

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 NINSTON 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

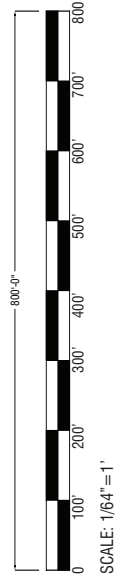


702.736.1833
www.impactsigns.com
Suite #100
Henderson, NV 89014

●	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 -1128 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

[illegible]

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



24-0578

RENDERINGS, BIDDING, AND
CONSTRUCTION ARE COMPLETED
WHILE EVERYONE ENJOYS THE
ALL-CALL-OUTS AND THE
CUSTOMER MILEAGE
(INCLUDING WIRELESS
SIGNALS)

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

240127

2

COMPANY NAME:

DISTRICT 2

2950 SIRIUS AVENUE
LAS VEGAS, NV

CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:

SALESPERSON EMAIL: _____

SALES@HIGHIMPACTSIGN.COM

DESIGNER:

G.BLOK

CONTENTS

DESIGN NUMBER: 240127-05-V

INITIAL PROOF DATE:

04/22/24 GB

MOST RECENT REVISION DATE AND INITIAL:

11/15/24 CD

11/15/24 GB

REVISION DATES:

1	04/22/24 GB	g	11/15/24 GB
2	05/08/24 GB

2	05/06/24 GB	▲
▲	06/06/24 GB	▲

3	06/26/24 GB	11
A	06/25/24 GB	4

06/25/24 GD	12
07/23/24 GB	11

07/25/24 GB	08/16/24 GB
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6	66/10/24 GB	W
7	10/10/24 GB	A

1	10/10/24 CD	12	10/10/24 CD
2	11/04/24 CD	13	11/04/24 CD



LAS VEGAS, NV

702.736.7446 | FAX 702.644.0678

SALES@HIGHIMPACTSIGN.COM

LICENSE NUMBERS:

STATE LIC# 47418A

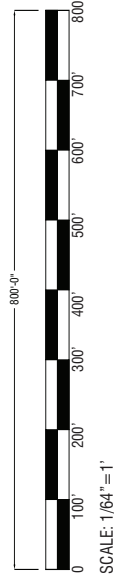
C-6 UNLIMITED

M.I.# 1002123944 C11-13

III FILE# 759077

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 OFF-PRMISE DISPLAY</div> <div>TO INTERSECTION = 194'</div> </div>	NORTH SETBACK = 185' EAST SETBACK = 63' NORTH SETBACK = 50' EAST SETBACK = 50' TO INTERSECTION = 90'
DIS2 P1-101	
DIS2 B2-100	SETBACK = 5'

^smallest of all setbacks
for this sign type



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



ART FILES_2024\A-F\DISTRICT 2\PROPOSAL ART\240127-04-DISTRICT 2-EXTERIOR_S

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

240127

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
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	
10/10/24 GB	
11/04/24 GB	



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SALES@HIGHIMPACTSIGN.COM

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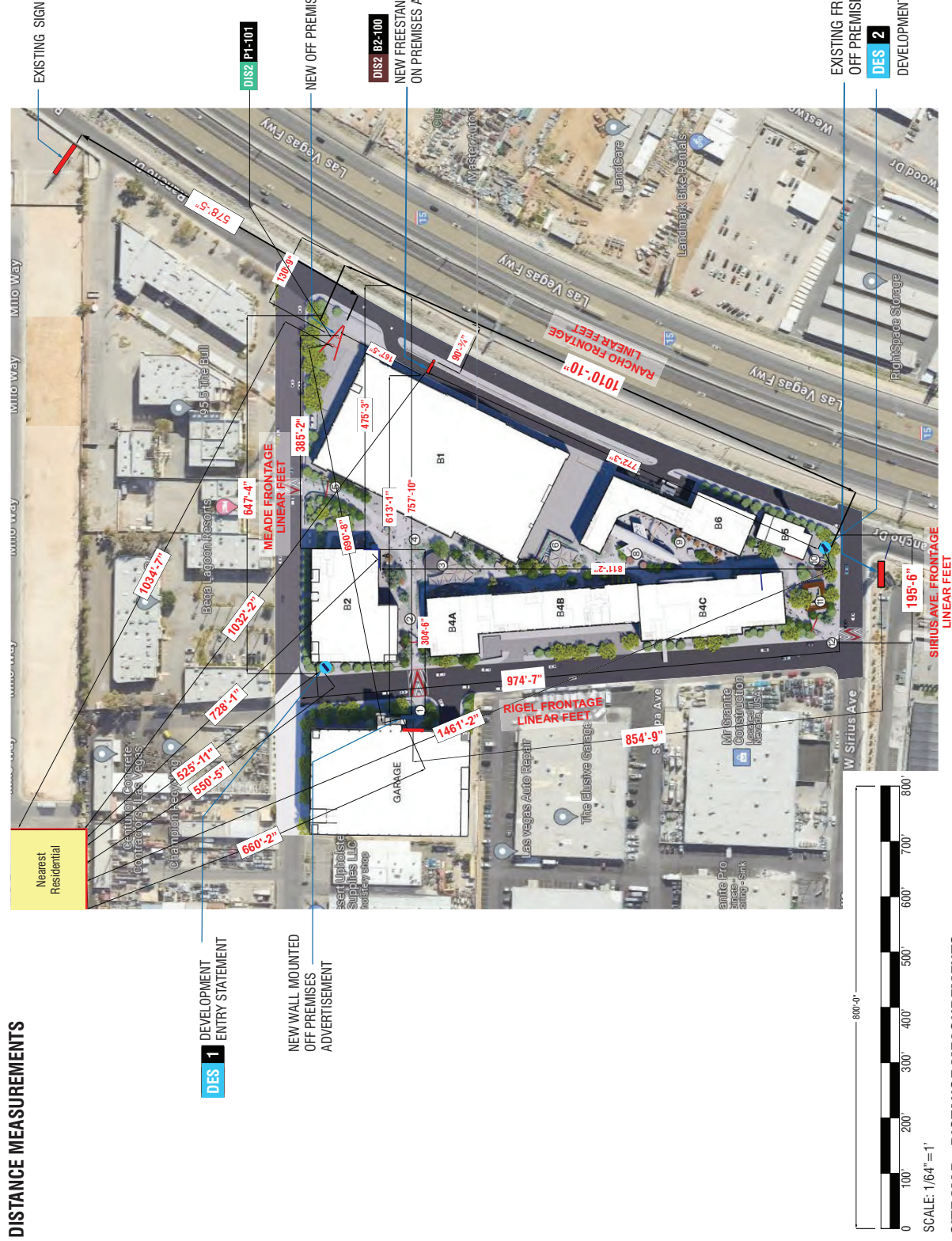
C-6 UNLIMITED

U/L FILE# E358977

24-0578

1/21/2025

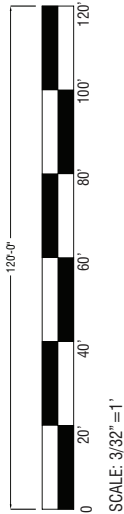
REVISIONS: ALL CHANGES MUST BE SUBMITTED TO THE DESIGNER FOR REVIEW AND APPROVAL. ANY CHANGES MADE AFTER THE DESIGNER'S REVIEW AND APPROVAL WILL BE AT THE CLIENT'S RISK. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER IS NOT RESPONSIBLE FOR OBTAINING THESE PERMITS AND APPROVALS. THE CLIENT IS RESPONSIBLE FOR OBTAINING THESE PERMITS AND APPROVALS. THE DESIGNER IS NOT RESPONSIBLE FOR OBTAINING THESE PERMITS AND APPROVALS.



