

# 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** AAdams@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** NINSTON FISHER

Subscribed and sworn before me

This 30th day of September, 2021

[Signature]  
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



LEGEND

DIS2 B2-100	PYLON SIGN DISPLAY
Qty. (1) - Page 6-9	- 624 Sq Ft. Total
DIS2 P1-101	BILLBOARD DISPLAY
Qty. (1) - Page 10-12	-1620 Sq Ft. Total
W1 107-121	INCIDENTAL SIGNS
Qty. (10) - Page 34 - 9	Sq Ft. Each
W2 105-145	INCIDENTAL SIGNS
Qty. (10) - Page 35 - 12	Sq Ft. Each
K1 101-141	INCIDENTAL SIGNS
Qty. (5) - Page 32 - 21	Sq Ft. Each
DES 1 DES 2	DEVELOPMENT ENTRY STATEMENT
Qty. (2) - Page 36-37	-26 Sq Ft. Each

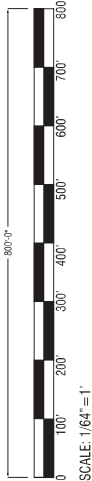
-Note illumination for all animated signs (LVDC 19.08.120.B.11 requires LED brightness not to exceed 300 nits for animated signs and that brightness automatically changes with surrounding light levels. Animated signs will employ static messages with a minimum duration of 6 seconds per msg. and a transition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



DISTANCES FROM SIGNS



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

POINTS:

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

05/08/24 GB

06/05/24 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 LIC# 47418A

C-6 UNLIMITED

MJ# 1002123944 CI#12945-C153860

FILE# 358977

24-05-05

11/21/2024

SEE ATTACHED SIGNAGE FOR ALL SIGNS, LETTERS AND MATERIALS. ALL SIGNS MUST BE INSTALLED WITHIN THE SPECIFIED TIME FRAME. ALL SIGNS MUST BE INSTALLED WITHIN THE SPECIFIED TIME FRAME. ALL SIGNS MUST BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.







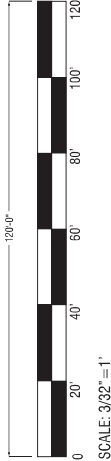
RENDERINGS, INCLUDING COLOR CALL-OUTS, LAYOUT AND MATERIALS ARE CONCEPTUAL AND FOR PRODUCTION APPROVAL ONLY. WHILE EVERY REASONABLE EFFORT WILL BE TAKEN TO INSURE A MATCH, ALL CALL-OUTS ARE ONLY FOR REFERENCE AND MAY NOT MATCH EXACTLY.

CUSTOMER MUST PROVIDE 120 VOLT MINIMUM ELECTRICAL SERVICE, INCLUDING WIRING FROM PANEL, TO WITHIN 6 FEET OF AN ELECTRICAL

240127

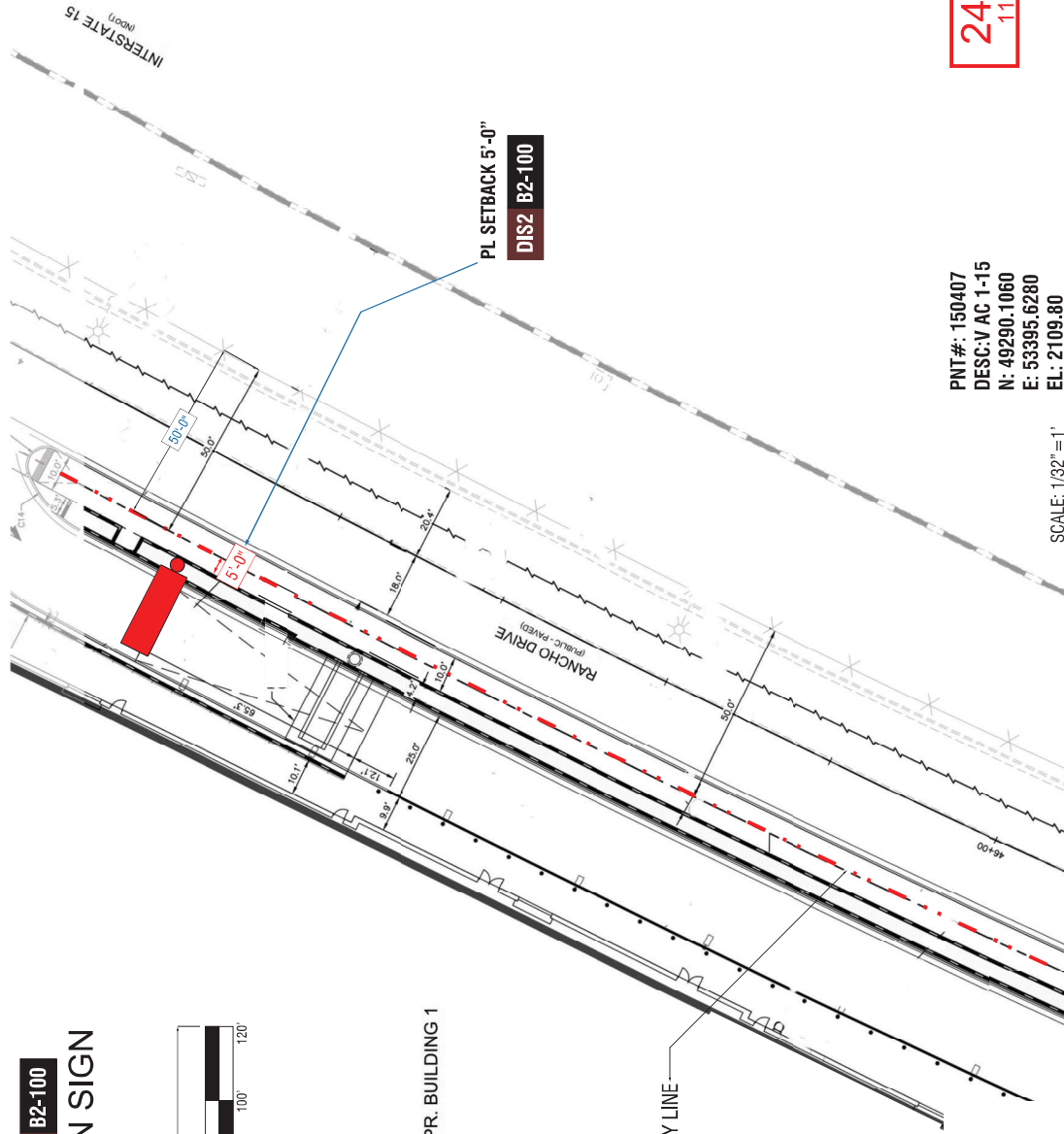


SIGN TYPE B2-100 DIS2 B2-100  
FREESTANDING PYLON SIGN



PR. BUILDING 1

PROPERTY LINE



PNT #: 150407  
DESC: V AC 1-15  
N: 49290.1060  
E: 53395.6280  
EL: 2109.80

SCALE: 1/32" = 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:

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	▲
10/10/24 GB	▲
11/04/24 GB	▲



LAS VEGAS, NV  
702.736.7446 | FAX 702.644.0878  
SALES@HIGHIMPACTSIGN.COM

LICENSE NUMBERS:  
STATE LIC# 47418A  
C-6 UNLIMITED  
MJ# 1002123944 CTI-12945-C-153860

LUL FILE# 1358977

24-05-78  
11/21/2024

THIS DOCUMENT IS THE PROPERTY OF HIGH IMPACT SIGNS, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HIGH IMPACT SIGNS, LLC.

