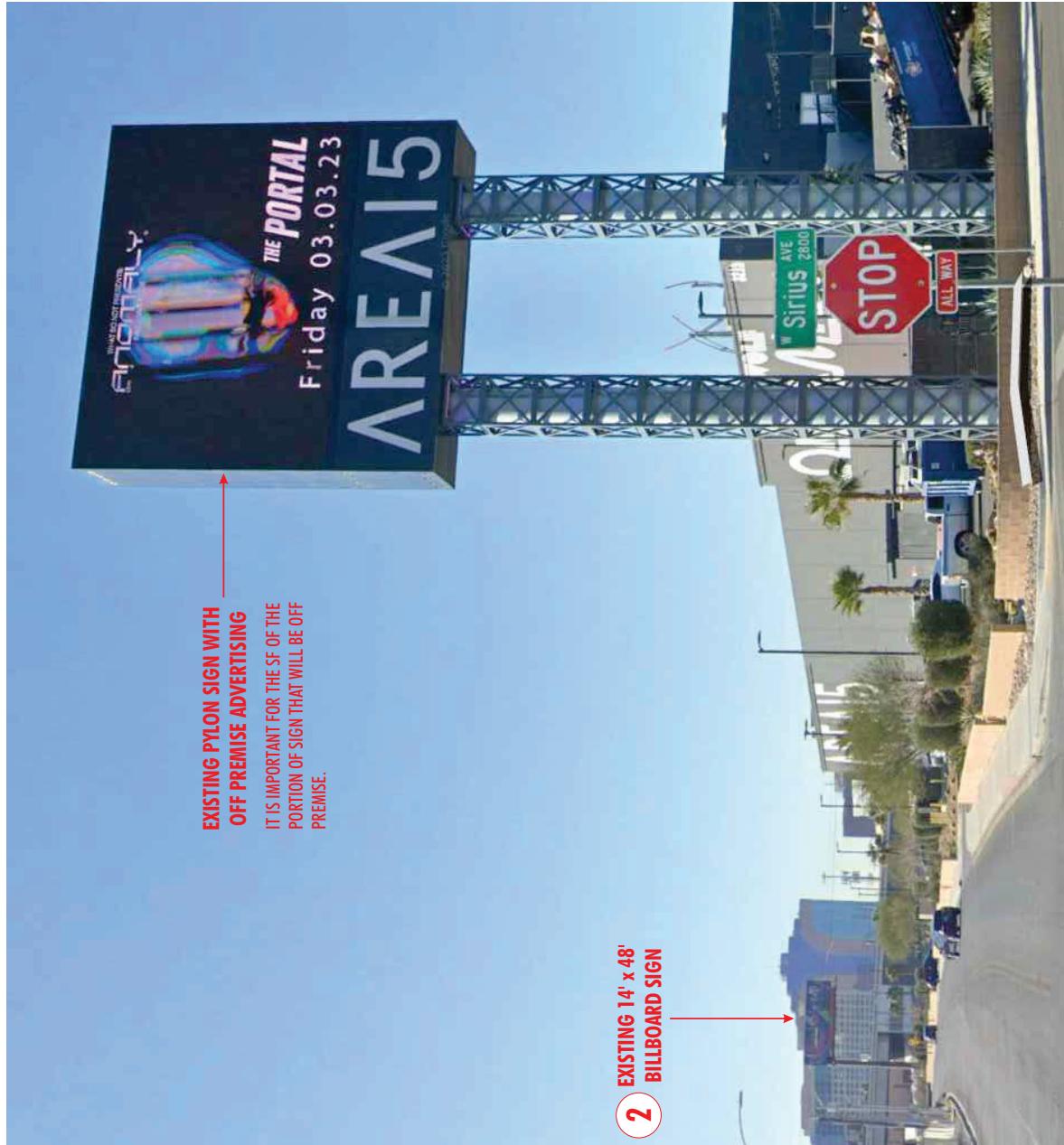
This site plan illustrates the layout of Desert Inn Road and surrounding properties. Key features include:

- Existing 14' x 48' BILLBOARD TO REMOVED** (Point 1): Located at the top right, near the intersection of 3040 Serris Ave and 2600 Serris Ave.
- EXISTING PYLON SIGN WITH OFF PREMISE ADVERTISING** (Point 2): Located on the right side of the map, near the intersection of 3040 Serris Ave and Rancho Dr.
- EXISTING 14' x 48' BILLBOARD** (Point 3): Located at the bottom left, near the intersection of 3230 Desert Inn Rd and Desert Inn Road.