SITE MAP - DISTANCE MEASUREMENTS

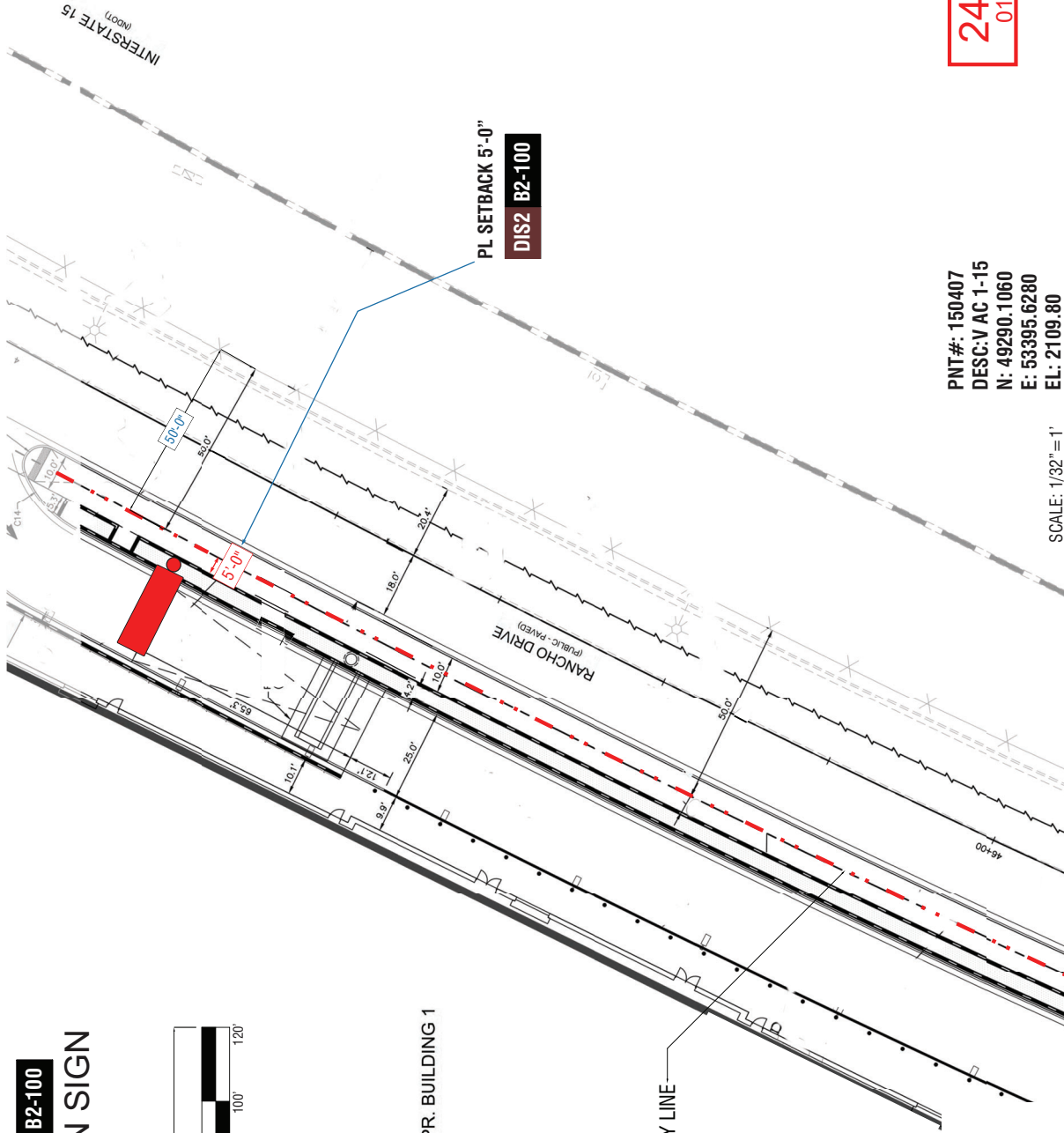
FILE LOCATION AND NAME:
ART FILES_2024\A-F\DISTRICT 2\PROPOSAL ART\240127-05-DISTRICT 2-EXTERIOR_T

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:

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G.BLOK
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06/25/24 GB

07/23/24 GB

08/16/24 GB

10/10/24 GB

11/04/24 GB



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SALES@HIGHIMPACTSIGN.COM

LICENSE NUMBERS:

STATE LC# 47418A

C-6 UNLIMITED

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

UL FILE# E358977

24-0578

01/21/2025

REVISIONS: ALL REVISIONS MUST BE APPROVED BY THE DESIGNER AND THE CLIENT. ANY REVISIONS MADE AFTER THE DESIGNER'S SIGNATURE ARE AT THE CLIENT'S RISK. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY DELAYS OR COSTS ASSOCIATED WITH THE CLIENT'S FAILURE TO OBTAIN NECESSARY PERMITS AND APPROVALS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY DELAYS OR COSTS ASSOCIATED WITH THE CLIENT'S FAILURE TO OBTAIN NECESSARY PERMITS AND APPROVALS.

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DISTRICT 2

2950 SIRIUS AVENUE
LAS VEGAS, NV

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APPROVAL DATE:

SALESPERSON:

SALESPERSON:
MAO HERNANDEZ

SALESPERSON EMAIL:

SALESPERSON EMAIL:
MAO@HIGHIMPACTSIGN.COM

DESIGNER:

DESIGNER:
G B I O K

Fonts:

DESIGN NUMBER: 240127-05-V

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INITIAL PROOF DATE:
04/22/24 GB

MOST RECENT REVISION DATE AND INITIAL:

11/14/24 GB

REVISION DATES:

REVISION DATES:

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▲ 07/23/24 GB	▲

08/16/24 GB

7	10/10/24 GB	15
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8	11/04/24 GB	15
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LAS VEGAS, NV

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 LIC # 17419 A

C-6111 LIMITED

MJ# 1002123944 C11-12945-C-153860

358977

24-05
01/21/20

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 CUTS ARE ONLY FOR REFERENCE AND MAY NOT MATCH EXACTLY

CUSTOMER MUST PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE

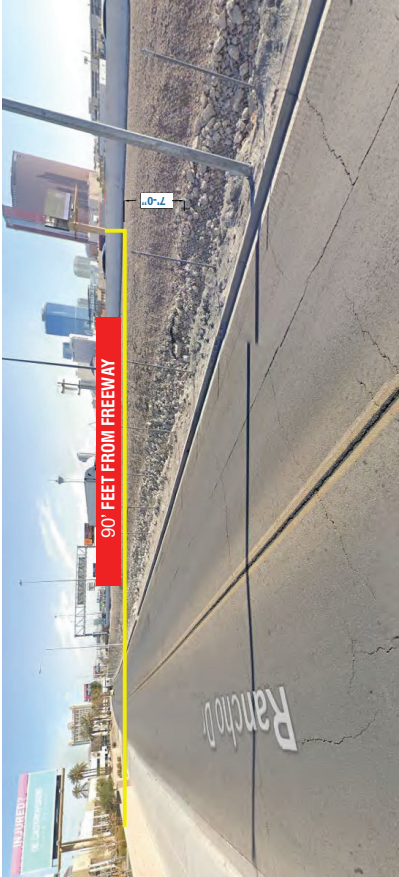
(INCLUDING WIRING FROM PANEL) TO WITHIN 6 FEET OF ANY ELECTRICAL SIGNAGE. INSTALLATION TO MEET N.E.C. CODE.