FILE LOCATION AND NAME:  
ART FILES\_2024 VA-F-DISTRICT 2\_PROPOSAL ART\240127-05-DISTRICT 2-EXTERIOR\_I

240127

**COMPANY NAME:**

## DISTRICT 2

2950 SIRIUS AVENUE  
LAS VEGAS, NV

**CLIENT APPROVAL:**

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

SALESPERSON:

**MAO HERNANDEZ**

SALESPERSON EMAIL:

SALESPERSON EMAIL.  
MAO@HIGHIMPACTSIGN.COM

DESIGNER:

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

**FONTS:**

DESIGN NUMBER: 240127-05-V

**INITIAL PROOF DATE:**

INITIAL PROOF DATE:  
04/22/24 GB

**MOST RECENT REVISION DATE AND INITIAL:**

11/14/24 GB

REVISION DATES:

Item	Quantity	Unit Price	Total Price
1	04/22/24 GB	11/13/24 GB	

2	05/08/24 GB	-10
3		

2	06/06/24 GB	10
3	06/06/24 GB	44

	06/25/24 GR	A
	06/26/24 GR	H

4	06/25/24 GB	12
4	07/10/24 GB	12
4	07/10/24 GB	12

07/23/24 GB

08/16/24 GB 14

7	10/10/24 GB	15
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LAS VEGAS, NV

702.736.7446 | FAX 702.644.0678

702.730.7440 | FAX 702.644.0070  
SALES@HIGHIMPACTSIGN.COM

LICENSE NUMBERS:

LICENSE NUMBERS:  
STATE | IC# 47418A

STATE LIC# 472

C-6 UNLIMITED

MJ# 1002123944 CII-

21057070

24-0568

PROPOSED PYLON LOCATION (B2-100)

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

240127

7





## An aerial photograph of a highway interchange. A yellow line is drawn across the image, parallel to the freeway, indicating a 90-foot offset. The text "90' FEET FROM FREEWAY" is written vertically along this line. The image shows the highway, surrounding roads, and some commercial buildings in the background.

7.0

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



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

FILE# E358977

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.

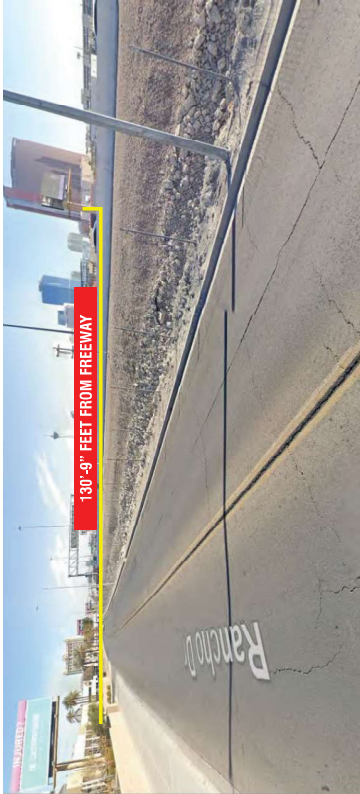
CUSTOMER MUST PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE, INCLUDING METER/ON PANELS TO WITHIN 6 FEET OF ANY ELECTRICAL

CUSTOMER MUST PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE (INCLUDING WIRING FROM PANEL) TO WITHIN 6 FEET OF AN ELECTRICAL ALL CALLOUTS ARE ONLY FOR REFERENCE AND MAY VARY BY SWITCH LOCATION







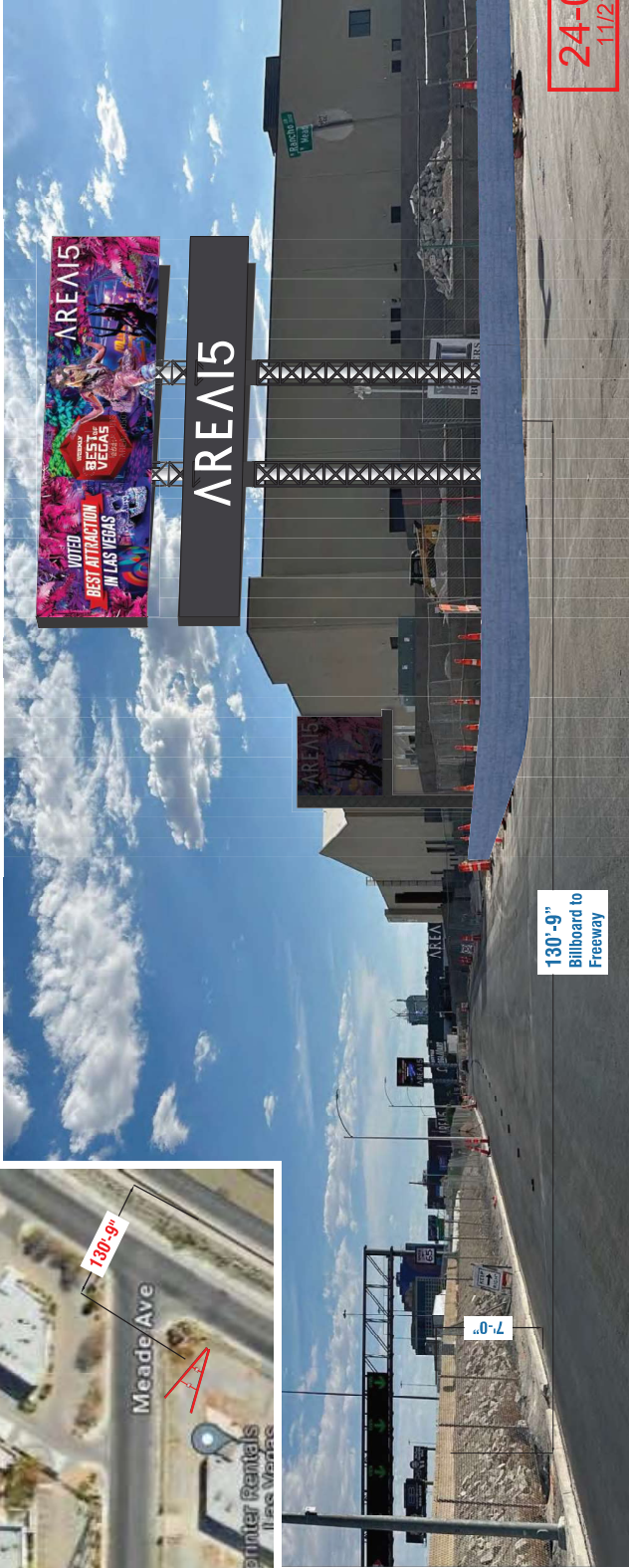


**SIGN TYPE P1-101**  
PRIMARY SITE ID | FREESTANDING BILLBOARD

7 FT. FREEWAY ELEVATION

TOTAL HEIGHT 80'-0" FT. REQUESTED

DISTANCE FROM THE FREESTANDING SIGN AND BILLBOARD SIGN TO  
THE FREEWAY 130'-9"



