

# DEPARTMENT OF COMMUNITY DEVELOPMENT

## Application/Petition Form & Statement of Financial Interest



**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Master Sign Plan with variances and special use permits

**Project Address** (Location) Southwest corner of Rancho Drive and Meade Avenue

**Project Name** Area 15 District 2 **Proposed Use** Commercial/Amusement

**Assessor's Parcel #(s)** 162-08-303-034 and 162-08-710-002 **Ward #** 3

**General Plan:** Existing C Proposed n/a **Zoning:** Existing M Proposed n/a

**Additional Information** Commercial shopping center with indoor/outdoor commercial recreation/amusement facility with alcohol on -premises full use, alcohol off-premises ancillary use (beer and wine), and nightclub (per 24-0219-VAR1, -SUP1, -SUP2 & -SDR1)

**Property Owner** FBLV District 2 LLC **Contact** Alex Adams with a copy to General Counsel  
**Address** 299 Park Avenue, 42nd Floor **City** New York **State** NY **Zip** 10171  
**E-mail** AAAdams@fisherbrothers.com; JWeiss@fisherbrothers.com **Phone** 212-940-6850

**Applicant** FBLV District 2 LLC **Contact** Kyle Sutherland  
**Address** 299 Park Avenue, 42nd Floor **City** New York **State** NY **Zip** 10171  
**E-mail** KSutherland@fisherbrothers.com **Phone** n/a

**Representative** Brownstein Hyatt Farber Schreck, LLP **Contact** Jamie Thalgott  
**Address** 100 N. City Parkway, Suite 1600 **City** Las Vegas **State** NV **Zip** 89106  
**E-mail** jthalgott@bhfs.com **Phone** 702-464-7082

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 30th day of September, 2021

Notary Public in and for said County and State

**SANAM ASSIL**  
Notary Public, State of New York  
No. 02AS6338630  
Qualified in New York County  
My Commission Expires 03/14/2028

# Area 15 District 2

## MASTER SIGN PLAN

2950 SIRIUS AVENUE LAS VEGAS,NV

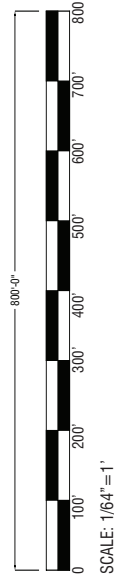
#240127-R5-V



240127-R5-V  
702.736.1833  
2950 Sirius Avenue, Suite #100  
Henderson, NV 89014

●	<b>DIS2 B2-100</b> <b>PYLON SIGN DISPLAY</b> Qty. (1) - Page 6-9 - 624 Sq Ft. Total
●	<b>DIS2 P1-101</b> <b>BILLBOARD DISPLAY</b> Qty. (1) - Page 10-12 -1128 Sq Ft. Total
●	<b>W1 107-121</b> <b>INCIDENTAL SIGNS</b> Qty. (10) - Page 34 - 9 Sq Ft. Each
●	<b>W2 105-145</b> <b>INCIDENTAL SIGNS</b> Qty. (10) - Page 35 - 12 Sq Ft. Each
●	<b>K1 101-141</b> <b>INCIDENTAL SIGNS</b> Qty. (5) - Page 32 - 21 Sq Ft. Each
●	<b>DES 1 DES 2</b> <b>DEVELOPMENT ENTRY STATEMENT</b> Qty. (2) - Page 36-37 -26 Sq Ft. Each

**SITE MAP - SIGN LOCATIONS - BUILDING LOCATIONS**  
**SCALE: 1/64" = 1'**



24-05  
01/21/20

FILE LOCATION AND NAME: ART FILES 2024\A-F\DISTRICT 2\ PROPOSAL ART\240127-05-DISTRICT 2-EXTERIOR V

240127

2

#3115111

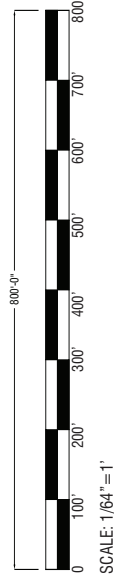
RENDERINGS, INCLUDING COLOR CALL-OUTS, LAYOUT AND MATERIALS ARE CONCEPTUAL AND FOR PRODUCTION APPROVAL ONLY. WHILE EVERY REASONABLE EFFORT WILL BE TAKEN TO INSURE A MATCH, ALL CALL-OUTS ARE ONLY FOR REFERENCE AND MAY NOT MATCH EXACT.

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.E.



W1 109	SETBACK = 5'
W1 108	SETBACK = 5'
W1 110	SETBACK = 10'
W1 115	SETBACK = 10'
W1 121	SETBACK = 5'
W1 116	SETBACK = 5'
W1 111	SETBACK = 5'
W1 113	SETBACK = 5'
W1 107	SETBACK = 5'
W1 112	SETBACK = 6'
K1 101	SETBACK = 10'
DES 1	SETBACK = 5'
DES 2	SETBACK = 5'
W2 145	SETBACK = 10'
<div> <div>CARAGE</div> <div>OFF-PREMISE</div> <div>DISPLAY</div> </div>	NORTH SETBACK = 185' EAST SETBACK = 63' TO INTERSECTION = 194'
DIS2 P1-101	NORTH SETBACK = 50' EAST SETBACK = 50' TO INTERSECTION = 90'
DIS2 B2-100	SETBACK = 5'

^smallest of all setbacks  
for this sign type



**SITE MAP - SIGN LOCATIONS - BUILDING SET BACKS**  
**Scale: 1/64" = 1'**



SCALE: 1/64"=1'

3





DISTRICT 2

2950 SIRIUS AVENUE  
LAS VEGAS, NV

COMPANY NAME:

CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:  
MAO HERNANDEZ

SALESPERSON EMAIL:  
MAO@HIGHIMPACTSIGN.COM

DESIGNER:  
G.BLOK

NOTES:

DESIGN NUMBER: 240127-05-V

INITIAL PROOF DATE:

04/22/24 GB

MOST RECENT REVISION DATE AND INITIAL:

11/14/24 GB

REVISION DATES:

04/22/24 GB	11/13/24 GB
05/08/24 GB	
06/06/24 GB	
06/25/24 GB	
07/23/24 GB	
08/16/24 GB	
10/10/24 GB	
11/04/24 GB	



702.736.7446 | FAX 702.644.0678  
SALES@HIGHIMPACTSIGN.COM

LICENSE NUMBERS:

STATE LIC# 47418A

C-6 UNLIMITED

UL FILE# E358977

24-0578

1/21/2025

STATEMENT

DEVELOPMENT ENTRY STATEMENT

EXISTING FREESTANDING

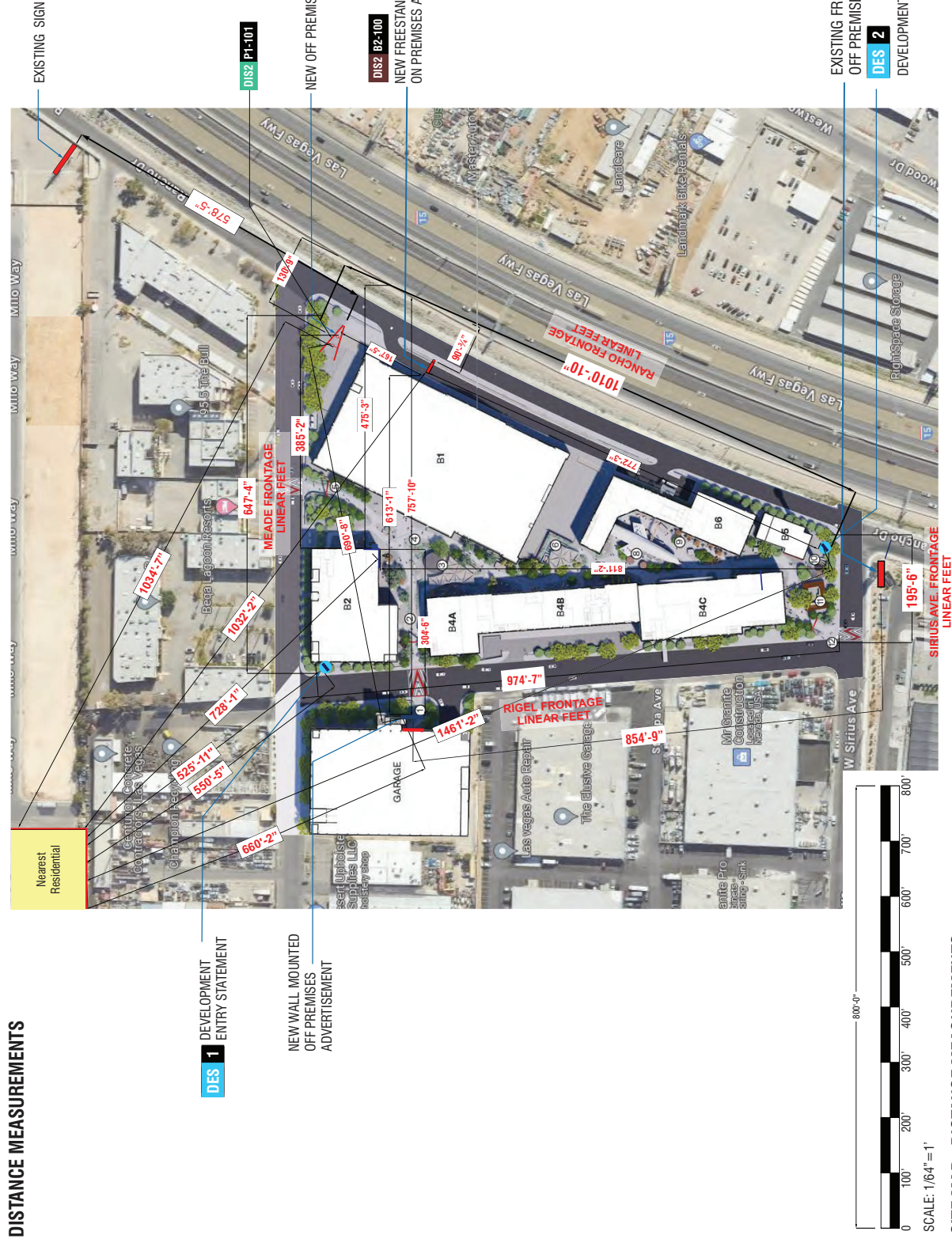
OFF PREMISES ADVERTISEMENT

DES 2

240127

5

FILE LOCATION AND NAME:  
ART FILES\_2024\A-F\DISTRICT 2\PROPOSAL ART\240127-05-DISTRICT 2-EXTERIOR\_T

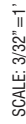


SITE MAP - DISTANCE MEASUREMENTS

SCALE: 1/64" = 1'