FILE LOCATION AND NAME:

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

240127

7

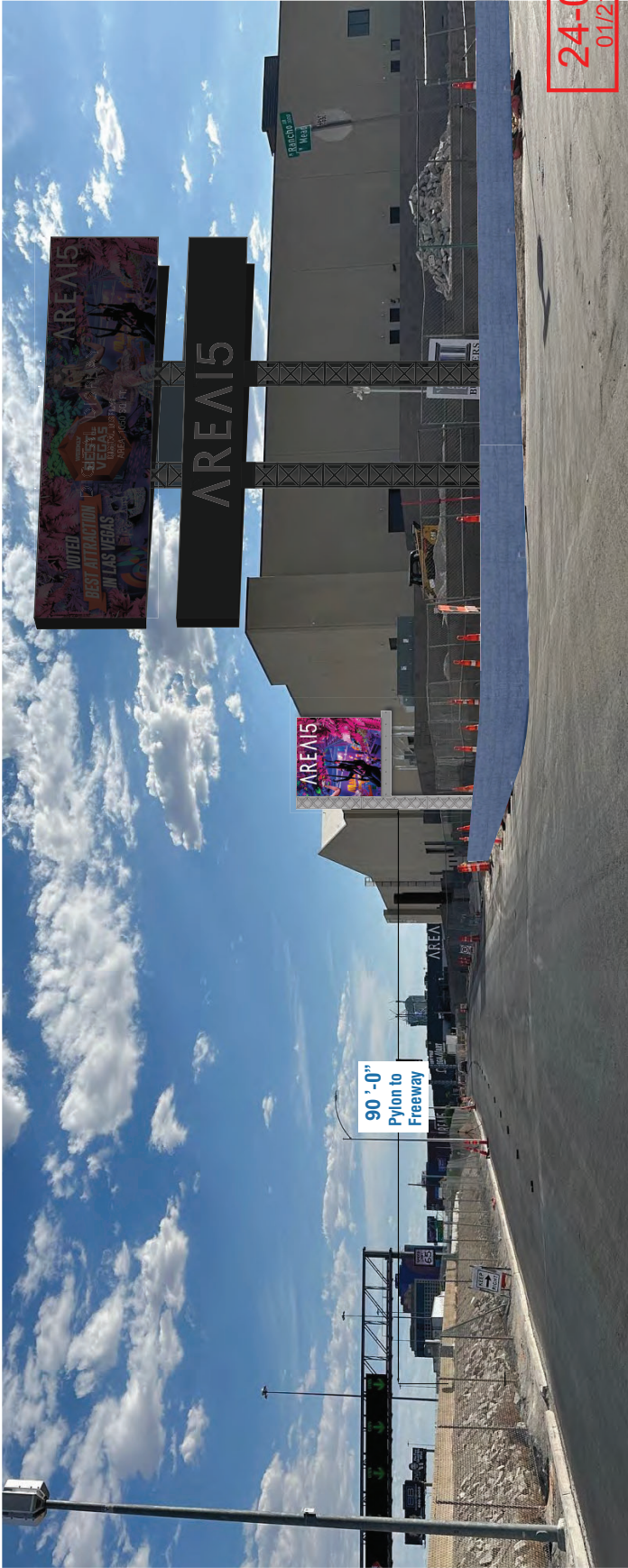


SIGN TYPE B2-100
FREESTANDING PYLON SIGN

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

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:

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REVISION DATES:
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05/09/24 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



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SALES@HIGHIMPACTSIGN.COM

LICENSE NUMBERS:
STATE LIC# 47418A

C-6 UNLIMITED
M/J# 1002123944 CI# 12945-C-153860

UL FILE# E358977

24-0578
01/21/2025

REVISIONS: ALL CHANGES TO THE SIGN SHALL BE MADE BY THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

SIGN TYPE P1-101

PRIMARY SITE ID - FREESTANDING BILLBOARD

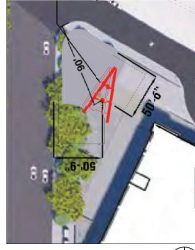
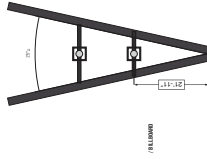
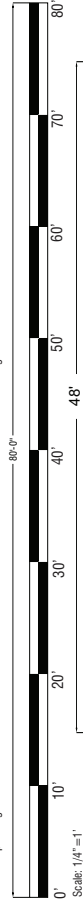
SCOPE OF WORK, MANUFACTURE AND INSTALL

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)

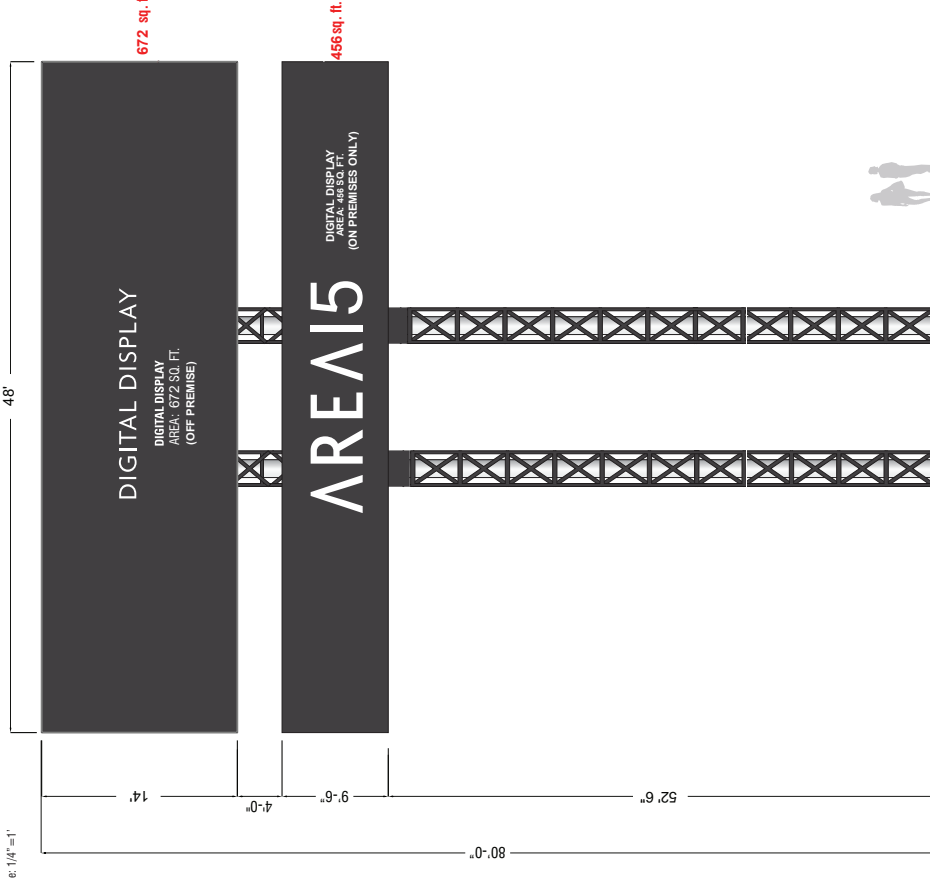
QTY: 1 - 9'-0" x 48'-0" HIGH RESOLUTION 10MM LED DISPLAY - BOTH SIDES (OFF)

• 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.