Distance from billboard to freeway - NTS

FILE LOCATION AND NAME:  
ART FILES\_2024 VA-F-DISTRICT 2\PROPOSAL ART\240127-04-DISTRICT 2-EXTERIOR\_R

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	
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		



702.736.7446 | FAX 702.644.0878  
SALES@HIGHIMPACTSIGN.COM  
LICENSE NUMBERS:  
STATE LIC# 47418A

C-6 UNLIMITED

MJ# 1002123944 CT1-12945-C-153860

LUL FILE# 1358977

24-0578  
11/21/24

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

## 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 702.736.1838

820 Wigham Pkwy Suite #100  
Henderson, NV 89014

24-0578

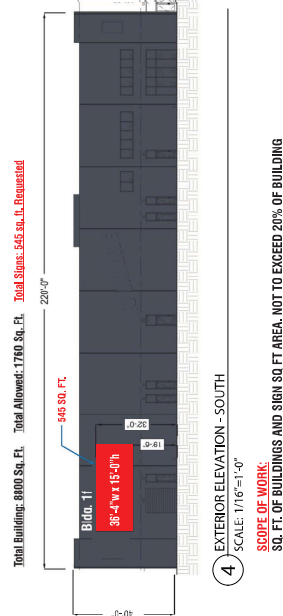
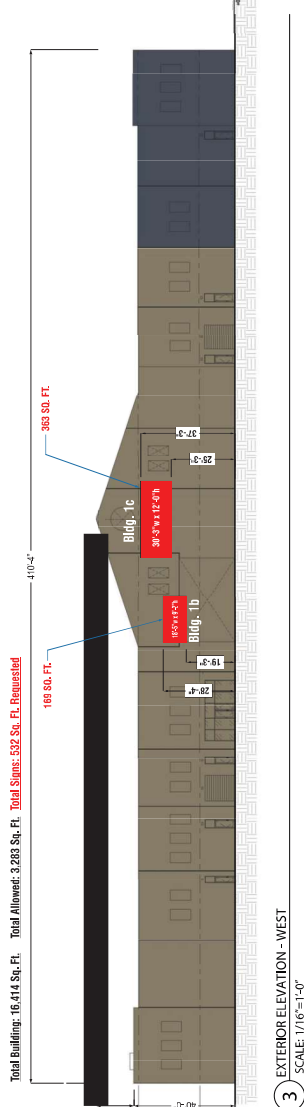
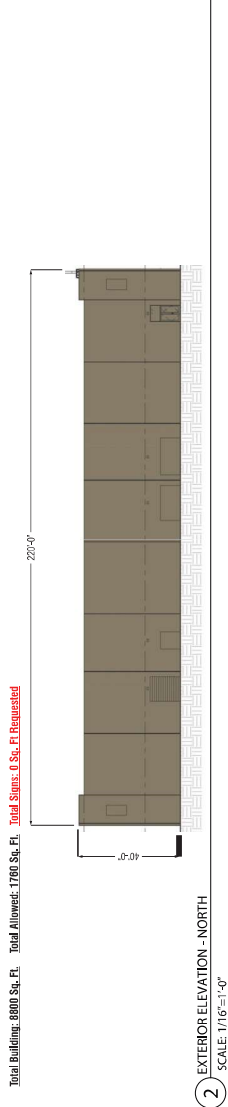
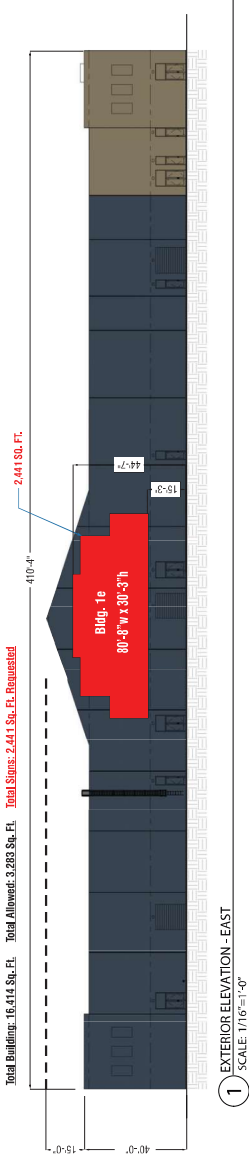
### **BUILDING B1:**







BUILDING B1



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		
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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	▲	



702.736.7446 | FAX 702.644.0878  
SALES@HIGHIMPACTSIGN.COM  
LICENSE NUMBERS:  
STATE LIC# 47418A  
C-6 UNLIMITED  
MJ# 1002123944 C11-12945-C-153860

U/LI# 13558977  
24-05-18  
11/21/2024  
FOR THE CITY OF LAS VEGAS, NV, THE CITY ENGINEER HAS REVIEWED THE PROPOSED SIGNAGE AND FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF LAS VEGAS, NV, SIGNAGE ORDINANCE. THE CITY ENGINEER HAS REVIEWED THE PROPOSED SIGNAGE AND FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF LAS VEGAS, NV, SIGNAGE ORDINANCE. THE CITY ENGINEER HAS REVIEWED THE PROPOSED SIGNAGE AND FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF LAS VEGAS, NV, SIGNAGE ORDINANCE.