## DIS2 B2-100



PROPERTY LINE-



DIS2 B2-100

SCALE: 1/32"=1'

24-05  
01/21/20

FILE LOCATION AND NAME:  
ART FILES\_2024\A-F

FILE LOCATION AND NAME:  
ART FILES\_2024\A-F\DISTRICT 2\PROPOSAL ART\240127-05-DISTRICT 2-EXTERIOR\_T

240127

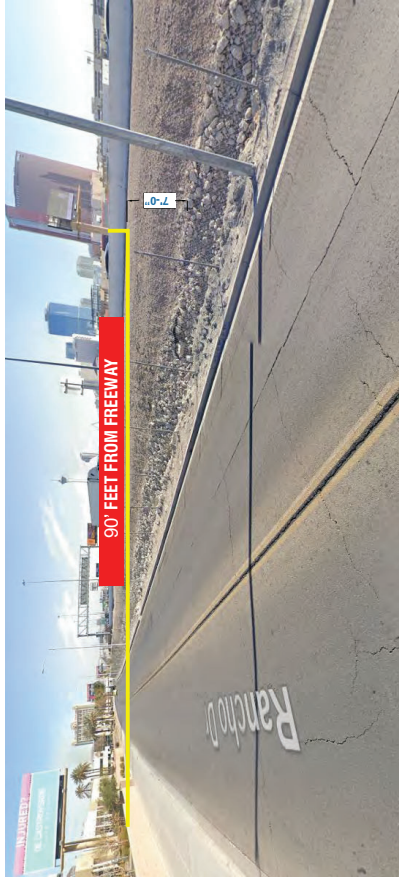
9

**CUSTOMER MUST PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE**







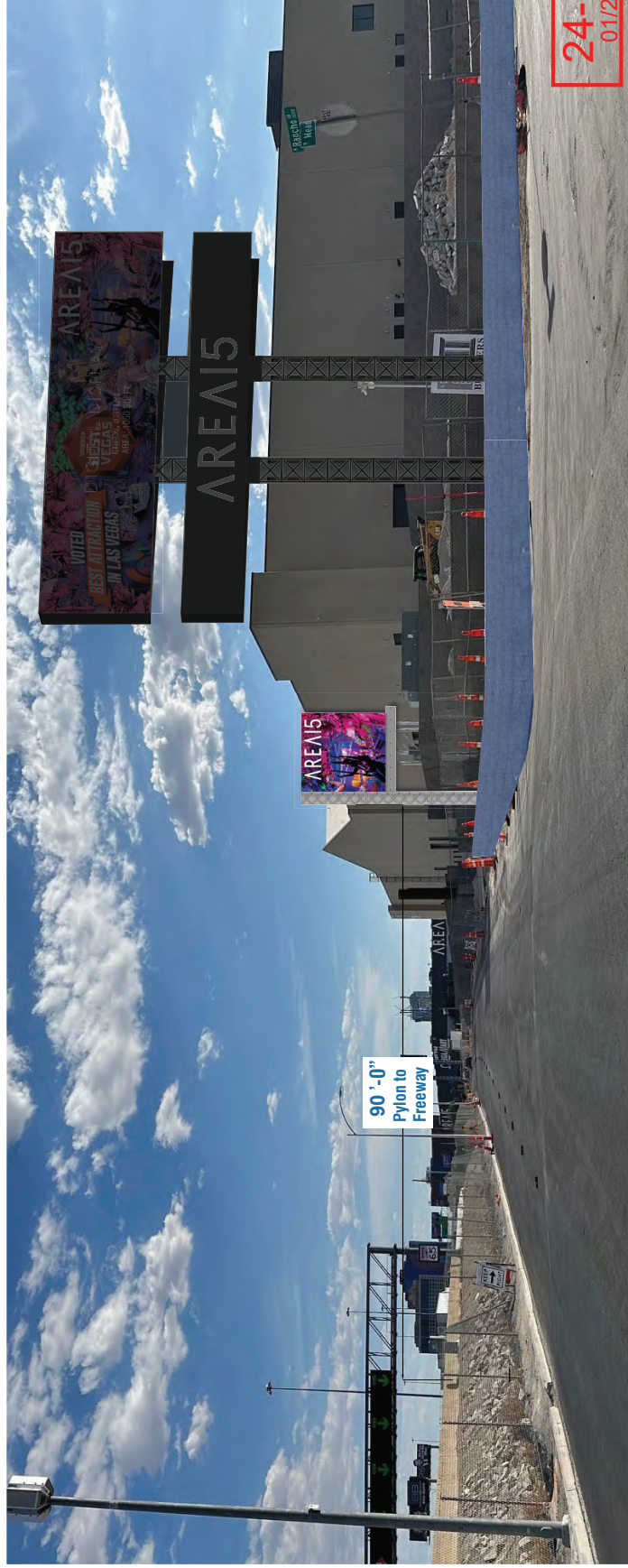


SIGN TYPE B2-100  
FREESTANDING PYLON SIGN

7 FT. FREEWAY ELEVATION

TOTAL HEIGHT 65 FT. REQUESTED

DISTANCE FROM THE PYLON SIGN TO THE FREEWAY 90 FT. APPROX.



Distance from pylon to freeway - NTS

FILE LOCATION AND NAME:

ART FILES\_2024\A-F\DISTRICT 2\PROPOSAL ART\240127-05-DISTRICT 2-EXTERIOR\_T

COMPANY NAME:

## DISTRICT 2

2950 SIRIUS AVENUE  
LAS VEGAS, NV

**CLIENT APPROVAL:**

APPROVAL DATE: \_\_\_\_\_

SALESPERSON:

SALES PERSON:  
MAO HERNANDEZ

SALESPERSON EMAIL:

SALESPERSON EMAIL:  
MAO@HIGHIMPACTSIGN.COM

DESIGNER:

DESIGNER:  
G.BLOK

**FONTS:**

DESIGN NUMBER: 240127-05-V

INITIAL PROOF DATE:

04/22/24 GB

**MOST RECENT REVISION DATE AND INITIAL:**

11/14/24 GB

REVISION DATES:

REVISION DATES:

1	04/22/24 GB
9	11/13/24 GB

2	05/08/24 GB	11
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3	06/06/24 GB	11
---	-------------	----

4	06/25/24 GB	12
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5	07/23/24 GB	13
---	-------------	----

6	08/16/24 GB	14
---	-------------	----

7	10/10/24 GB	15
---	-------------	----

11/04/24 GB 40



LAS VEGAS, NV

702 736 7446 | FAX 702 644 0678

702.736.7446 | FAX 702.644.0678  
SALES@HIGHIMPACTSIGN.COM

**LICENSE NUMBERS:**

LICENSE NUMBERS,  
STATE IIC# 47418A

C-6 UNLIMITED

**MJ# 1002123944 C11-12945-C-153860**

#3113 2758977

24-0578

RENDERINGS, INCLUDING COLOR CALL-OUTS, LAYOUT AND MATERIALS ARE CONCEPTUAL AND FOR PRODUCTION APPROVAL ONLY. WHILE EVERY REASONABLE EFFORT WILL BE TAKEN TO INSURE A MATCH, ALL CALL-OUTS ARE ONLY FOR REFERENCE AND MAY NOT MATCH EXACTLY. CUSTOMER MUST PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE AND FURNISH HANDING FROM BARGE TO SITE, WITHIN A FEET OF SERVICE. BARGE

**SIGNAGE. INSTALLATION TO MEET N.E.C. CODE.**

WITHIN 6 FEET OF ANY SIGNAGE. INSTALLATION TO MEET N.E.C. CODE

9



SIGN TYPE P1-101

PRIMARY SITE ID - FREESTANDING BILLBOARD

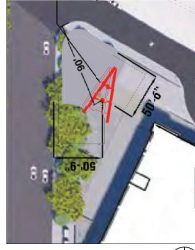
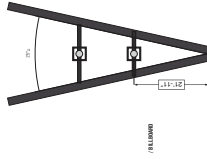
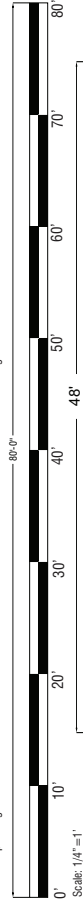
SCOPE OF WORK, MANUFACTURE AND INSTALL

BILLBOARD SIGNAGE: DIST2 P1-101 NE CORNER OF MEADE AND RANCHO - 14'-0" x 48'-0" DOUBLE SIDED (OFF PREMISE ADVERTISING) = 672 sq ft  
AND 9'-0" x 48' = 432 sq ft - TOTAL RL: 80'-0"

QTY: 2 - 1' 14" x 48' HIGH RESOLUTION 10MM LED DISPLAYS - ON BOTH SIDES (including software)