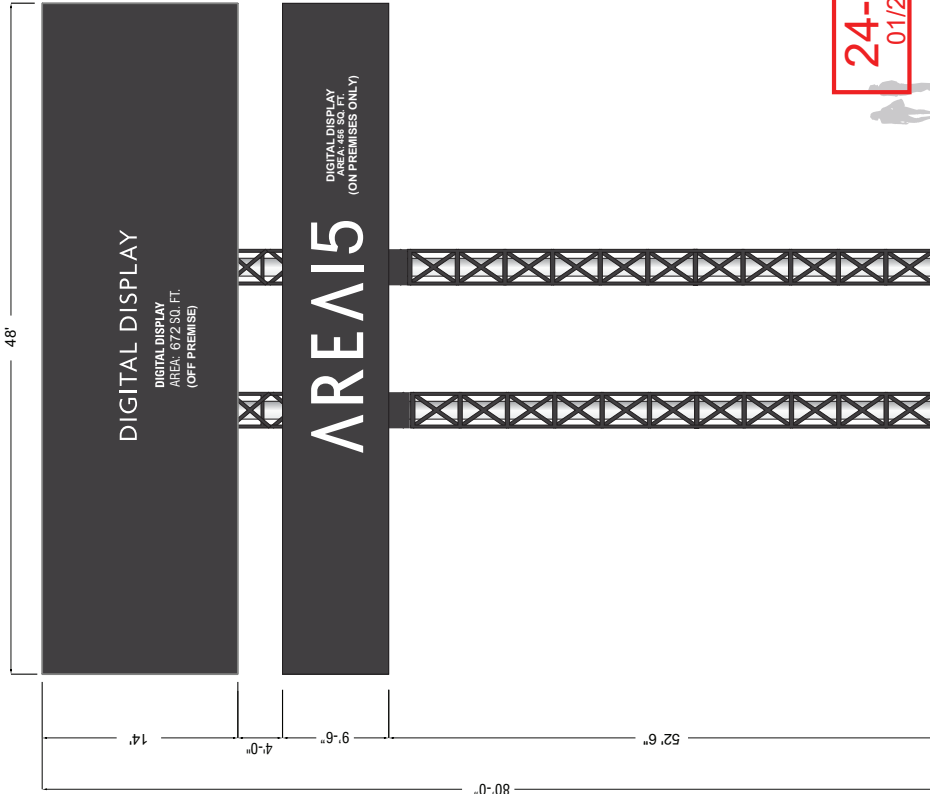
DIS2 P1-101 - PLAN VIEW - BILLBOARD

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

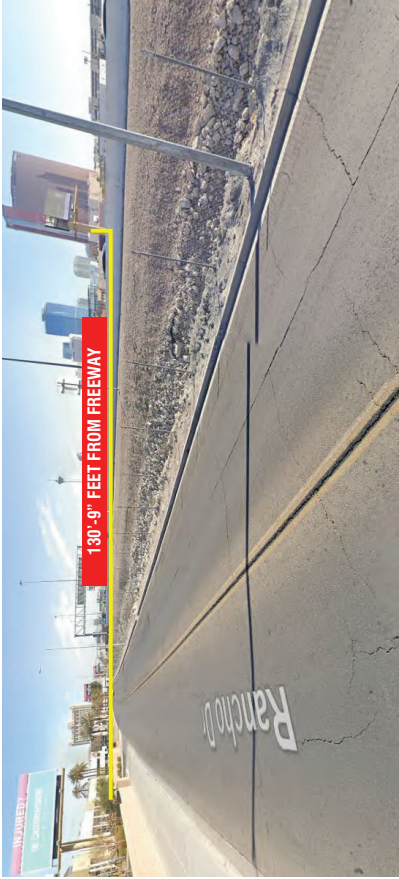
24-0578
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ART FILES_2024\A-F\DISTRICT 2\PROPOSAL ART\240127-05-DISTRICT 2-EXTERIOR_V

240127

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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 - NT

FILE LOCATION AND NAME:
ART FILES_2024\A-F\DISTRICT 2\PROPOSAL ART\240127-04-DISTRICT 2-EXTERIOR_R

COMPANY NAME:

DISTRICT 2

2950 SIRIUS AVENUE
LAS VEGAS, NV

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240127

12

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

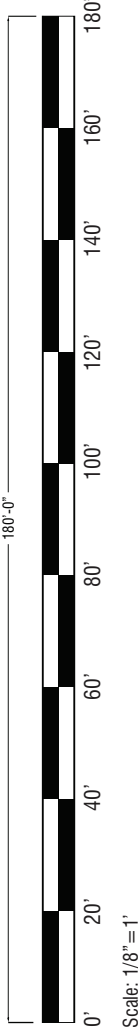
702.736.7448
FAX 702.736.1833
24-0578
820 Wigwam Pkwy Suite #100
Henderson, NV 89014

SCALE PAGE FOR ELEVATIONS

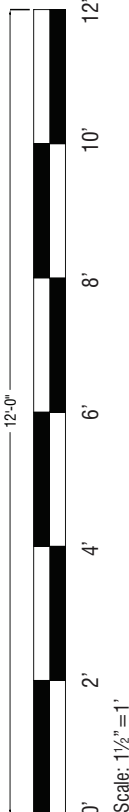
BUILDING B6:



ANIMATED LED DISPLAY
AIRPLANE GRAPHICS:



SIGN TYPE K1



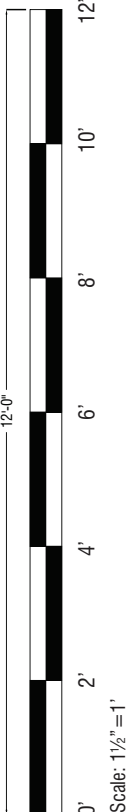
SIGN TYPE W1



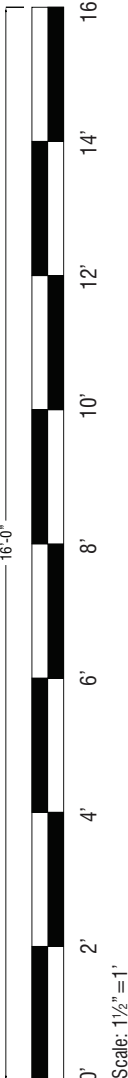
SIGN TYPE W2



SIGN TYPE DES1



SIGN TYPE DES2



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UL FILE# E358977

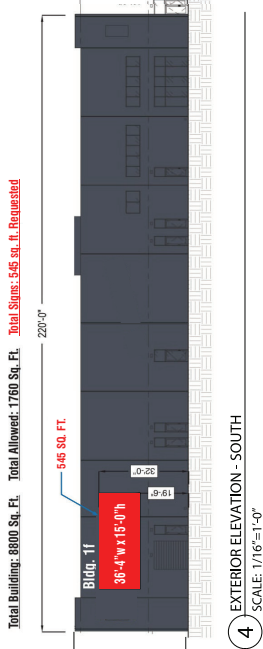
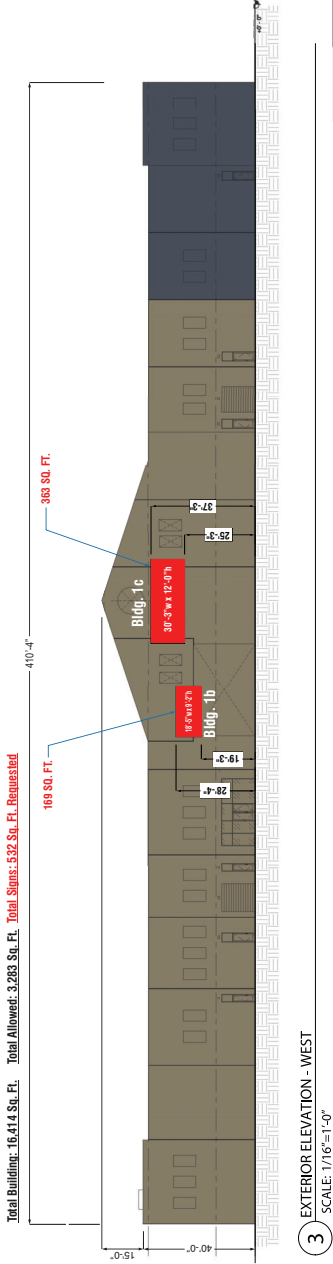
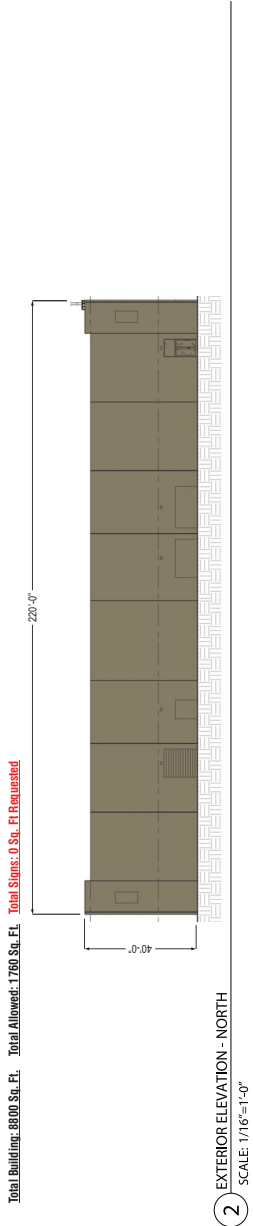
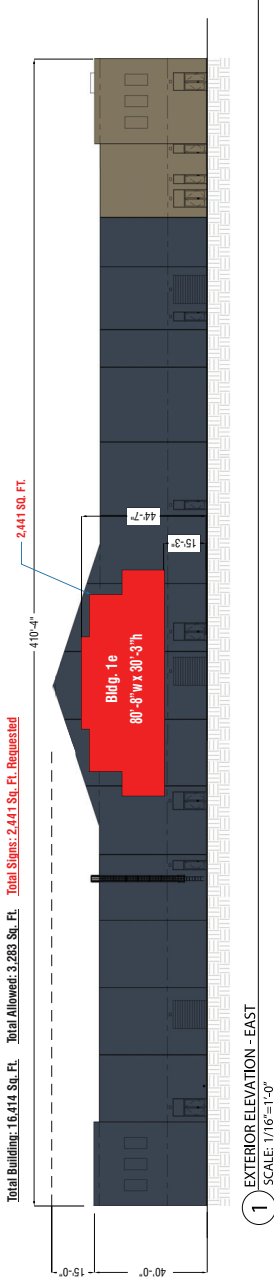
24-0578
01/21/2025

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 REMOVE OR RELOCATE ANY SIGN THAT IS DEEMED TO BE A HAZARD TO PUBLIC SAFETY OR TO THE CITY'S LANDSCAPE.

FILE LOCATION AND NAME:
ART FILES_2024\A-F\DISTRICT 2\PROPOSAL ART\240127-05-DISTRICT 2-EXTERIOR_T

240127

BUILDING B1



SCOPE OF WORK:
SQ. FT. OF BUILDINGS AND SIGN SQ. FT. AREA. NOT TO EXCEED 20% OF BUILDING

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
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 702.644.0678
SALES@HIGHIMPACTSIGN.COM

LICENSE NUMBERS:
STATE LIC# 47418A
C-6 UNLIMITED
M/J# 1002123944 CI# 12945-C-153860
UL FILE# E358977

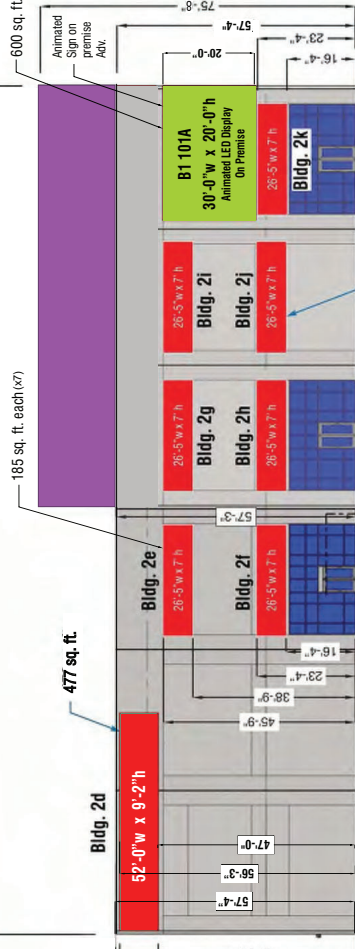


240127

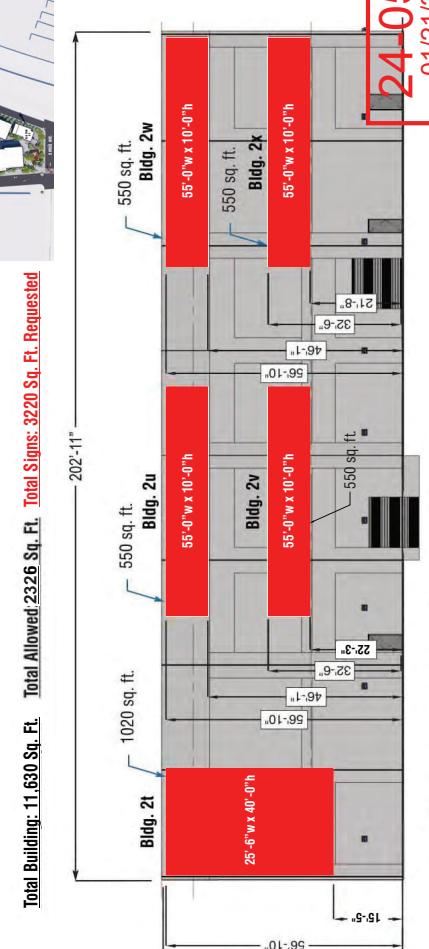
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10