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240127

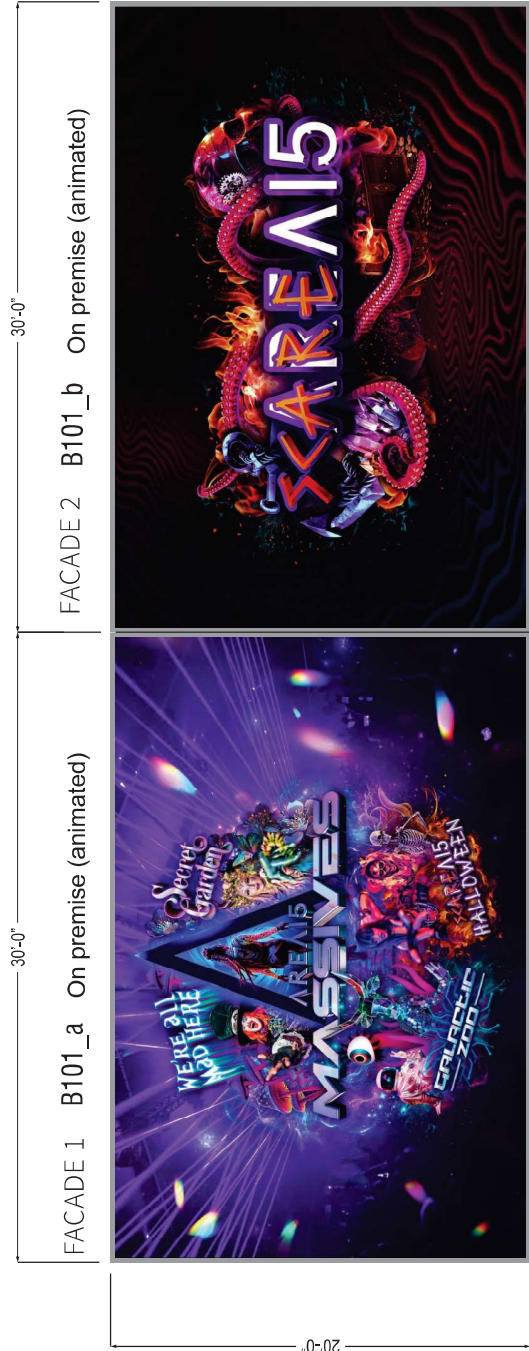
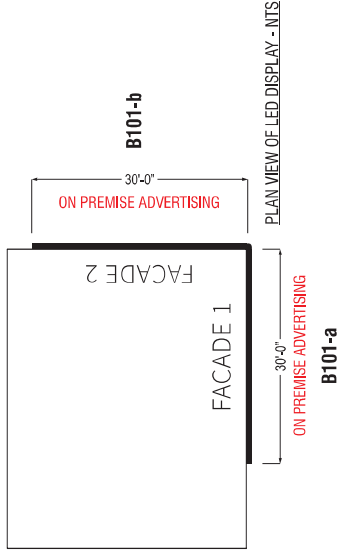
FILE LOCATION AND NAME:  
ART FILES\_2024 VA-F-DISTRICT 2\PROPOSAL ART\240127-05-DISTRICT 2-EXTERIOR\_I





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 VA-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  
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  
702.736.7446 | FAX 702.644.0878  
SALES@HIGHIMPACTSIGN.COM  
LICENSE NUMBERS:  
STATE LIC# 47418A  
C-6 UNLIMITED  
MJ# 1002123944 CT1-12945-C-153860  
LUL# 1558977

END VIEW 0578  
11/21/2024

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

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

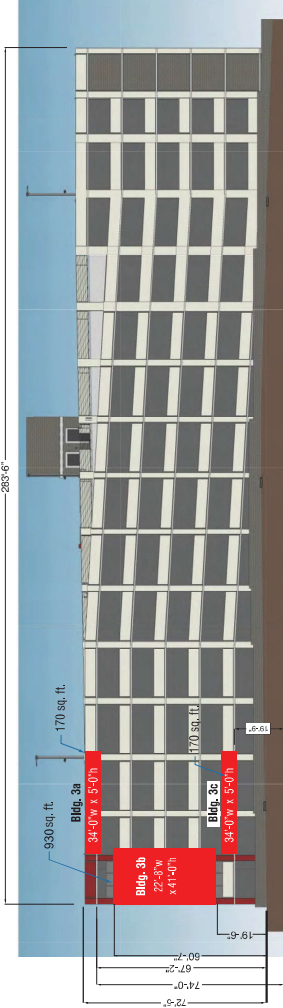
240127

19



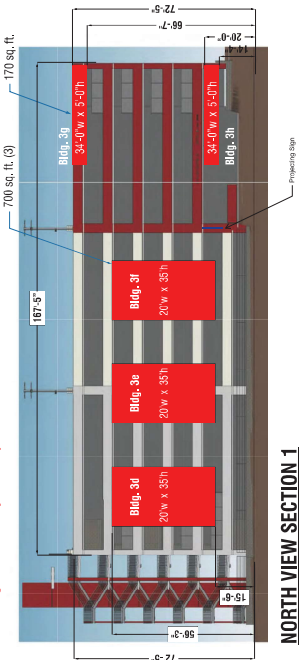
BUILDING 3 GARAGE

Total Building: 20,531 Sq. Ft.  
Total Allowed: 4,106 Sq. Ft.  
Total Signs: 1,270 Sq. Ft. Requested



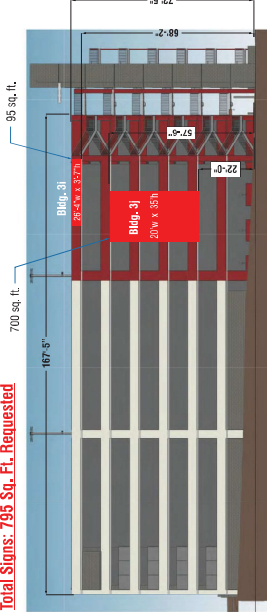
WEST VIEW SECTION 1  
Scale: 1/16" = 1'

Total Building: 12,124 Sq. Ft.  
Total Allowed: 2,425 Sq. Ft.  
Total Signs: 2,440 Sq. Ft. Requested



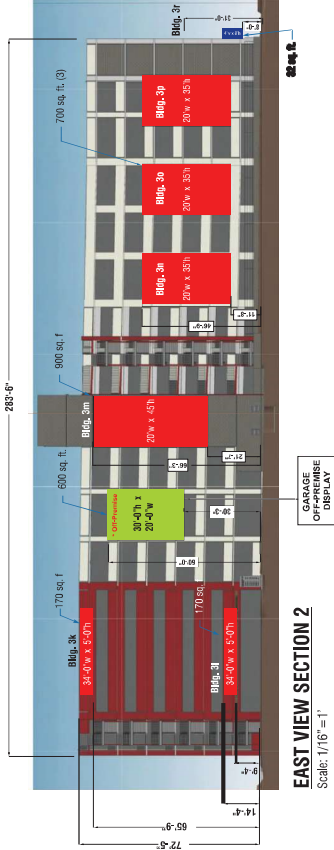
NORTH VIEW SECTION 1  
Scale: 1/16" = 1'

Total Building: 12,124 Sq. Ft.  
Total Allowed: 2,425 Sq. Ft.  
Total Signs: 795 Sq. Ft. Requested



SOUTH VIEW SECTION 2  
Scale: 1/16" = 1'

Total Building: 20,531 Sq. Ft.  
Total Allowed: 4,106 Sq. Ft.  
Total Signs: 3,340 Sq. Ft. Requested



EAST VIEW SECTION 2  
Scale: 1/16" = 1'

SETBACKS:



24-0578  
11/21/2024

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

FOONTS:

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



702.736.7446 | FAX 702.644.0878

SALES@HIGHIMPACTSIGN.COM

LICENSE NUMBERS:

C-6 UNLIMITED

STATE LIC# 47418A

MJ# 1002123944 C11-12945-C-153860

LUL# 1558977

11/21/2024

24-0578

11/21/2024

11/21/2024

11/21/2024

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11/21/2024

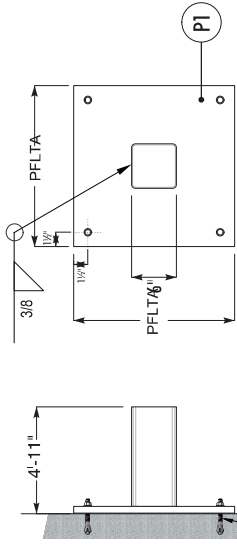
11/21/2024

11/21/2024

11/21/2024



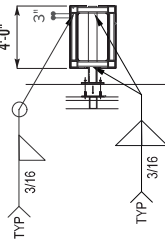
EAST VIEW GARAGE SECTION 2  
PROJECTING SIGN - DETAIL