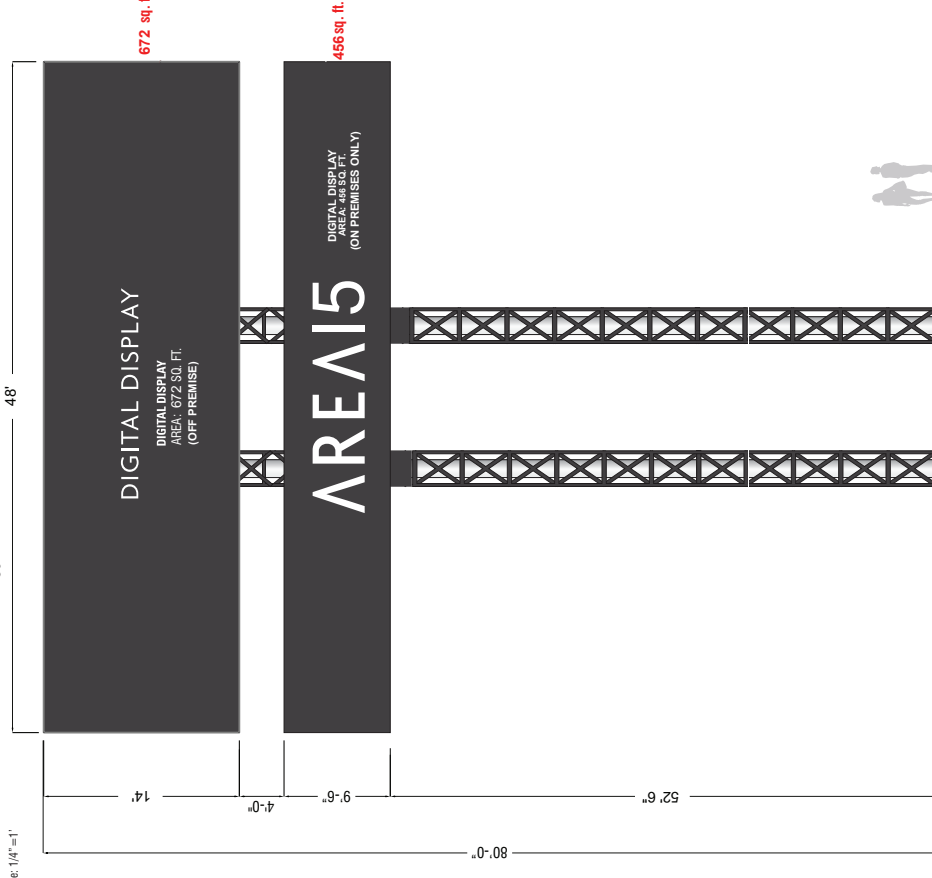
QTY: 1 - 9'-0" x 48'-0" HIGH RESOLUTION 10MM LED DISPLAY - BOTH SIDES (OFF)

•Note: Illumination for all animated signs (LVDC 19.08.120.B.11 requires LED brightness not to exceed 300 nits for animated signs and that brightness automatically changes with surrounding light levels). Animated signs will employ static messages with a minimum duration of 6 seconds per msg, and a transition time of no more than 2 seconds with no motion or animation between messages.



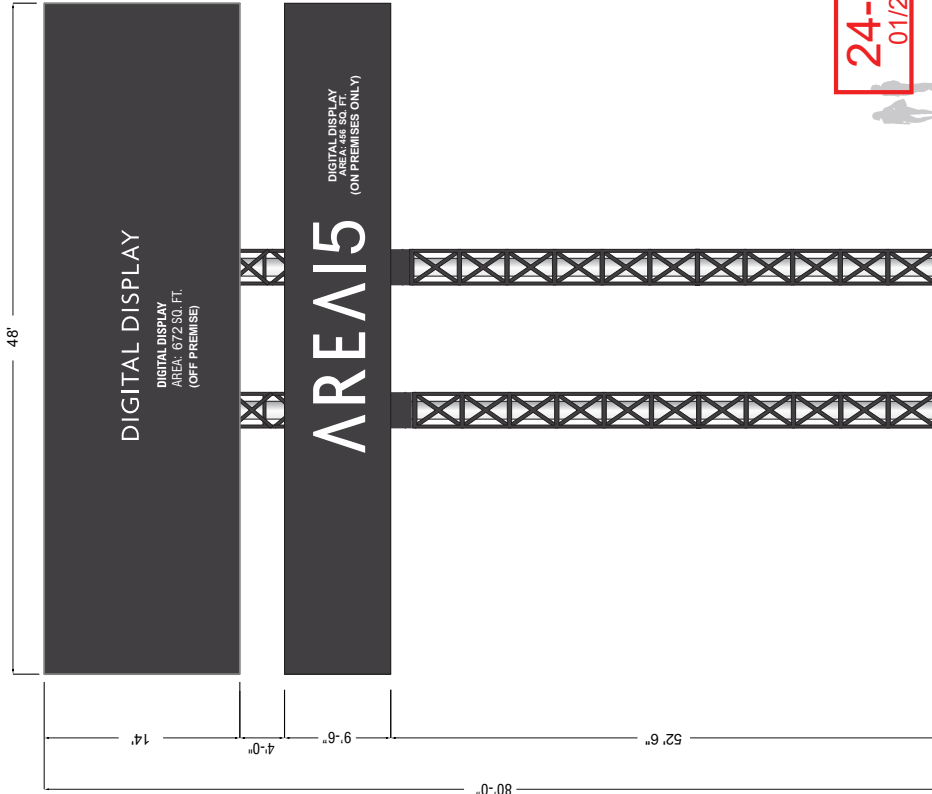
DIS2 P1-101 - PLAN VIEW - BILLBOARD

DIS2 P1-101 - SITE MAP - BILLBOARD



DIS2 P1-101 ELEVATION (SIDE 1) - SIGN TYPE DIST2\_P1-101/ PRIMARY SITE ID

Scale: 1/4" = 1'-0"



DIS2 P1-101 ELEVATION (SIDE 2) - SIGN TYPE DIST2\_P1-101/ PRIMARY SITE ID

Scale: 1/4" = 1'-0"

COMPANY NAME:

**DISTRICT 2**

2950 SIRIUS AVENUE  
LAS VEGAS, NV

CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:  
**MAO HERNANDEZ**  
SALESPERSON EMAIL:  
**MAO@HIGHIMPACTSIGN.COM**  
DESIGNER:  
**G.BLOK**  
FONTS:

DESIGN NUMBER: **240127-05-V**

INITIAL PROOF DATE:

**04/22/24 GB**

**MOST RECENT REVISION DATE AND INITIAL:**

**11/15/24 GB**

REVISION DATES:

04/22/24 GB	11/15/24 GB
05/08/24 GB	
06/06/24 GB	
06/25/24 GB	
07/23/24 GB	
08/16/24 GB	
10/10/24 GB	
11/04/24 GB	



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

LICENSE NUMBERS:

STATE LC# 47418A

C-6 UNLIMITED

M/J# 1002123944 CI# 12945-C-153860

UL FILE# E358977

**24-0578**  
**01/21/2025**

REVISIONS: ALL CHANGES TO THE SIGNAGE SHALL BE MADE IN WRITING AND APPROVED BY THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE SIGNAGE INDUSTRY. THE SIGNAGE SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES. THE SIGNAGE SHALL BE REMOVED OR REPAIRED AT THE CLIENT'S EXPENSE IF IT IS DAMAGED OR DESTROYED. THE SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE SIGNAGE INDUSTRY. THE SIGNAGE SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES. THE SIGNAGE SHALL BE REMOVED OR REPAIRED AT THE CLIENT'S EXPENSE IF IT IS DAMAGED OR DESTROYED.

FILE LOCATION AND NAME:

ART FILES\_2024\A-F\DISTRICT 2\_PROPOSAL ART\240127-05-DISTRICT 2-EXTERIOR\_V

**240127**

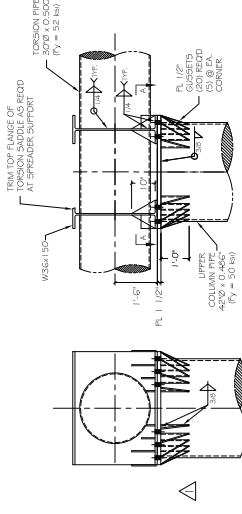
**10**

PRIMARY SITE ID | FREESTANDING BILLBOARD

**DIGITAL DISPLAY**  
**AREA: 672 SQ. FT.**  
**TOH (OFF PREMISE)**

# LEAVE

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## SECTION A-A

FILE LOCATION AND NAME:  
ART FILES\_2024\A-F\DISTRICT 2\PROPOSAL ART\240127-05-DISTRICT 2-EXTERIOR\_T

11

240127





## BUILDING SIGNAGE TYPES



LED ILLUMINATED CABINET



ROOF SIGNAGE



ANIMATED LED DISPLAYS



PROJECTING SIGN

\*Note: Calculations in this sign plan have been rounded up to the nearest whole number

\*Note: Illumination for all animated signs (LVDC 19.08.120.B.11) requires LED brightness not to exceed 300 nits for animated signs, and that brightness automatically changes with surrounding light levels. Animated signs will employ static messages with a minimum duration of 6 seconds per image and a transition time of no more than 2 seconds with no motion or animation between messages

# Area 15 District 2

## BUILDING ELEVATIONS AND SQ. FT.



STEEL AND SPECIALTIES

702.736.7448  
FAX 702.736.1833  
24-0578  
820 Wigwam Pkwy Suite #100  
Henderson, NV 89014

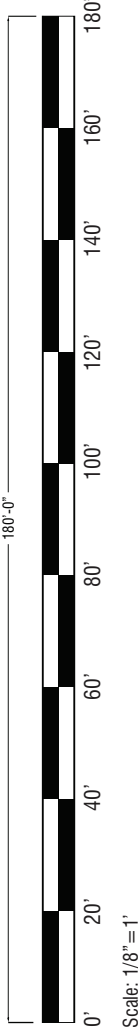


SCALE PAGE FOR ELEVATIONS

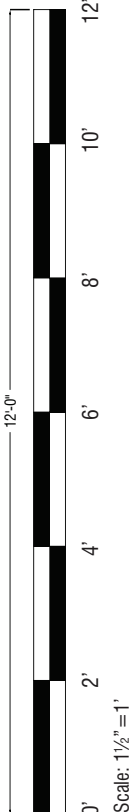
BUILDING B6:



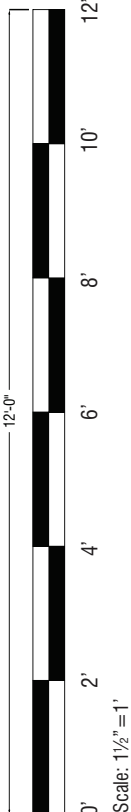
ANIMATED LED DISPLAY  
AIRPLANE GRAPHICS:



SIGN TYPE K1



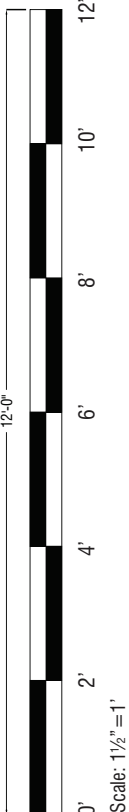
SIGN TYPE W1



SIGN TYPE W2



SIGN TYPE DES1



SIGN TYPE DES2



COMPANY NAME:

DISTRICT 2

2950 SIRIUS AVENUE  
LAS VEGAS, NV

CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:  
MAO HERNANDEZ  
SALESPERSON EMAIL:  
MAO@HIGHIMPACTSIGN.COM  
DESIGNER:  
G.BLOK

FONTS:

DESIGN NUMBER: 240127-05-V  
INITIAL PROOF DATE:  
04/22/24 GB

MOST RECENT REVISION DATE AND INITIAL:

11/14/24 GB

REVISION DATES:

04/22/24 GB  
05/08/24 GB  
06/06/24 GB  
06/25/24 GB  
07/23/24 GB  
08/16/24 GB  
10/07/24 GB  
11/04/24 GB



LAS VEGAS, NV  
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C-6 UNLIMITED

M/J# 1002123944 CI-12945-C-153860

UL FILE# E358977

24-0578  
01/21/2025

INSTALLATION AND MAINTENANCE INSTRUCTIONS: SEE SIGN SPECIFICATIONS AND DRAWINGS FOR DETAILS. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS SIGN REGULATIONS. THE CITY OF LAS VEGAS RESERVES THE RIGHT TO MODIFY OR REMOVE ANY SIGN AT ANY TIME WITHOUT NOTICE. THE CITY OF LAS VEGAS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY SIGN THAT IS DAMAGED OR DESTROYED BY A NATURAL DISASTER. THE CITY OF LAS VEGAS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY SIGN THAT IS DAMAGED OR DESTROYED BY A NATURAL DISASTER.

FILE LOCATION AND NAME:  
ART FILES\_2024\A-F\DISTRICT 2\PROPOSAL ART\240127-05-DISTRICT 2-EXTERIOR\_T

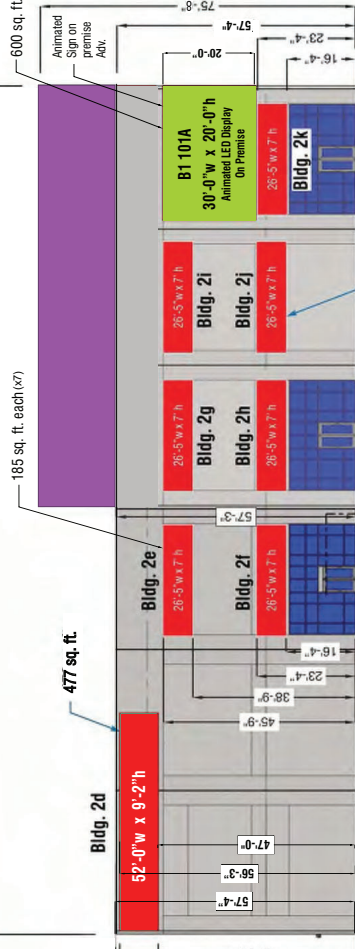
240127



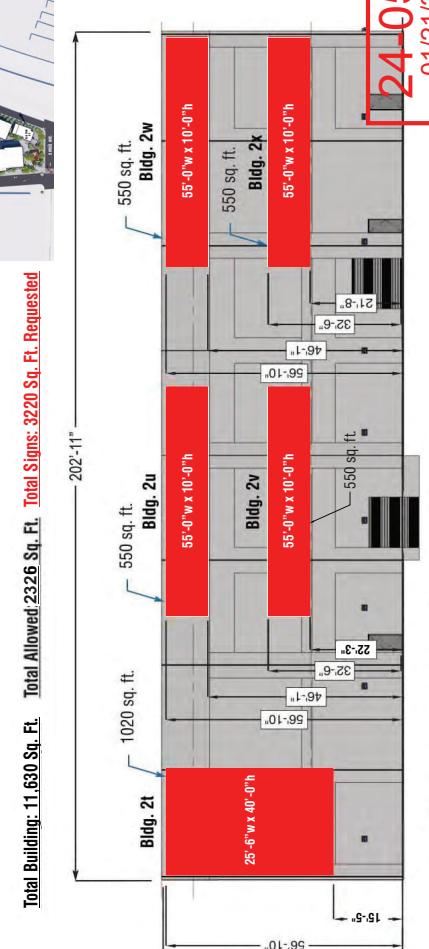


10

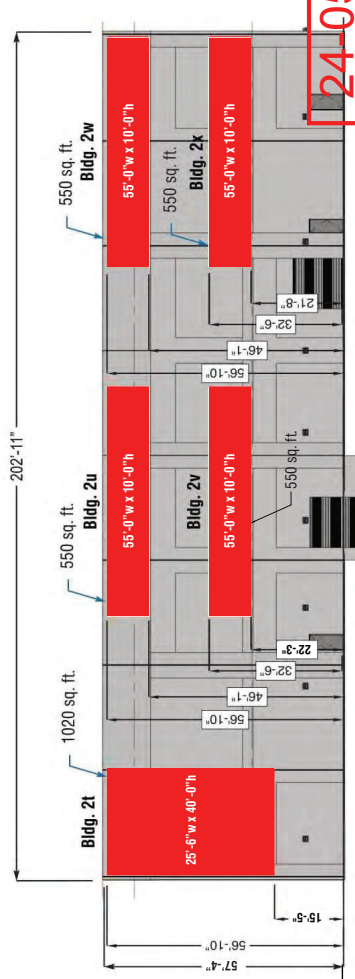
100



**2 BUILDING 2 EXT ELEV - SOUTH**  
SCALE: 3/32" = 1'



**3 BUILDING 2 EXT ELEV - NORTH**  
SCALE: 3/32" = 1'



01/2/12

240127

17

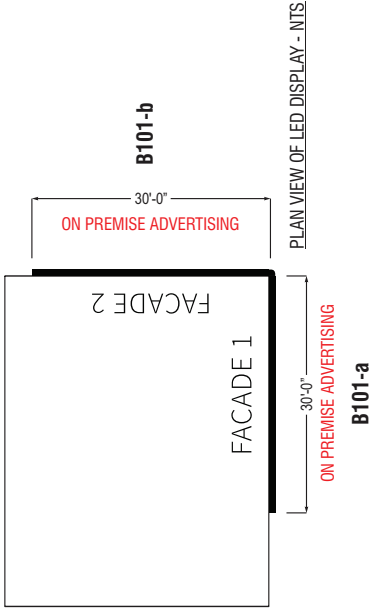




SIGN TYPE B1-101 a - b  
BUILDING 2 ANIMATED WALL SIGNS

- Note illumination for all animated signs (LVDC 19.08.120.B.11 requires LED brightness not to exceed 300 nits for animated signs and that brightness automatically changes with surrounding light levels).
- Animated signs will employ static messages with a minimum duration of 6 seconds per msg. and a transition time of no more than 2 seconds with no motion or animation between messages.

NOTE: GRAPHICS ARE EXAMPLES ONLY



**B1\_101a** | DIGITAL 10MM LED DISPLAY  
SCALE: 3/16"=1'-0" QTY: ONE (1)

**B1\_101b** | DIGITAL 10MM LED DISPLAY  
SCALE: 3/16"=1'-0" QTY: ONE (1)

SCOPE OF WORK:

Large Format Sign B101\_a & B101\_b Building 2 30' x 20' corner wrap 10mm digital LED Display point of connection provided Include frame (20' H x 60' in total)

FILE LOCATION AND NAME:  
ART FILES\_2024\A-F\DISTRICT 2\PROPOSAL ART\240127-05-DISTRICT 2-EXTERIOR\_t

COMPANY NAME:

**DISTRICT 2**  
2950 SIRIUS AVENUE  
LAS VEGAS, NV

CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:  
**MAO HERNANDEZ**  
SALESPERSON EMAIL:  
**MAO@HIGHIMPACTSIGN.COM**  
DESIGNER:  
**G.BLOK**  
FONTS:

DESIGN NUMBER: **240127-05-V**

INITIAL PROOF DATE:  
**04/22/24 GB**

**MOST RECENT REVISION DATE AND INITIAL:**

REVISION DATES:	11/14/24 GB
04/22/24 GB	11/13/24 GB
05/08/24 GB	
06/06/24 GB	
06/25/24 GB	
07/23/24 GB	
08/16/24 GB	
10/07/24 GB	
11/04/24 GB	



LICENSE NUMBERS:  
STATE LIC# 47418A

C-6 UNLIMITED  
M/J# 1002123944 C11-2945-C-153860  
UL FILE# E358977

**END 240127-05-V**  
01/21/2025

**FIELD SURVEY REQUIRED**  
ALL MEASUREMENTS MUST BE  
VERIFIED PRIOR TO PRODUCTION START

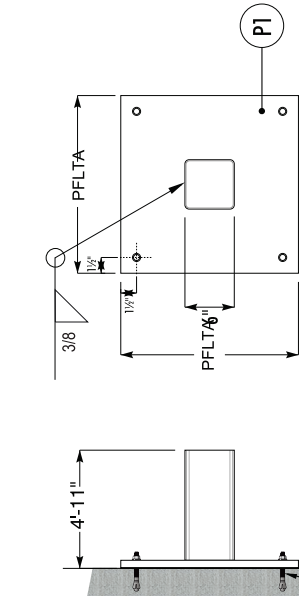
**240127**







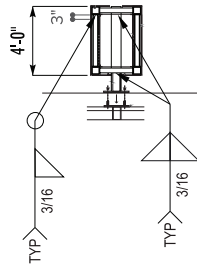
EAST VIEW GARAGE SECTION 2  
PROJECTING SIGN - DETAIL