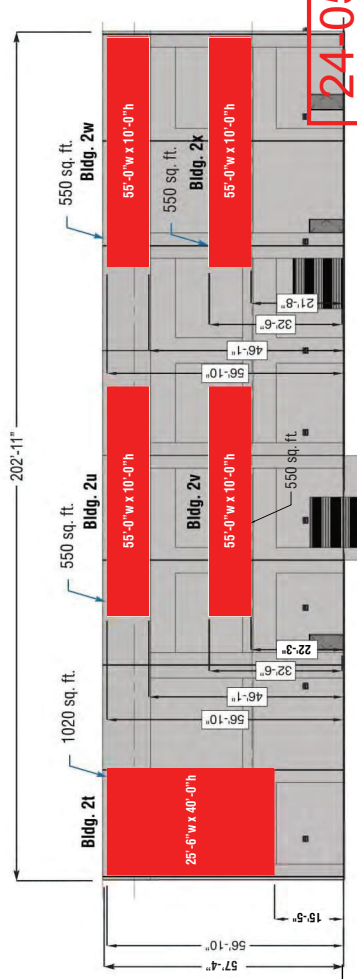
100



2 BUILDING 2 EXT ELEV - SOUTH



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

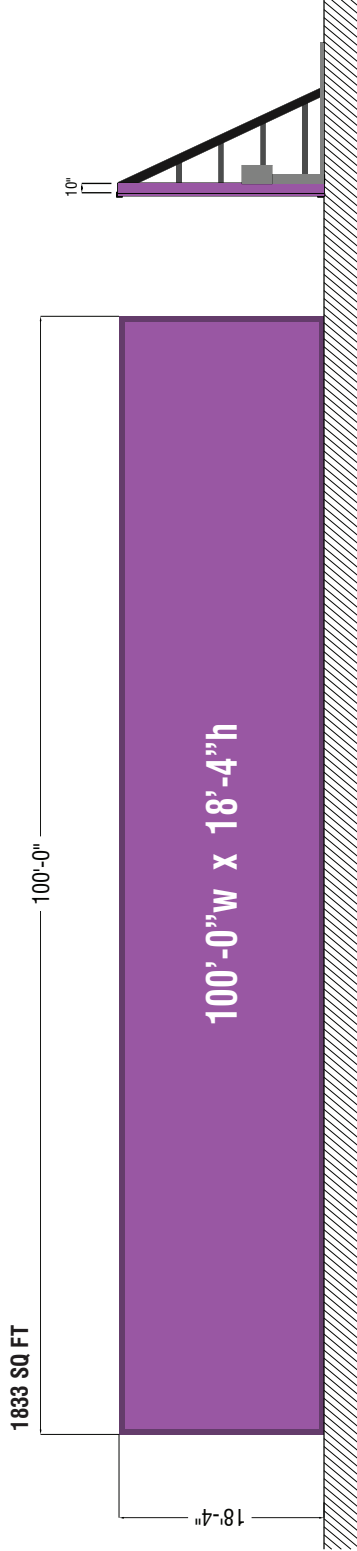


01/21/20

240127

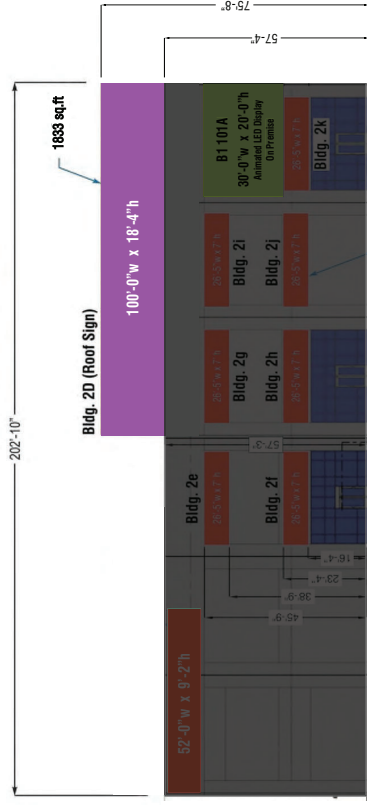
SIGNAGE. INSTALLATION TO MEET N.E.C. CODE.

SIGN TYPE BLDG 2D
ROOF SIGN - DETAIL



BLDG 2D | ROOF SIGN
SCALE: 1/4"=1'-0" QTY: ONE (1)

Total Allowed: 150 Sq. Ft. Total Signs: 1833 Sq. Ft. Requested



1 BUILDING 2 (N) EXT ELEV. - SOUTH
SCALE 1/32"=1'

* ROOF ATTACHMENT PENDING FINAL ENGINEERING AND FINAL SIZE

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 **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



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SALES@HIGHIMPACTSIGN.COM

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UL FILE# E358977

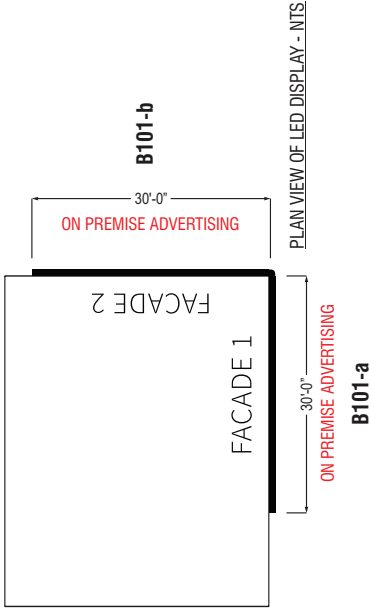
24-0578
01/21/2025

REVISIONS: ALL CHANGES TO THE SIGN SHALL BE MADE IN WRITING AND MUST BE APPROVED BY THE SIGN MANUFACTURER. THE SIGN MANUFACTURER SHALL BE RESPONSIBLE FOR THE SIGN'S PERFORMANCE AND DURABILITY. THE SIGN MANUFACTURER SHALL BE RESPONSIBLE FOR THE SIGN'S INSTALLATION AND REMOVAL. THE SIGN MANUFACTURER SHALL BE RESPONSIBLE FOR THE SIGN'S MAINTENANCE AND REPAIR. THE SIGN MANUFACTURER SHALL BE RESPONSIBLE FOR THE SIGN'S DISPOSAL AND RECYCLING. THE SIGN MANUFACTURER SHALL BE RESPONSIBLE FOR THE SIGN'S SAFETY AND SECURITY. THE SIGN MANUFACTURER SHALL BE RESPONSIBLE FOR THE SIGN'S COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS. THE SIGN MANUFACTURER SHALL BE RESPONSIBLE FOR THE SIGN'S PERFORMANCE AND DURABILITY. THE SIGN MANUFACTURER SHALL BE RESPONSIBLE FOR THE SIGN'S INSTALLATION AND REMOVAL. THE SIGN MANUFACTURER SHALL BE RESPONSIBLE FOR THE SIGN'S MAINTENANCE AND REPAIR. THE SIGN MANUFACTURER SHALL BE RESPONSIBLE FOR THE SIGN'S DISPOSAL AND RECYCLING. THE SIGN MANUFACTURER SHALL BE RESPONSIBLE FOR THE SIGN'S SAFETY AND SECURITY. THE SIGN MANUFACTURER SHALL BE RESPONSIBLE FOR THE SIGN'S COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS.