The map also shows various building footprints, street names like DESERT INN ROAD, SERRIS AVENUE, and RANCHO DRIVE, and property boundaries. A dashed red rectangle highlights a specific area of interest.

FILE LOCATION AND NAME:
ART FILES_2023\A-1

<p>COMPANY NAME: AREA 15</p> 	<p>APPROVAL DATE: _____</p>	<p>SALESPERSON: MARK WHITEHOUSE SALESPERSON EMAIL: MWHITEHOUSE@HIGHIMPACTSIGN.COM</p>	<p>CLIENT APPROVAL: _____</p>	<p>DESIGNER: DER RICK</p>	<p>FONTS: _____</p>
<p>DESIGN NUMBER: 233505-04</p> <p>INITIAL PROOF DATE: 01/02/24 DN</p> <p>MOST RECENT REVISION DATE AND INITIAL: 01/09/24 DN</p> <p>REVISION DATES: ▲ 01/03/24 DN ▲ 01/09/24 DN ▲ 4 ▲ 4 ▲ 4 ▲ 4 ▲ 4 ▲ 4 ▲ 4 </p>					
<p>HIGH IMPACT SIGNS STEEL AND SPECIALTIES LAS VEGAS, NV 702.736.7446 FAX 702.644.0678 SALES @ HIGHIMPACTSIGN.COM LICENSE NUMBERS: STATE LIC# 47418A C-6 UNLIMITED MJ # 002123944 C1-20245-C-153560</p>					
<p>24-0069 02/09/24</p>					
<p>EXISTING PYLON SIGN WITH OFF PREMISE ADVERTISING IT IS IMPORTANT FOR THE SF OF THE PORTION OF SIGN THAT WILL BE OFF PREMISE.</p>					
<p>EXISTING 14' x 48' BILLBOARD SIGN</p>					
<p>EXISTING TRAVELING SOUTH VIEW</p>					
<p>FILE LOCATION AND NAME: ART FILES_2023\A-F\AREA 15\PROPOSAL ART\PACKAGE AMENDMENT\PACKAGE AMENDMENT\233505-04 PACKAGE AMENDMENT MAIN PYLON 3RD PARTY ADVERTISING</p>					



233505

5

COMPANY NAME:

ARE
3215 S. RA
LAS VEGAS
CLIENT APPROVAL:

APPROVAL DATE: _____

SALESPERSON:
MARK WHITEHOUSE
SALESPERSON EMAIL:
WHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER:
DERRICK
DRAFTS:

DESIGN NUMBER: 233505-04



LAS VEGAS, NV
702.736.7446 | FAX 702.644.0678
SALES@HIGHIMPACTSIGN.COM

LICENSE NUMBERS:
STATE LIC# 47418A

CO-UNLINED
M1#1002123944 C1-12945-C-153860
W.F. E 358977
69
24

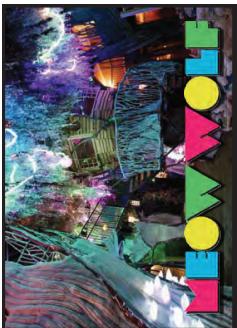
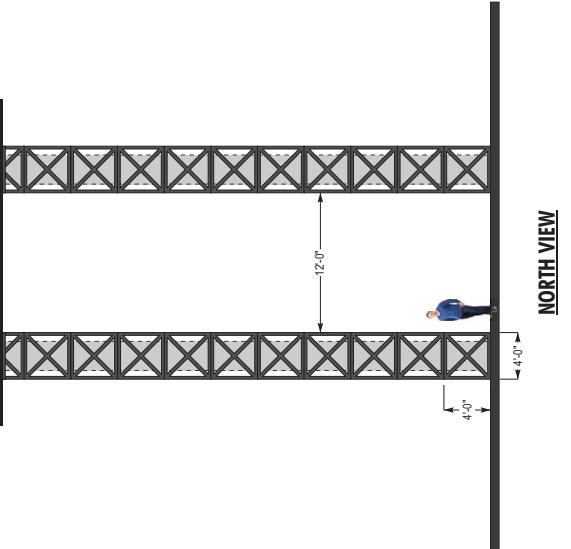
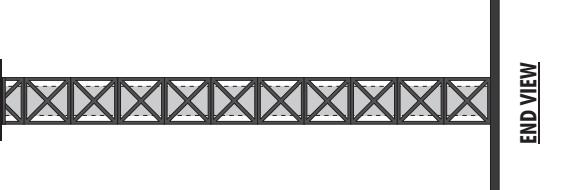
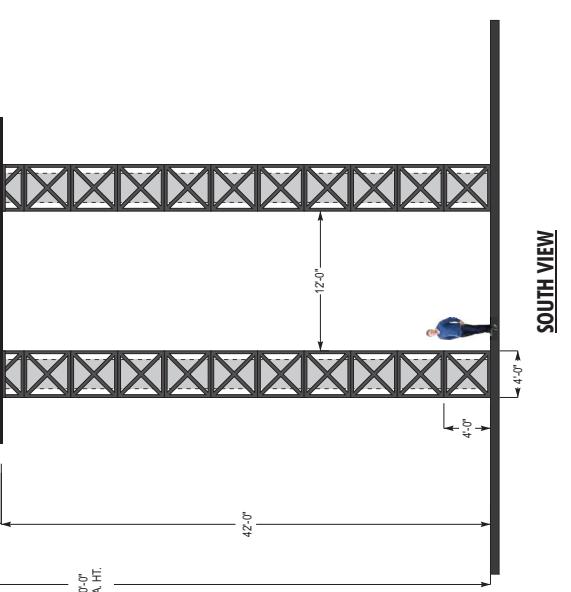
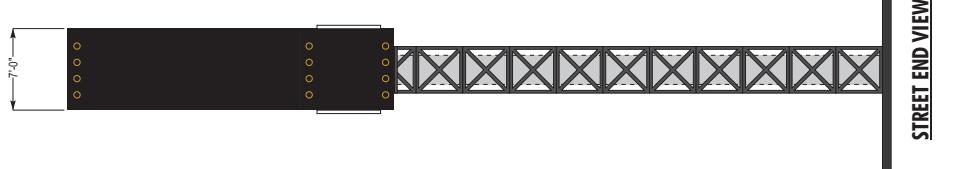
CUSTOMER MUST PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE (INCLUDING WIRING FROM PANEL) TO WITHIN 6 FEET OF ANY ELECTRICAL SIGNAGE. INSTALLATION TO MEET N.E.C. CODE

FILE LOCATION AND NAME:
1A-1A-1A FILES 2023-VA-FAREA15\ PROPOSAL ART PACKAGE AMENDMENT\233505-04
PACKAGE AMENDMENT MAIN PYLON 3RD PARTY ADVERTISING

EXISTING TRAVELING NORTH VIEW



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<p>COMPANY NAME:  AREA 15</p> <p>3215 S. RANCHO DR. LAS VEGAS, NV 89102</p> <p>CLIENT APPROVAL:</p> <p>APPROVAL DATE: _____</p> <p>SALESPERSON: MARK WHITEHOUSE</p> <p>SALESPERSON EMAIL: MWHITEHOUSE@HIGHIMPACTSIGN.COM</p> <p>DESIGNER: DERICK</p> <p>FONTS: _____</p>		<p>DESIGN NUMBER: 233505-04</p> <p>INITIAL PROOF DATE: 01/02/24 DN</p> <p>MOST RECENT REVISION DATE AND INITIAL: 01/09/24 DN</p> <p>REVISION DATES: 1 01/03/24 DN 2 01/09/24 DN 3 4 5 6 7 8 9 10 </p>	 <p>HIGH IMPACT SIGNS STEEL AND SPECIALTIES</p> <p>LAS VEGAS, NV 702.736.7446 FAX 702.644.0678 SALES @ HIGHIMPACTSIGN.COM LICENSE NUMBER: STATE LIC# 47418A C-6 UNLIMITED</p> <p>NJ # 002123944 C11-20245-C-153560</p>
 <p>FULL COLOR LED UNIT</p> <p>PAN CHANNEL LETTERS</p>		 <p>NORTH VIEW</p>	
 <p>END VIEW</p>		 <p>SOUTH VIEW</p>	
 <p>STREET END VIEW</p>		<p>EXISTING D/F ILLUMINATED PYLON SIGN WITH OFF PREMISE ADVERTISING</p> <p>24-00 02/09/2024</p> <p>SCALE: 3/32" = 1'-0"</p> <p>FILE LOCATION AND NAME: ART FILES_2023\A-F\AREA 15\PROPOSAL ART\PACKAGE AMENDMENT\PACKAGE AMENDMENT233505-04 PACKAGE AMENDMENT MAIN PYLON 3RD PARTY ADVERTISING</p>	

233505

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