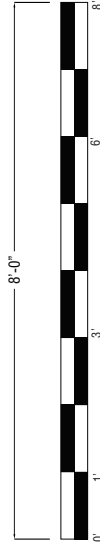
4 TYP SUPPORT & PLATE ATTACHMENT  
SCALE: 3/4" = 1'-0"

ENGINEERING REQUIRED

(4) 0314" 316 SS THREADED RODS INSTALLED W/ HILTI HIT-HY 200 V3 W/ MIN. 4 3/4" EFFECTIVE EMBEDMENT. INSTALL PER MANF. RECOMMENDATIONS & ESR-4888. DO NOT INTERFERE WITH EX. REINFORCEMENT



1 PLAN VIEW  
SCALE: 1/8" = 1'-0"



PS 1a PROJECTING SIGN BLDG 3r  
SCALE: 1 1/2" = 1' QTY: ONE (1)

FILE LOCATION AND NAME:  
ART FILES\_2024\A-F\DISTRICT 2\PROPOSAL ART\240127-05-DISTRICT 2-EXTERIOR\_t

COMPANY NAME:

DISTRICT 2

2950 SIRIUS AVENUE  
LAS VEGAS, NV

CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:

MAO HERNANDEZ

SALESPERSON EMAIL:

MAO@HIGHIMPACTSIGN.COM

DESIGNER:

G.BLOK

FONTS:

DESIGN NUMBER: 240127-05-V

INITIAL PROOF DATE:

04/22/24 GB

MOST RECENT REVISION DATE AND INITIAL:

11/14/24 GB

REVISION DATES:

04/22/24 GB

05/08/24 GB

06/06/24 GB

06/25/24 GB

07/31/24 GB

08/16/24 GB

10/07/24 GB

11/04/24 GB

11/13/24 GB



SALES: 736.7446 FAX: 762.544.6878

LICENSE NUMBERS:

STATE LIC # 47418A

C-6 UNLIMITED

M/J# 1002123944 CI# 12945-C-153860

UL FILE# E358977

POWER REQUIREMENT

120V / 16.0 AMP

CIRCUIT 0122/12/25

NOTE: ALL STRUCTURAL SHAPES & PLATES TO BE 6061-T6 ALUMINUM, U.N.O.

240127

22

The site plan shows four buildings labeled Bldg. 4A.4d, Bldg. 4A.4e, Bldg. 4A.4f, and Bldg. 4A.4g. Building 4A.4d has a footprint of 33'-4" w x 9'-0" h and an area of 300 sq. ft. Building 4A.4e has a footprint of 33'-4" w x 6'-0" h and an area of 200 sq. ft. Building 4A.4f has a footprint of 33'-4" w x 16'-4" h and an area of 545 sq. ft. (x2). Building 4A.4g also has a footprint of 33'-4" w x 16'-4" h. The overall lot dimensions are 105'-2" by 54'-0". Other dimensions shown include 54'-0", 52'-6", 43'-6", 25'-0", 19'-0", 43'-6", 25'-0", 19'-0", 52'-6", 43'-6", 25'-0", 19'-0", 54'-0", 105'-2", 300 sq. ft., 200 sq. ft., 545 sq. ft. (x2), and 33'-4" w x 9'-0" h, 33'-4" w x 6'-0" h, 33'-4" w x 16'-4" h.

Architectural section drawing of a building facade showing four bays labeled Bldg. 4A.4h, Bldg. 4A.4i, Bldg. 4A.4j, and Bldg. 4A.4k. Each bay contains a red rectangular area with dimensions 20' w x 14'-0" h. The drawing includes vertical dimensions on the left (54'-0", 49'-0", 34'-10", 24'-0", 9'-10") and a total width dimension of 119'-7". A blue arrow points to a dimension of 280 sq. ft. (x4) across the top. The drawing is labeled "SEE SHEET P4-05" and "CONTRACTOR".

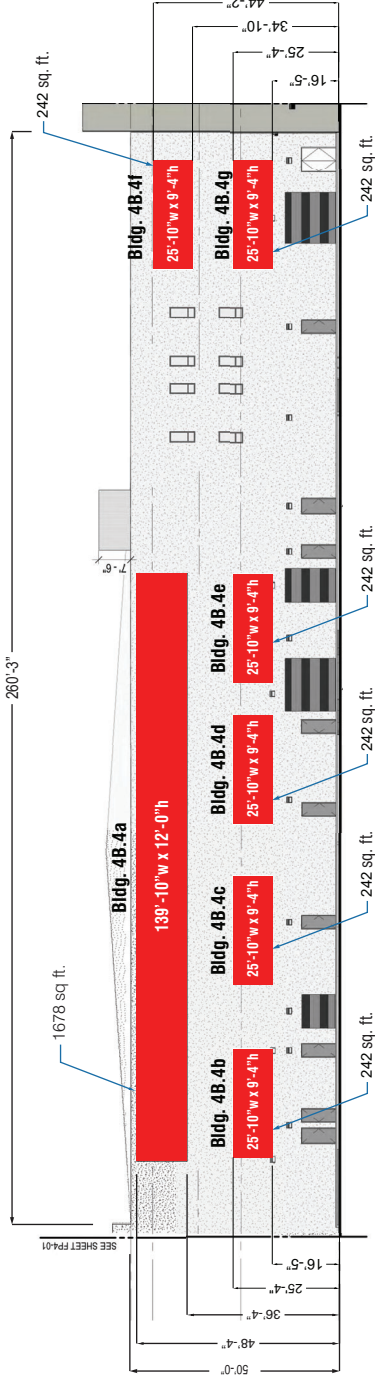
23

BUILDING 4B

Total Building: 13,013 Sq. Ft.

Total Allowed: 2603 Sq. Ft.

Total Signs: 3130 Sq. Ft. Requested

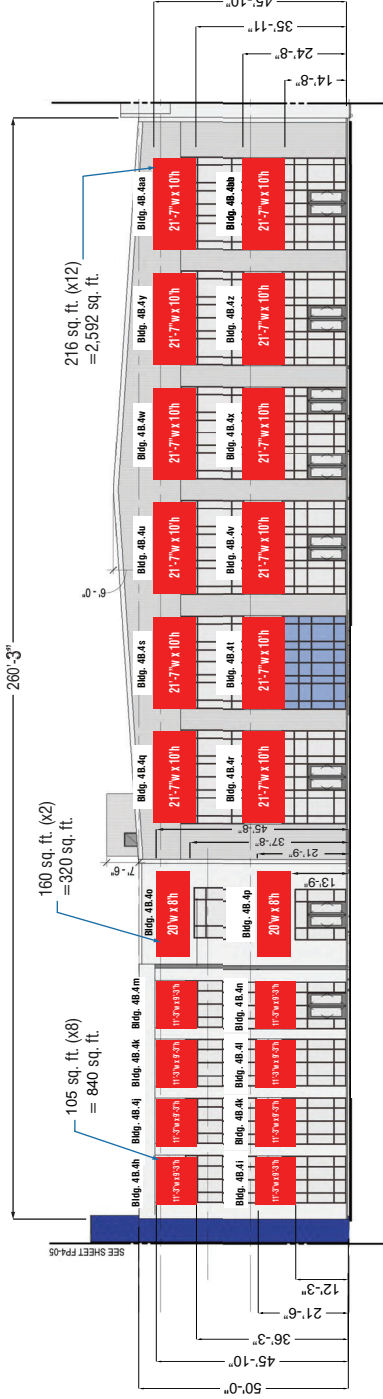


1 BUILDING 4B (W2) EXT. ELEV - WEST  
SCALE 3/32"=1'

Total Building: 13,013 Sq. Ft.

Total Allowed: 2,603 Sq. Ft.

Total Signs: 3,752 Sq. Ft. Requested



2 BUILDING 4B (W2) EXT. ELEV - EAST  
SCALE 3/32"=1'



COMPANY NAME:

**DISTRICT 2**

2950 SIRIUS AVENUE  
LAS VEGAS, NV

CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:  
MAO HERNANDEZ  
SALESPERSON EMAIL:  
MAO@HIGHIMPACTSIGN.COM  
DESIGNER:  
G.BLOK  
FONTS:

DESIGN NUMBER: 240127-05-V

INITIAL PROOF DATE:

04/22/24 GB

MOST RECENT REVISION DATE AND INITIAL:

11/14/24 GB

REVISION DATES:

04/22/24 GB  
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06/06/24 GB  
06/25/24 GB  
07/23/24 GB  
08/16/24 GB  
10/07/24 GB  
11/04/24 GB



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

LICENSE NUMBERS:

STATE LIC# 47418A

C-6 UNLIMITED

UL FILE# 3358977

24-0578  
01/21/2025

FIELD SURVEY REQUIRED  
ALL MEASUREMENTS MUST BE  
VERIFIED PRIOR TO PRODUCTION START

FILE LOCATION AND NAME:  
ART FILES\_2024\A-F\DISTRICT 2\PROPOSAL ART\240127-05-DISTRICT 2-EXTERIOR\_T

240127



COMPANY NAME:

**DISTRICT 2**  
2950 SIRIUS AVENUE  
LAS VEGAS, NV

CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:  
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SALESPERSON EMAIL:  
MAO@HIGHIMPACTSIGN.COM  
DESIGNER:  
G.BLOK  
FONTS:

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LICENSE NUMBERS:

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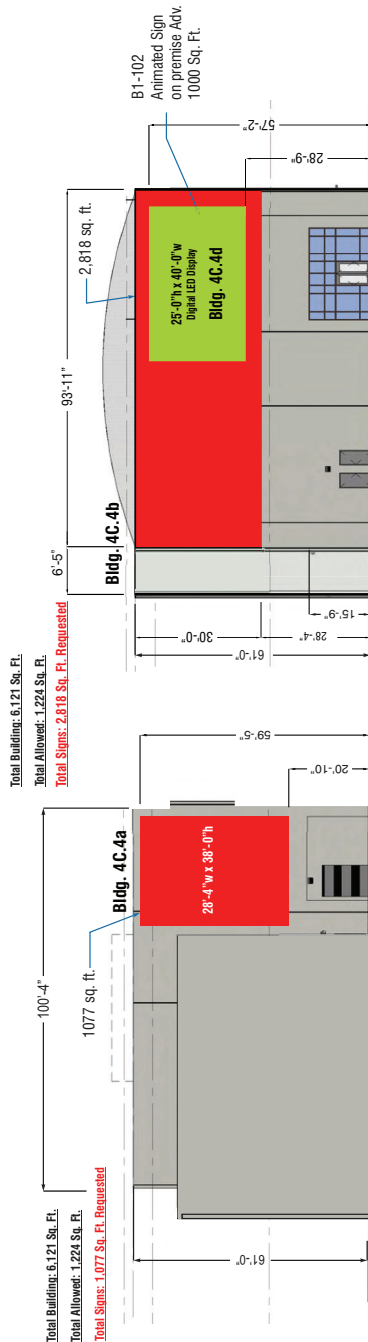
M/J# 100223944 CI#12945-C-153860  
UL FILE# 3358977

**24-0578**  
01/21/2025  
REVISIONS TO BE MADE TO THE ORIGINALS AND SUBMITTED TO THE CITY OF LAS VEGAS FOR REVIEW AND APPROVAL. THE CITY OF LAS VEGAS IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE SIGNAGE. THE CITY OF LAS VEGAS IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE SIGNAGE. THE CITY OF LAS VEGAS IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE SIGNAGE.

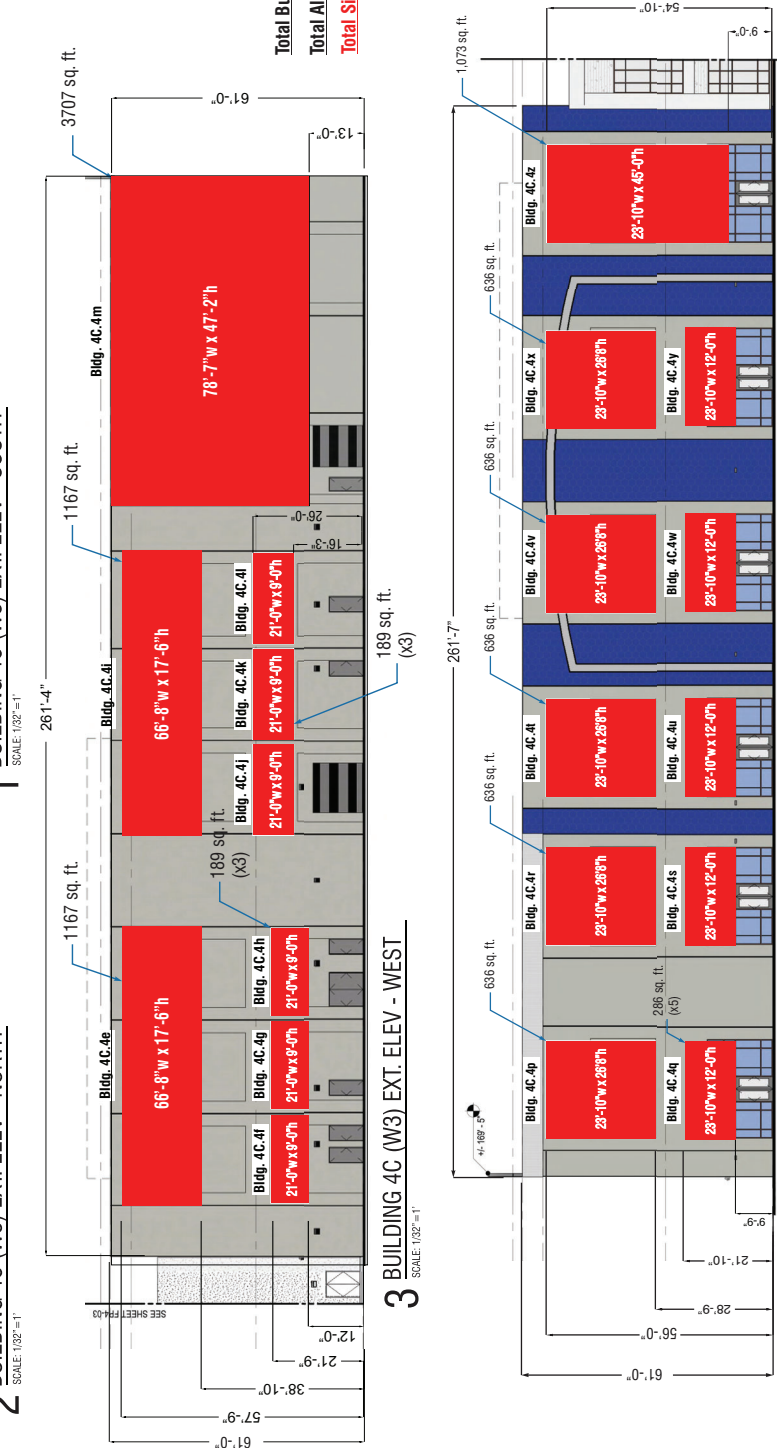
25



## BUILDING 4C



## 4 BUILDING 4C (W3) EXT. ELEV - EAST



**24-0578**  
01/21/2025

## 240127

FILE LOCATION AND NAME:  
ART FILES\_2024\A-F\DISTRICT 2\PROPOSAL ART\240127-05-DISTRICT 2-EXTERIOR\_T







COMPANY NAME:

# DISTRICT 2

2950 SIRIUS AVENUE  
LAS VEGAS, NV

CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:

MAO HERNANDEZ

SALESPERSON EMAIL:

MAO@HIGHIMPACTSIGN.COM

DESIGNER:

G.BLOK

FONTS:

DESIGN NUMBER: 240127-05-V

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06/25/24 GB	
07/23/24 GB	
08/16/24 GB	
10/07/24 GB	
11/04/24 GB	



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SALES@HIGHIMPACTSIGN.COM

LICENSE NUMBERS:

STATE LIC# 47418A

C-6 UNLIMITED

U/L FILE# E358977

M/J# 1002123944 CI# 2945-C-153860

24-0578

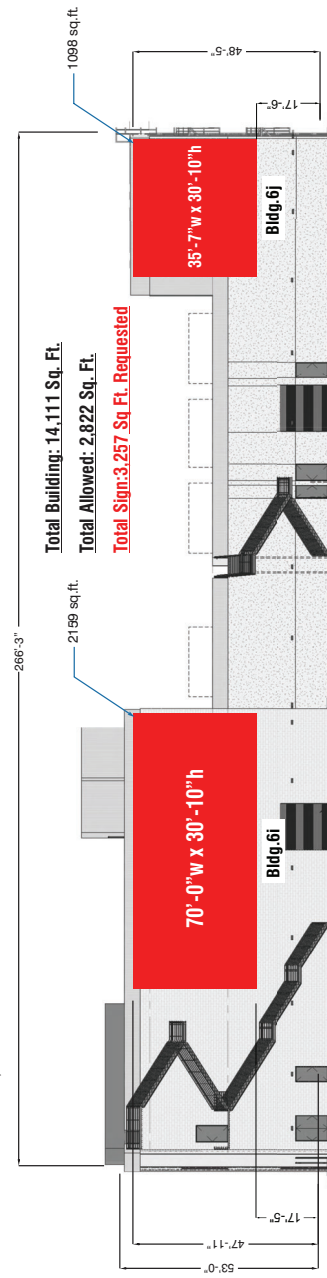
01/21/2025

REVISIONS: ALL CHANGES MUST BE MADE TO THE ORIGINAL DRAWING AND ALL REVISIONS MUST BE APPROVED BY THE CLIENT AND THE DESIGNER. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER IS NOT RESPONSIBLE FOR OBTAINING PERMITS OR APPROVALS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER IS NOT RESPONSIBLE FOR OBTAINING PERMITS OR APPROVALS.

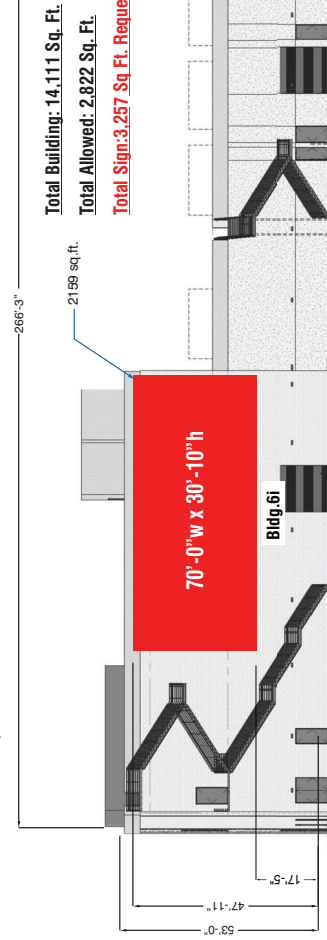
Total Building: 5,300 Sq. Ft.  
Total Allowed: 1,060 Sq. Ft.  
Total Sign: 714 Sq Ft. Requested