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

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DESIGNER:
G.BLOK
FONTS:

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

INITIAL PROOF DATE:
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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



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LICENSE NUMBERS:

STATE LIC# 47418A

C-6 UNLIMITED

M/J# 1002123944 C11-2945-C-153860

UL FILE# E358977

END 24W0578
01/21/2025
REVISION 05/08/24 GB
REVISION 06/06/24 GB
REVISION 06/25/24 GB
REVISION 07/23/24 GB
REVISION 08/16/24 GB
REVISION 10/07/24 GB
REVISION 11/04/24 GB

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

240127

EAST VIEW GARAGE SECTION 2



END VIEW PROJECTING SIGN



*Sign does not project over ROW

DISTRICT 2
2950 SIRIUS AVENUE
LAS VEGAS, NV

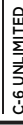
APPROVAL DATE:

DESIGN NUMBER: 240127-05-V

04/22/24 GB

11/14/24 GB

Order	Start Date	End Date
1	04/22/24 GB	11/13/24 GB
2	05/08/24 GB	11/13/24 GB
3	06/06/24 GB	11/13/24 GB
4	06/25/24 GB	11/13/24 GB
5	07/31/24 GB	11/13/24 GB
6	08/16/24 GB	11/13/24 GB
7	10/07/24 GB	11/13/24 GB
8	11/04/24 GB	11/13/24 GB



#315 775852

FILE# 358977

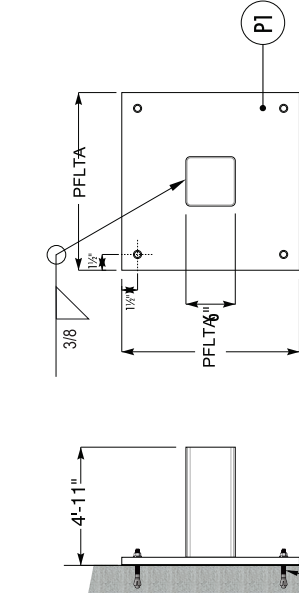
RENDERINGS, INCLUDING COLOR CALLOUTS, LAYOUT AND MATERIALS ARE CONCEPTUAL AND FOR PRODUCTION APPROVAL ONLY. WHILE EVERY REASONABLE EFFORT WILL BE TAKEN TO INSURE A MATCH

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

FILE LOCATION AND NAME:
ART FILES_2024\A-F\DISTRICT 2\PROPOSAL ART\240127-05-DISTRICT 2-EXTERIOR_t

21

EAST VIEW GARAGE SECTION 2
PROJECTING SIGN - DETAIL

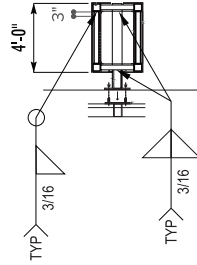


4 TYP SUPPORT & PLATE ATTACHMENT

SCALE: 3/4" = 1'-0"

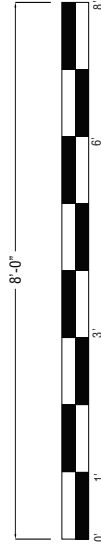
ENGINEERING REQUIRED

(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



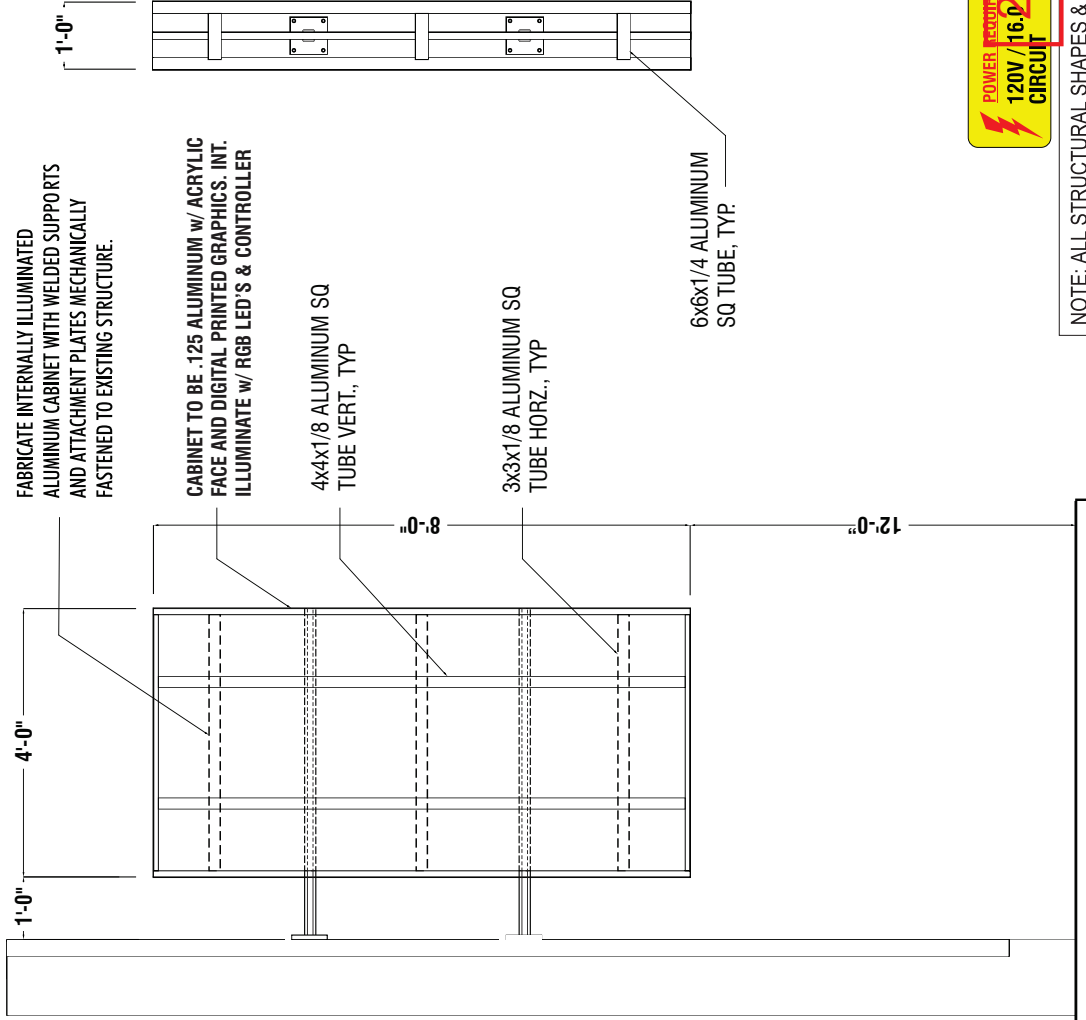
1 PLAN VIEW

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



PS 1a

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



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

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



702.736.7446 FAX 702.544.6878

LICENSE NUMBERS:

STATE LIC # 47418A

C-6 UNLIMITED

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

UL FILE# E358977

POWER EQUIPMENT

120V / 16.0 AMP

CIRCUIT 0123/12/25

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

FILE LOCATION AND NAME:

ART FILES_2024\A-F\DISTRICT 2\PROPOSAL ART\240127-05-DISTRICT 2-EXTERIOR_t

FILE LOCATION AND NAME:

ART FILES_2024\A-F\DISTRICT 2\PROPOSAL ART\240127-05-DISTRICT 2-EXTERIOR_t

240127

22

Bldg. 4A.4a
55'-11" w x 32'-0" h
1790 sq. ft.