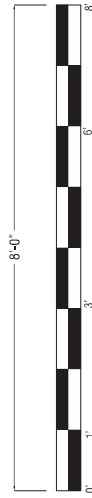
4 TYP SUPPORT & PLATE ATTACHMENT  
SCALE: 3/4" = 1'-0"

ENGINEERING REQUIRED

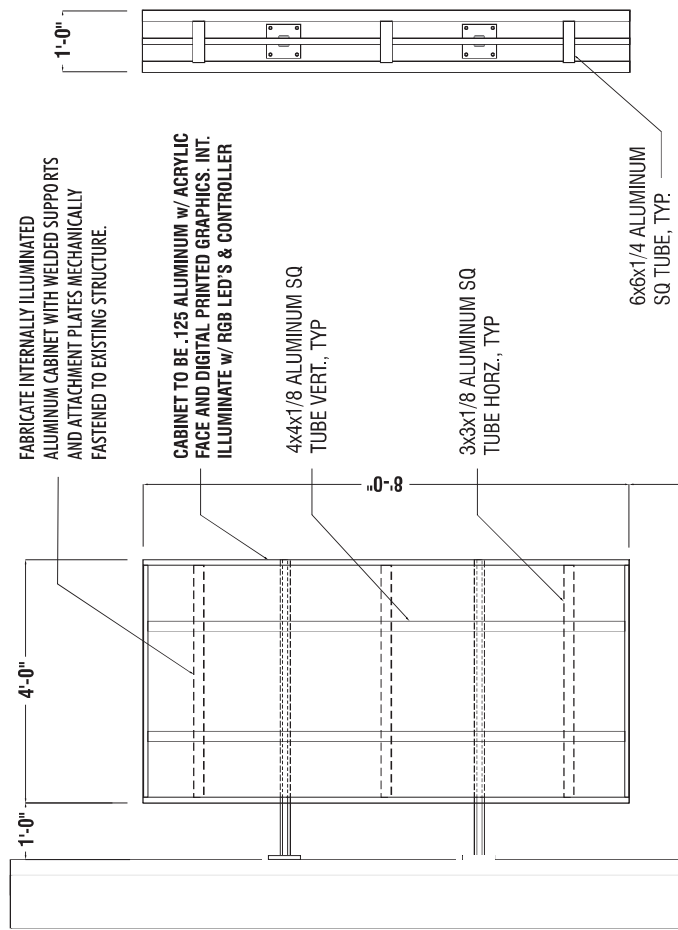
(4) Ø3/4" 316 SS THREADED RODS INSTALLED W/ HILTI HIT-REY 200 V3 W/ MIN. 4 3/4" EFFECTIVE EMBEDMENT. INSTALL PER MANUFACTURER'S INSTRUCTIONS & ESR-4888. DO NOT INTERFERE WITH EX. REINFORCEMENT



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



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



6x6x1/4 ALUMINUM SQ TUBE, TYP.

1'-0"

4'-0"

1'-0"

8'-0"

12'-0"

1'-0"

4'-0"

1'-0"

8'-0"

12'-0"

COMPANY NAME:  
**DISTRICT 2**  
2950 SIRIUS AVENUE  
LAS VEGAS, NV

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

SALESPERSON:  
MAO HERNANDEZ  
SALESPERSON EMAIL:  
MAO@HIGHIMPACTSIGNS.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

**HIGH IMPACT SIGNS**  
STEEL AND SPECIALTIES  
LAS VEGAS, NV  
702.736.7446 FAX 702.584.5876

LICENSE NUMBERS:  
STATE LIC# 47418A  
C-6 UNLIMITED  
MJ# 1002123944 C11-12945-C-153860  
U.I. FILE# 3558977

**POWER REQUIREMENT**  
120V / 16.0 AMP  
CIRCUIT 11/22/2024

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

FILE LOCATION AND NAME:  
ART FILES\_2024 V-A-F-DISTRICT 2\_PROPOSAL ART\240127-05-DISTRICT 2-EXTERIOR.t

**240127**

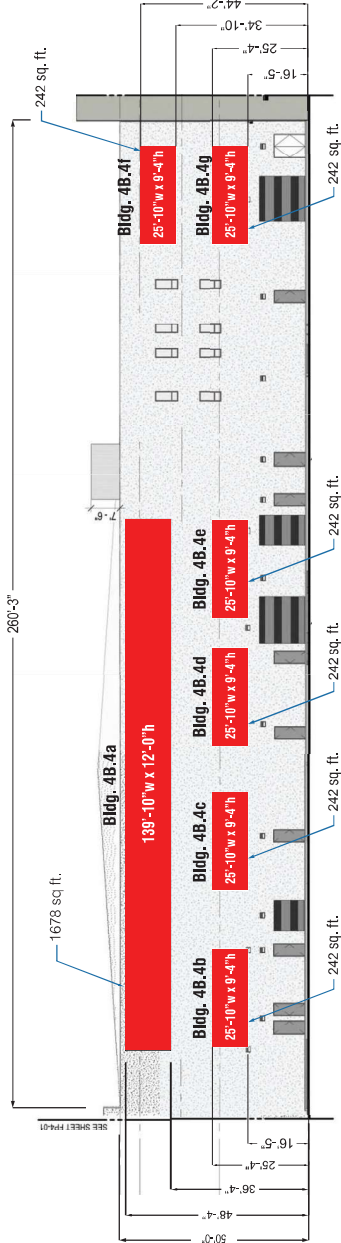


BUILDING 4B

Total Building: 13,013 Sq. Ft.

Total Allowed: 2603 Sq. Ft.

Total Signs: 3130 Sq. Ft. Requested



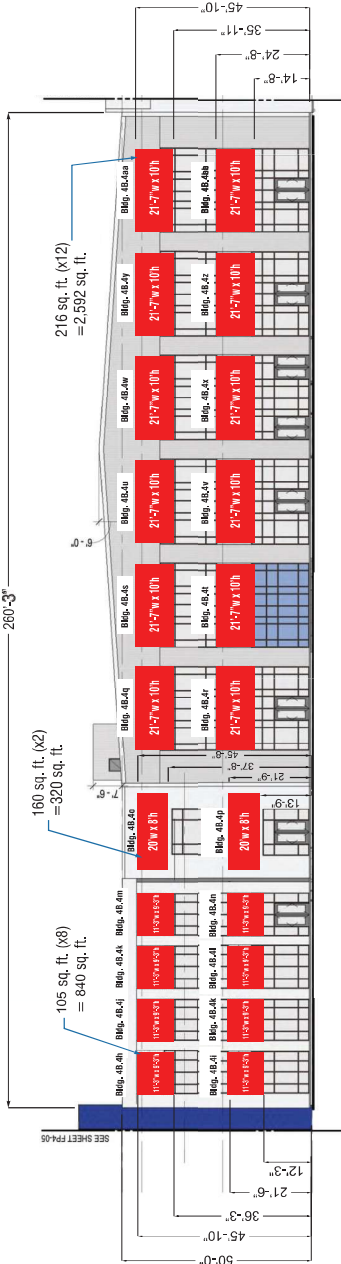
1 BUILDING 4B (W2) EXT. ELEV - WEST

SCALE: 3/32\"/>

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\"/>

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\_I

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

FOITS:

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

05/09/24 GB

06/05/24 GB

06/25/24 GB

07/23/24 GB

08/16/24 GB

10/07/24 GB

11/04/24 GB



702.736.7446 | FAX 702.644.0678  
SALES@HIGHIMPACTSIGN.COM

LICENSE NUMBERS:

STATE LIC# 47418A

C-6 UNLIMITED

MJ# 1002123944 CII-12945-C-153860

FILE # 355977

24-0578

11/21/2024

THIS DOCUMENT IS A PRELIMINARY DESIGN AND NOT A CONTRACT. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT AGREES TO HOLD THE DESIGNER HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT. THE DESIGNER'S OBLIGATION IS LIMITED TO THE DESIGN OF THE SIGNAGE AND NOT TO THE PERFORMANCE OF THE SIGNAGE. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER'S OBLIGATION IS LIMITED TO THE DESIGN OF THE SIGNAGE AND NOT TO THE PERFORMANCE OF THE SIGNAGE. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



**COMPANY NAME:**

## DISTRICT 2

950 SIRIUS AVENUE  
LAS VEGAS, NV

**CLIENT APPROVAL:**

APPROVAL DATE:

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

---

**SALESPERSON 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:

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

2	05/08/24 GB	10
1	05/08/24 GB	10

3	06/06/24 GB	11
4	06/25/24 GB	44

07/23/24 GB

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

1	10/07/24 GB	2
---	-------------	---

8	11/04/24 GB	10
---	-------------	----



**LICENSE NUMBERS:**

STATE LIC# 47418A

C-6 UNLIMITED

MJ# 1002123944 C11-12945-C-153860

708

2024 HIGH IMPACT SIGNS, STEEL, AND SPECIALTIES FOR ANY PARTY OTHER THAN HIGH IMPACT SIGNS, STEEL, AND SPECIALTIES FOR ANY PURPOSE WHATSOEVER WITHOUT A SIGNED RELEASE FROM HIGH IMPACT SIGNS, STEEL, AND SPECIALTIES

REFERENCE, 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.

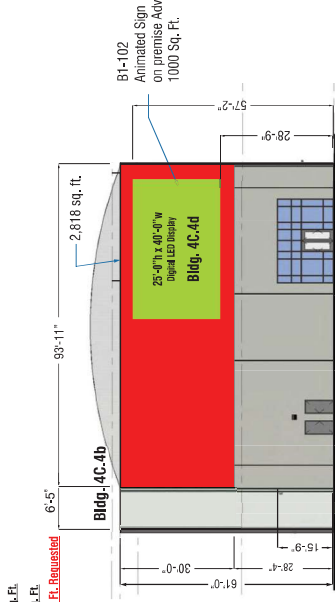
25



## BUILDING 4C

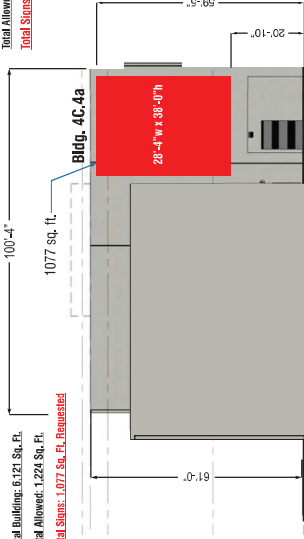
## 1 BUILDING 4C (W3) EXT. ELEV - SOUTH

**SCALE: 1/32"=1'**



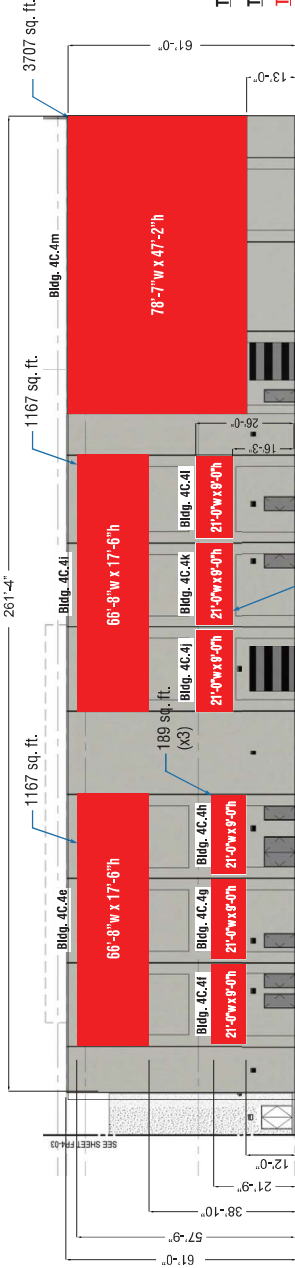
2 BUILDING 4C (W3) EXT. ELEV - NORTH

SCALE: 1/32"=1'



3 BUILDING 4C (W3) EXT. ELEV - WEST

**SCALE: 1/32" = 1"**



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

SCALE: 1/32"=1'