1 BUILDING 6 (E) EXT. ELEV. - SOUTH  
SCALE: 1/32" = 1'

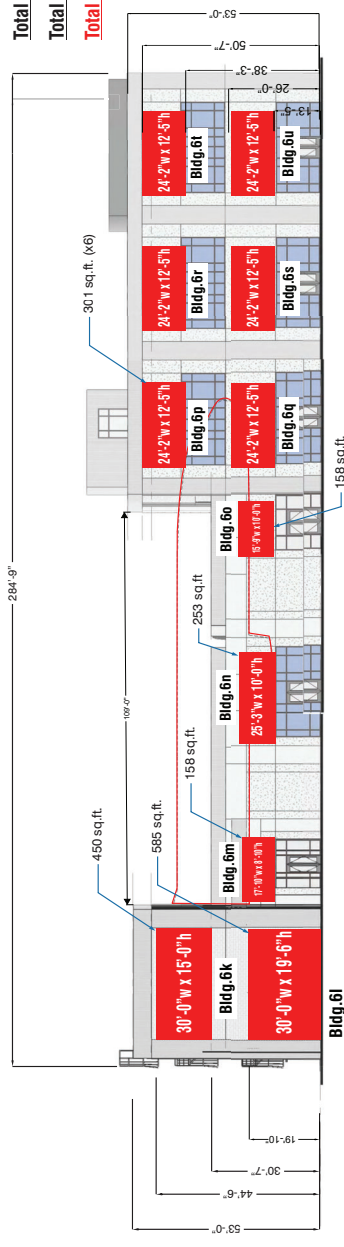


3 BUILDING 6 (E) EXT. ELEV. - NORTH  
SCALE: 3/32" = 1'



4 BUILDING 6 (E) EXT. ELEV. - EAST  
SCALE: 3/32" = 1'

Total Building: 12,649 Sq. Ft.  
Total Allowed: 2,529 Sq. Ft.  
Total Sign: 3,410 Sq Ft. Requested



2 BUILDING 6 (E) EXT. ELEV. - WEST  
SCALE: 3/32" = 1'



**COMPANY NAME:**

2950 SIRIUS AVENUE  
LAS VEGAS, NV

**CLIENT APPROVAL:**

APPROVAL DATE:

SALESPERSON:

SALES PERSON.  
MAO HERNANDEZ

SALESPERSON EMAIL:

SALES PERSON EMAIL:  
MAO@HIGHIMPACTSIGN.COM

DESIGNER:

**FONTS:**

DESIGN NUMBER: 240127-05-V

INITIAL PROOF DATE:

04/22/24 GB

**MOST RECENT REVISION DATE AND INITIAL:**

11/14/24 GB

**REVISION DATES:**

Order	Order Date	Order Status	Order Type	Order Amount	Order Date	Order Status	Order Type	Order Amount
1	04/22/24	GB			9	11/13/24	GB	

05/08/24 GB

3	06/06/24 GB	11
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06/25/24 GB

07/31/24 GB

08/16/24 GB	13
08/16/24 GB	14

6	00/10/24 GB	4
7	10/07/24 GB	5

	7			9
	10/10/16/1			



LAS VEGAS, NV

702.736.7446 | FAX 702.644.0678

702.730.7440 | FAX 702.344.0078  
SALES@HIGHIMPACTSIGN.COM

**LICENSE NUMBERS:**

STATE LIC# 47418A

C-6 UNLIMITED

MJ# 1002123944 C11-12945-C-153860

III E# 358977

UL FILE # 358977

24-05  
01/21/2

RENDERINGS, INCLUDING COLOR CALLOUTS, LAYOUT AND MATERIALS ARE CONCEPTUAL AND FOR PRODUCTION APPROVAL ONLY. WHILE EVERY REASONABLE EFFORT WILL BE TAKEN TO INSURE A MATCH

CUSTOMER MUST PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE (INCLUDING WIRING FROM PANEL) TO WITHIN 6 FEET OF ANY ELECTRICAL ALL CALL-OUTS ARE ONLY FOR REFERENCE AND MAY NOT MATCH EXACT

WIRING FROM PANEL) TO WITHIN 6 FEET OF ANY SIGNAGE INSTALLATION TO MEET N.E.C. CODE

FILE LOCATION AND NAME:

ART FILES 2024\A-F\DISTRICT 2\ PROPOSAL ART\240127-05-DISTRICT 2-EXTERIOR T

240127

OM



# Area 15 District 2 INCIDENTAL SIGNS



STEEL AND SPECIALTIES

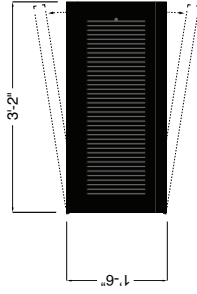
702.736.7448  
FAX 702.736.1635  
820 Wigwam Pkwy Suite #100  
Henderson, NV 89014

24-0578

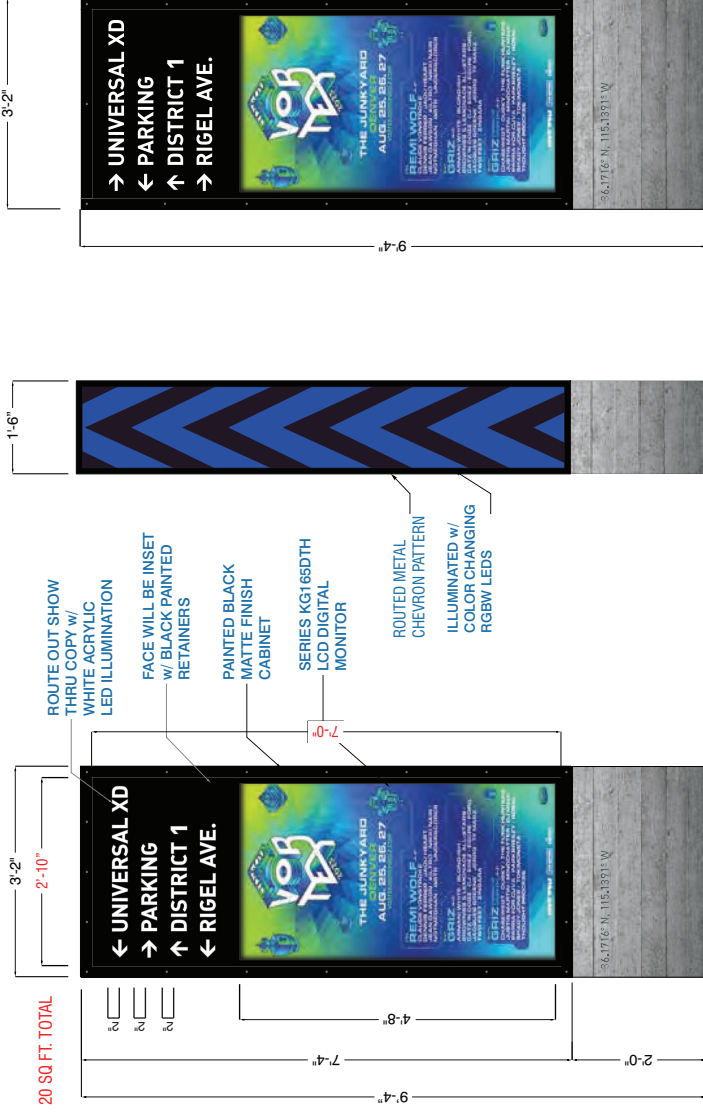
06/13/2025

**SCOPE OF WORK:**  
Fabricate and install the following: FIVE ( 5 ) TOTAL  
SIGN TYPE IS: K1 DIR 1-5  
D/F INCIDENTAL SIGNS  
9'-4" x 3'-2" x 1'-6" PAINTED BLACK METAL CABINET.  
RETAINERS ON SIDE AND TOP/ BOTTOM TO HAVE PAINTED RIVETS  
- TOP COPY TO BE ROUTE OUT SHOW THRU w/ WHITE  
ACRYLIC BACKER & LED ILLUMINATION.  
- LCD SCREEN TO BE SERIES KG16SDTH (SEE DETAIL PAGE)  
BOTTOM TO BE FORMED CONCRETE BASE w/ LETTERS  
CAST INTO BOTTOM (TBD).

## RGBW LIGHTING



20 SQ. FT. TOTAL



**K1** DIR 1-5 SIGN TYPE K1- SIDE B  
SCALE: 1 1/2" = 1'-0"

**K1** DIR 1-5 SIGN TYPE K1- SIDE A  
SCALE: 1 1/2" = 1'-0"

24-05  
01/21/20

FILE LOCATION AND NAME:  
ART FILES 2024\A-F\DISTRICT 2\ PROPOSAL ART\240127-05-DISTRICT 2-EXTERIOR T

240127

32

COMPANY NAME:

## DISTRICT 2

2950 SIRIUS AVENUE  
LAS VEGAS, NV

**CLIENT APPROVAL:**

APPROVAL DATE:

SALESPERSON:

**MAO HERNANDEZ**  
**SALESPERSON EMAIL:**

SALES PERSON EMAIL:  
MAO@HIGHIMPACTSIGN.COM

DESIGNER:

**FONTS:**

DESIGN NUMBER: 240127-05-V

INITIAL PROOF DATE:

04/22/24 GB

**MOST RECENT REVISION DATE AND INITIAL:**

11/14/24 GB

REVISION DATES:

04/22/24 GB

05/08/24 GB

06/06/24 GB

06/25/24 GB

07/27/24 CB

5 01/23/24 GB

6 08/16/24 GB

7 10/07/24 GB



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

**LICENSE NUMBERS:**

STATE LIC# 47418A

C-6 UNLIMITED

MJ# 1002123944 C11-12945-C-153860

III EILE# 358977

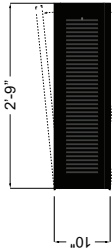




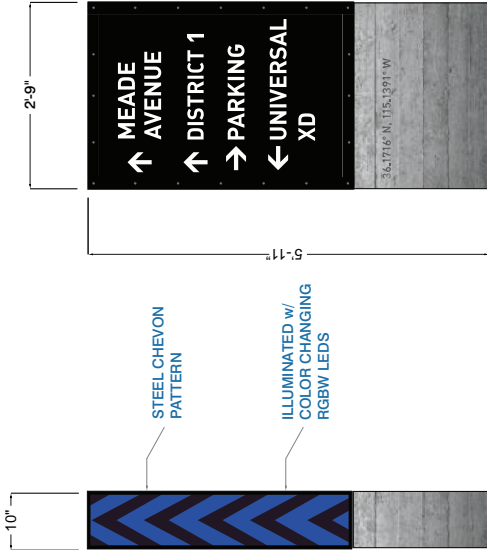
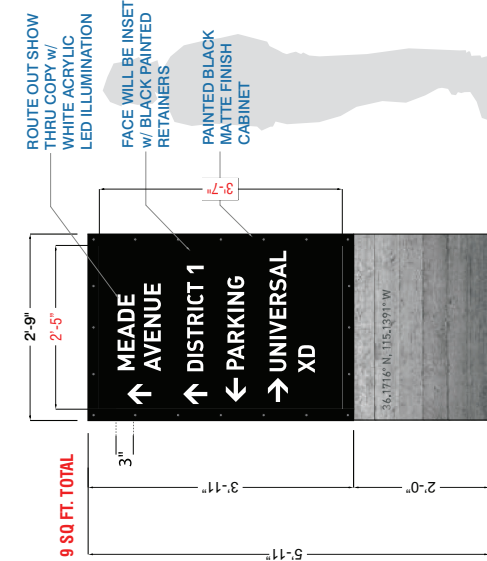
INCIDENTAL SIGNS

SCOPE OF WORK:

Fabricate and install the following: TEN (10) TOTAL SIGN TYPE IS: W1-1  
5'-11" x 2'-9" x 10" PAINTED BLACK METAL CABINET.  
RETAINERS ON SIDE AND TOP/ BOTTOM TO HAVE PAINTED RIVETS  
- TOP COPY TO BE ROUTE OUT SHOW THRU W/ WHITE ACRYLIC BACKER & LED ILLUMINATION.  
BOTTOM TO BE FORMED CONCRETE BASE w/ LETTERS CAST INTO BOTTOM (TBD).



PLAN VIEW



END VIEW

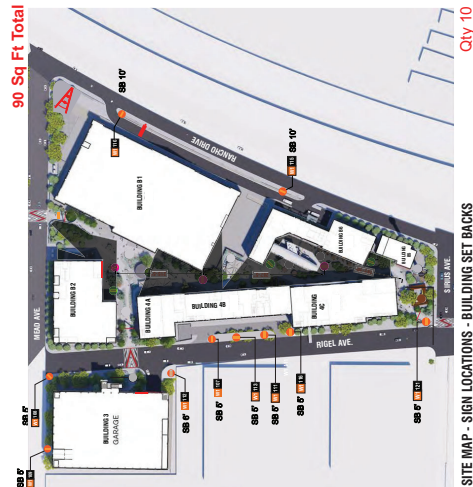
W1 1 | SIGN TYPE W.1-1- SIDE A  
SCALE: 1 1/2" = 1'-0"

W1 1 | SIGN TYPE W.1-1- SIDE B  
SCALE: 1 1/2" = 1'-0"

RGB-W MODULE



RGBW LIGHTING



SITE MAP - SIGN LOCATIONS - BUILDING SET BACKS

COMPANY NAME:

**DISTRICT 2**

2950 SIRIUS AVENUE  
LAS VEGAS, NV

CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:  
MAO HERNANDEZ  
SALESPERSON EMAIL:  
MAO@HIGHIMPACTSIGN.COM  
DESIGNER:  
G.BLOK  
FONTS:

DESIGN NUMBER: 240127-05-V

INITIAL PROOF DATE:

04/22/24 GB

MOST RECENT REVISION DATE AND INITIAL:

11/14/24 GB

REVISION DATES:

04/22/24 GB	11/13/24 GB
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08/16/24 GB	
10/07/24 GB	
11/04/24 GB	



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LICENSE NUMBERS:

STATE LIC# 47418A

C-6 UNLIMITED

M/J# 1002123944 CI#12945-C-153860

UL FILE# E358977

**24-0578**  
01/21/2025

REVISIONS: 1. ADD RGBW LIGHTING AND RETAINERS TO THE BOTTOM OF THE SIGN. 2. ADD RGBW LIGHTING TO THE TOP OF THE SIGN. 3. ADD RGBW LIGHTING TO THE SIDE OF THE SIGN. 4. ADD RGBW LIGHTING TO THE BACK OF THE SIGN. 5. ADD RGBW LIGHTING TO THE FRONT OF THE SIGN. 6. ADD RGBW LIGHTING TO THE TOP OF THE SIGN. 7. ADD RGBW LIGHTING TO THE BOTTOM OF THE SIGN. 8. ADD RGBW LIGHTING TO THE SIDE OF THE SIGN. 9. ADD RGBW LIGHTING TO THE BACK OF THE SIGN. 10. ADD RGBW LIGHTING TO THE FRONT OF THE SIGN.

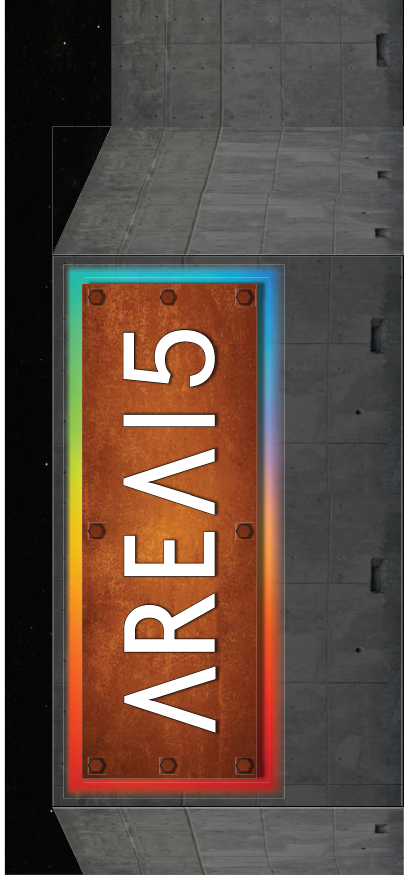


SIGN TYPE DES-1  
DEVELOPMENT ENTRY STATEMENT

DES 1



DES 1 PROPOSED: S/F INTERNALLY ILLUMINATED CABINET - DAY SCALE: 1 1/2" = 1'



SCOPE OF WORK:  
FABRICATE & INSTALL:

A. ONE (1) ALUMINUM ILLUMINATED DEVELOPMENT: DES\_1  
ENTRY STATEMENT SIGNS  
NORTH WEST CORNER

SIZE OF SIGN FACE: 3'-0" H x 8'-6" W

STAND OFF OF THE EXISTING BRICK RETAINING WALL TO 1" SPACING

26 sq ft

COMPANY NAME:

DISTRICT 2

2950 SIRIUS AVENUE  
LAS VEGAS, NV

CLIENT APPROVAL:

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MAO@HIGHIMPACTSIGN.COM  
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UL FILE# E358977

24-0578  
01/21/2025

FIELD SURVEY REQUIRED.  
ALL MEASUREMENTS MUST BE  
VERIFIED PRIOR TO PRODUCTION START



## DES 2

DES 2

2950 SIRIUS AVENUE  
LAS VEGAS, NV

APPROVAL DATE:

**SALESPERSON:**  
**MAO HERNANDEZ**

**SALESPERSON EMAIL:**  
**MAO@HIGHIMPACTSIGN.COM**

**DESIGNER:**  
**G.BLOK**

**FONTS:**

**MOST RECENT REVISION DATE AND INITIAL:**

1	10/01/24 CB	15
2	11/04/24 CB	15



**MJ# 1002123944 C11-12945-C-153860**

© 2019 CHT 2024 HIGH IMPACT SIGN

USE OF THIS ARTICLE FOR ANY PURPOSE OTHER THAN HIGH IMPACT SPECIALTIES FOR ANY PURPOSE WHATSOEVER WITHOUT A SIGNED RELEASE FROM

## UZY HIGH IMPACT SIGNS, STEEL, AND SPECIALTIES

ARE CONCEPTUAL AND FOR PRODUCTION APPROVAL ONLY.  
WHILE EVERY REASONABLE EFFORT WILL BE TAKEN TO INSURE A MATCH  
ALL CALL OUTS ARE ONLY FOR DESIGN/USE AND MAY NOT AT ALL EXACT

**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.

27

15

10

**PROPOSED: S/F INTERNALLY ILLUMINATED CABINET - DAY**

**PROPOSED**  
SCALE: 1/2" = 1'

A close-up of a brown, rectangular sign with the text "AREA 15" in white, mounted on a dark, textured wall. The sign is framed by a glowing, multi-colored border.

26 sq ft

**SETBACK FROM PL 5'-0"**

**S/F INTERNALLY ILLUMINATED CABINET - NIGHT**

FILE LOCATION AND NAME:  
ART FILES\_2024\A-F\DISTRICT 2\PROPOSAL ART\240127-05-DISTRICT 2-EXTERIOR\_t

**FIELD SURVEY REQUIRED**  
ALL MEASUREMENTS MUST BE  
VERIFIED PRIOR TO PRODUCTION START

240127

MATERIAL REFERENCE  
K1, W1, W2, DES\_B2-100-P1-101 SIGNS



PAINTED MATTE BLACK FINISH



BOARD-FORMED CONCRETE



STRUCTURAL METAL BRACING WITH RIVETS



GRAPHICS CAST INTO CONCRETE



STRUCTURAL METAL BRACING WITH RIVETS

COMPANY NAME:

DISTRICT 2  
2950 SIRIUS AVENUE  
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M/J# 1002123944 CI# 12945-C-153860  
UL FILE# E358977

24-0578  
01/21/2025



CONCRETE BASE CONCEPTS

K1, W1, W2 SIGNS



COORDINATES CAST INTO CONCRETE



CROP CIRCLES CAST INTO CONCRETE



ALIEN ALPHABET CAST INTO CONCRETE



SYMBOLS CAST INTO CONCRETE



COMPANY NAME:

DISTRICT 2  
2950 SIRIUS AVENUE  
LAS VEGAS, NV

CLIENT APPROVAL:

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24-0578  
01/21/2025

REVISIONS: ALL CHANGES MUST BE MADE TO THE ORIGINAL DESIGN AND APPROVED BY THE CLIENT. ANY CHANGES MADE AFTER THE INITIAL PROOF DATE WILL BE AT THE CLIENT'S RISK. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.