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





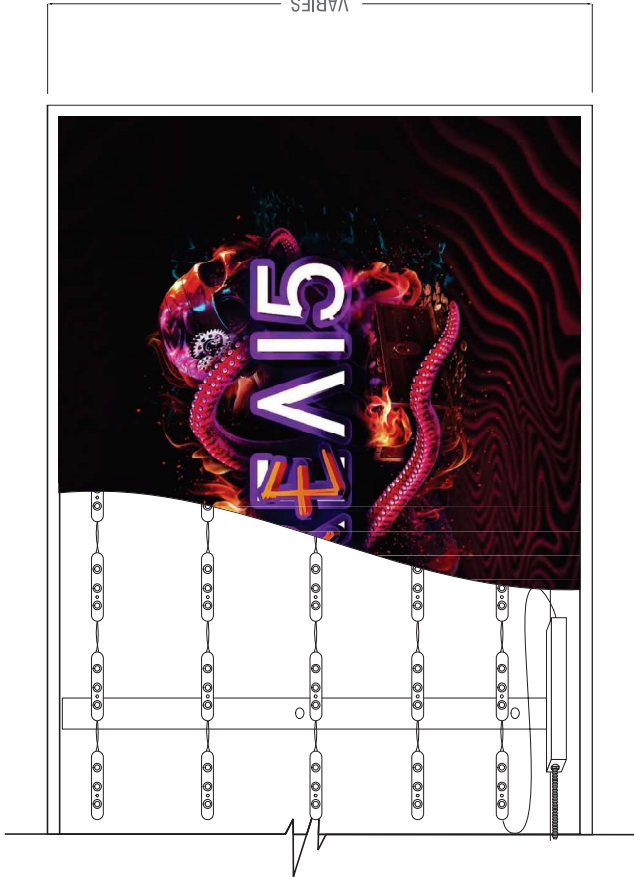




ATTACHMENT EXHIBIT FOR WALL SIGNS

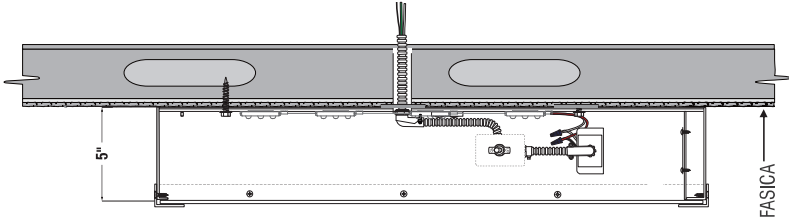
NOTE: Graphics are examples only

Attachment Exhibit applicable for Building 3 Off-Premise Cabinet Sign



VARIES

S/F LED ILLUMINATED CABINET - DETAIL



END VIEW

COMPANY NAME:

DISTRICT 2  
2950 SIRIUS AVENUE  
LAS VEGAS, NV

CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:  
NAO HERNANDEZ  
SALESPERSON EMAIL:  
NAO@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	
07/31/24 GB	
08/16/24 GB	
10/07/24 GB	
11/04/24 GB	



LAS VEGAS, NV  
702.736.7446 | FAX 702.644.0878  
SALES@HIGHIMPACTSIGN.COM

LICENSE NUMBERS:  
STATE LIC# 47418A

C-6 UNLIMITED  
MJ# 1002123944 C11-12945-C-153860

LUL FILER# 1358977

24-0578

11/21/2024

FOR THE CITY OF LAS VEGAS, NV, THE CITY ENGINEER HAS REVIEWED THE SIGN AND FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF LAS VEGAS, NV, SIGN REGULATIONS. THE CITY ENGINEER HAS REVIEWED THE SIGN AND FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF LAS VEGAS, NV, SIGN REGULATIONS. THE CITY ENGINEER HAS REVIEWED THE SIGN AND FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF LAS VEGAS, NV, SIGN REGULATIONS.

ANIMATED LED DISPLAY

Total Building: 2,771 Sq. Ft.

Total Allowed: 554 Sq. Ft.

Total Sign: 2,771 Sq Ft.

2771 sq. ft.

138'-3"

747 side a

TENANT

19'-8"

2 BUILDING 747 EAST SIDE - SIDE a

SCALE: 1/8" = 1'

2771 sq. ft.

138'-3"

747 side b

TENANT

19'-8"

Total Building: 2,771 Sq. Ft.

Total Allowed: 554 Sq. Ft.

Total Sign: 2,771 Sq Ft.

2 BUILDING 747 WEST SIDE - SIDE b

SCALE: 1/8" = 1'



LED MESH WRAP



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

FOONTS:

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
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- 07/31/24 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 NUMBER:

STATE LIC# 47418A

C-6 UNLIMITED

M/J# 1002123944 C112945-C153860

FILE# 358977

24-0578  
11/21/24

SEE ATTACHED SIGNAGE FOR ALL-WEATHER LED SIGNAGE AND MATERIALS. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS SIGNAGE ORDINANCES. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS SIGNAGE ORDINANCES. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS SIGNAGE ORDINANCES.

# Area 15 District 2

## INCIDENTAL SIGNS



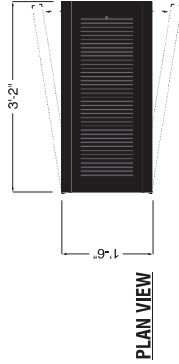
STEEL AND SPECIALTIES

702.736.7448  
FAX 702.736.1838

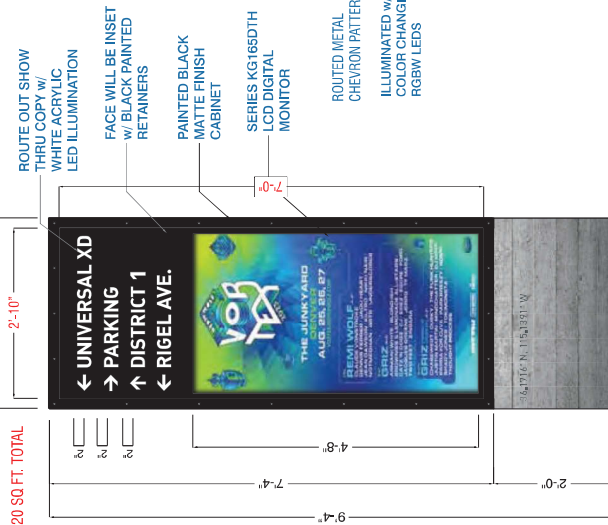
820 Wiggins Pkwy, Suite #100  
Henderson, NV 89014

240578  
16382024

## INCIDENTAL SIGNS



PLAN VIEW



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

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

END VIEW

**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 KG165DTH (SEE DETAIL PAGE)  
BOTTOM TO BE FORMED CONCRETE BASE w/ LETTERS  
CAST INTO BOTTOM (TBD).

## RGB-W MODULE



## RGBW LIGHTING

100 Sq Ft Total



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

05/08/24 GB

06/06/24 GB

06/23/24 GB

07/23/24 GB

08/16/24 GB

10/07/24 GB

11/04/24 GB



LAS VEGAS, NV

702.736.7446 | FAX 702.644.0878

SALES@HIGHIMPACTSIGN.COM

LICENSE NUMBERS:

STATE LIC# 47418A

C-6 UNLIMITED

MJ# 1002123944 C11-12945-C-153860

U/L FILER 3558977

24-05178

11/21/2024

PERSONS CONSULTED AND/OR APPROVED FOR THIS PROJECT:

WITH THE EXCEPTED AND/OR APPROVED FOR THIS PROJECT:

WITH THE EXCEPTED AND/OR APPROVED FOR THIS PROJECT:

WITH THE EXCEPTED AND/OR APPROVED FOR THIS PROJECT:

WITH THE EXCEPTED AND/OR APPROVED FOR THIS PROJECT:

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WITH THE EXCEPTED AND/OR APPROVED FOR THIS PROJECT:



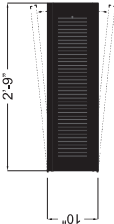
[illegible]



INCIDENTAL SIGNS

SCOPE OF WORK:

Fabricate and Install the following: TEN (10) TOTAL SIGN TYPE IS: W1-1 D/F INCIDENTAL SIGNS 7'-0" 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

SIGN: 19 SQ. FT.

ROUTE OUT SHOW THRU COPY W/ WHITE ACRYLIC BACKER & LED ILLUMINATION

FACE WILL BE INSET W/ BLACK PAINTED RETAINERS

PAINTED BLACK METAL FINISH CABINET

10"

2'-9"



120 Sq Ft Total



SITE MAP - SIGN LOCATIONS - BUILDING SET BACKS

W2 105-145 SIGN TYPE W.2- SIDE A SCALE: 1 1/2" = 1'-0"

SIDE VIEW

W2 105-145 SIGN TYPE W.2- SIDE B SCALE: 1 1/2" = 1'-0"

RGB-W MODULE



RGBW LIGHTING

COMPANY NAME: **DISTRICT 2**  
2950 SIRIUS AVENUE  
LAS VEGAS, NV  
CLIENT APPROVAL: \_\_\_\_\_  
APPROVAL DATE: \_\_\_\_\_  
SALESPERSON: NAO 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

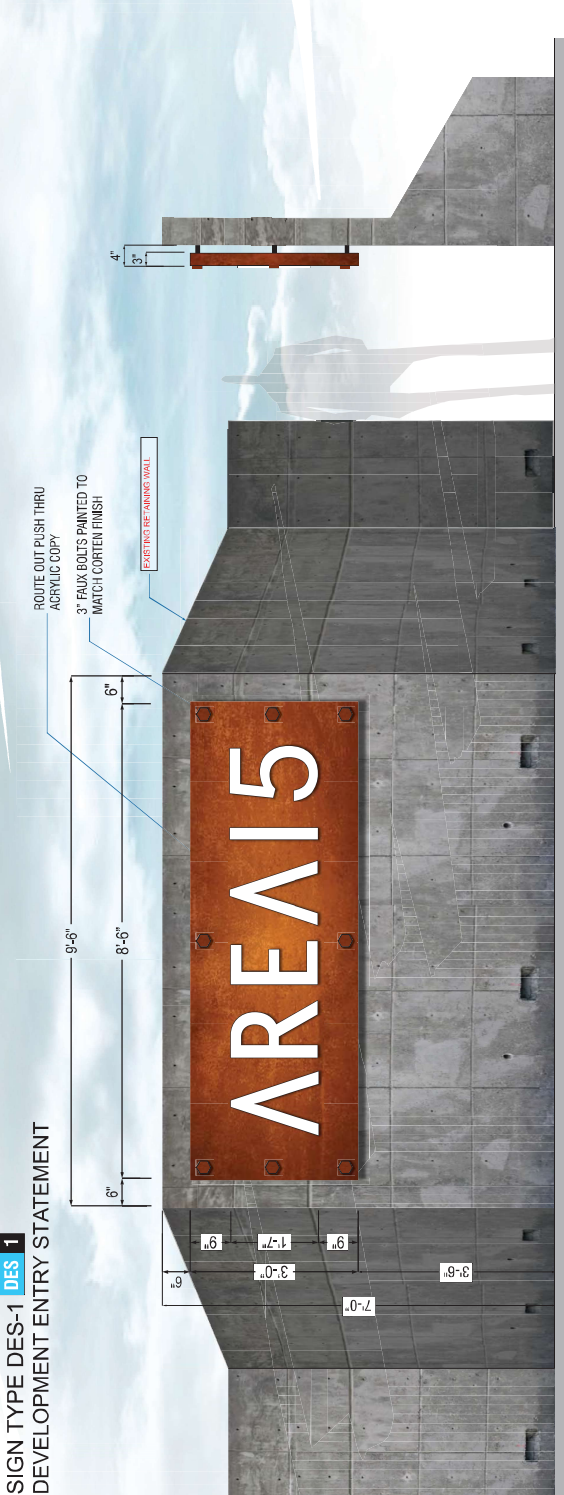


702.736.7446 | FAX 702.644.0878  
SALES@HIGHIMPACTSIGN.COM  
LICENSE NUMBERS:  
C-6 UNLIMITED  
M/J# 1002123944 C11-12945-C-153860  
STATE LIC# 47418A

24-05178

11/21/2024  
LUL FILER 1358977  
PERSONS CONSULTING AND/OR ARCHITECTURAL FIRM SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA. THE CITY OF LAS VEGAS AND THE STATE OF NEVADA SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAS VEGAS AND THE STATE OF NEVADA.

SIGN TYPE DES-1  
DEVELOPMENT ENTRY STATEMENT



END VIEW SETBACK FROM PL 5'-0"

DES 1  
PROPOSED: S/F INTERNALLY ILLUMINATED CABINET - DAY

SCALE: 1 1/2" = 1'

NORTH WEST CORNER



S/F INTERNALLY ILLUMINATED CABINET - NIGHT

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:

APPROVAL DATE:

SALESPERSON:

MAO HERNANDEZ

SALESPERSON EMAIL:

MAO@HIGHIMPACTSIGN.COM

DESIGNER:

G.BLOK

POINTS:

DESIGN NUMBER: 240127-05-V

INITIAL PROOF DATE:

04/22/24 GB

**MOST RECENT REVISION DATE AND INITIAL:**

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REVISION DATES:

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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

MI# 1002123944 CI#12945-C153860

FILE# 1358977

24-0578

11/21/2024

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



SIGN TYPE DES-2 DES 2  
DEVELOPMENT ENTRY STATEMENT

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

**SOUTH EAST CORNER**

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

**SCOPE OF WORK:**  
**FABRICATE & INSTALL:**

A. ONE (1) ALUMINUM ILLUMINATED DEVELOPMENT: DES\_2 ENTRY STATEMENT SIGNS  
SOUTHEAST CORNER

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

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

26 sq ft

**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

**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

MATERIALS  
REVISION DATE AND INITIAL:

11/14/24 GB

REVISION DATES:		
1	04/22/24 GB	8 11/13/24 GB
2	05/08/24 GB	9
3	06/06/24 GB	10
4	06/25/24 GB	11
5	07/23/24 GB	12
6	08/16/24 GB	13
7	10/01/24 GB	14
8	11/04/24 GB	15
9		16



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

LICENSE NUMBERS:  
STATE LIC# 4741  
C-6111 LIMITED

MJ# 1002123944 C11-12945-C-15386C

U-File# 358977

24-0578

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

37

MATERIAL REFERENCE

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



PAINTED MATTE BLACK FINISH



BOARD-FORMED CONCRETE



GRAPHICS CAST INTO CONCRETE



STRUCTURAL METAL BRACING WITH RIVETS



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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**HIGH IMPACT SIGNS**  
STEEL AND SPECIALTIES  
LAS VEGAS, NV  
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C-6 UNLIMITED  
MJ# 1002123944 C11-12945-C-153860  
LUL FILE# 1358977

**24-05-78**  
11/21/24

FOR ALL STEEL SIGNS, WE USE 1/2" THICK GALVALUME STEEL AND SPECIALIZE IN THE DESIGN AND FABRICATION OF ALL TYPES OF SIGNS. WE ARE A FULL SERVICE SIGN COMPANY, FROM CONCEPT TO INSTALLATION. WE OFFER A WIDE RANGE OF SIGNAGE, INCLUDING: 3D LETTERS, CHANNEL LETTERS, ILLUMINATED SIGNS, AND MORE. WE ARE COMMITTED TO EXCELLENCE IN EVERYTHING WE DO, AND WE ARE YOUR PARTNER IN MAKING YOUR BUSINESS STAND OUT.

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