Bldg. 4A.4b
18' w x 4' h
72 sq. ft.

SEE SHEET F4.05

BUILDING 4A - LEVEL 1
154'-0"

BUILDING 4A - LEVEL 2
144'-0"

BUILDING 4A - LEVEL 3
121'-0"

123'-8"

54'-0"

17'-7"

13'-6"

21'-10"

[illegible]

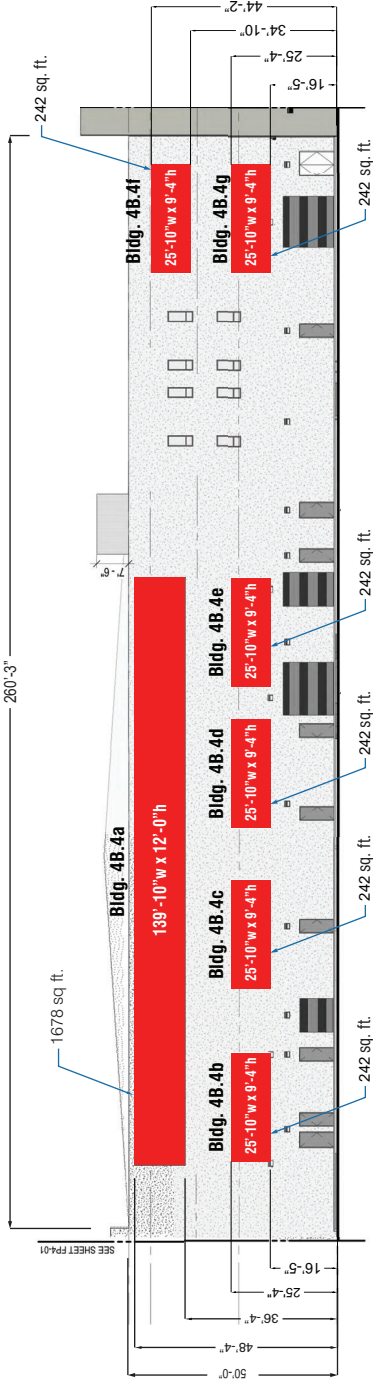
23

BUILDING 4B

Total Building: 13,013 Sq. Ft.

Total Allowed: 2603 Sq. Ft.

Total Signs: 3130 Sq. Ft. Requested



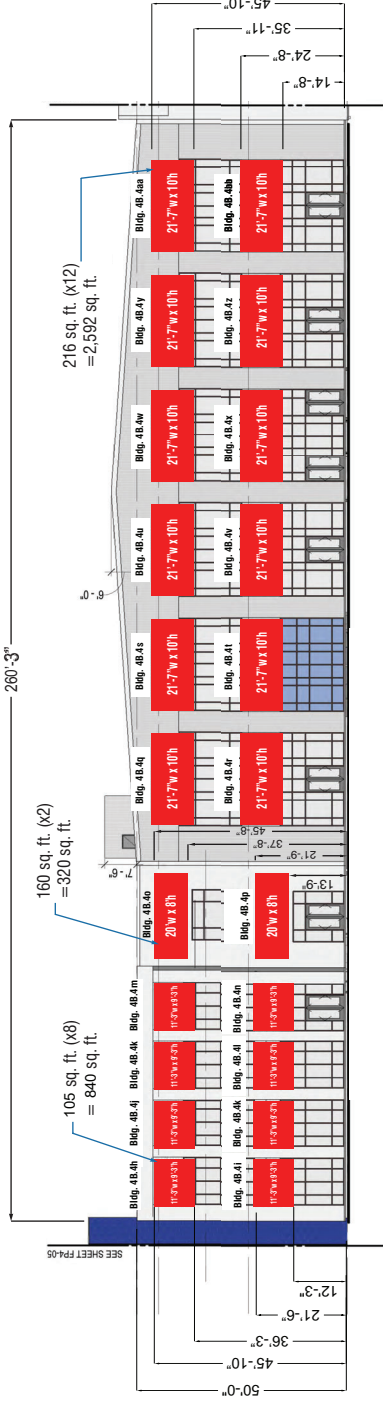
1 BUILDING 4B (W2) EXT. ELEV - WEST

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
05/06/24 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 702.644.0678
SALES@HIGHIMPACTSIGN.COM

LICENSE NUMBERS:

STATE LIC# 47418A

C-6 UNLIMITED

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

24

ANIMATED LED DISPLAY

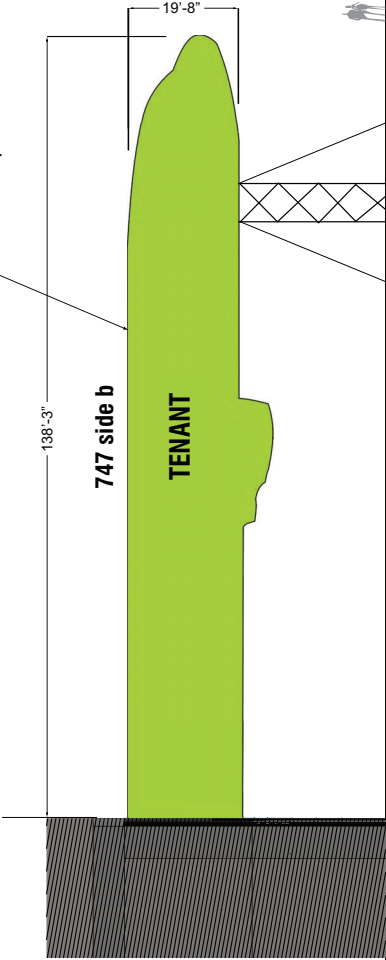
Total Building: 2,771 Sq. Ft.
Total Allowed: 554 Sq. Ft.
Total Sign: 2,771 Sq Ft.

2771 sq. ft.



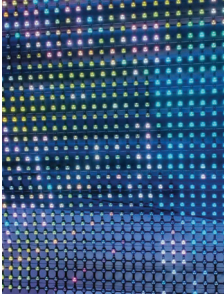
2 BUILDING 747 EAST SIDE - SIDE a
SCALE: 1/8"=1'

2771 sq. ft.



2 BUILDING 747 WEST SIDE - SIDE b
SCALE: 1/8"=1'

Total Building: 2,771 Sq. Ft.
Total Allowed: 554 Sq. Ft.
Total Sign: 2,771 Sq Ft.



LED MESH WRAP



24-0578
01/21/2025

COMPANY NAME:

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LAS VEGAS, NV

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08/16/24 GB	
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11/04/24 GB	



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LICENSE NUMBERS:

STATE LC# 47418A

C-6 UNLIMITED

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

UL FILE# E358977

REVISIONS: ALL REVISIONS MUST BE APPROVED BY THE CLIENT AND THE DESIGNER. ANY REVISIONS TO THE SIGNAGE MUST BE SUBMITTED IN WRITING AND MUST BE APPROVED BY THE CLIENT AND THE DESIGNER. ANY REVISIONS TO THE SIGNAGE MUST BE SUBMITTED IN WRITING AND MUST BE APPROVED BY THE CLIENT AND THE DESIGNER.

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FILE LOCATION AND NAME:

ART FILES_2024\A-F\DISTRICT 2\PROPOSAL ART\240127-05-DISTRICT 2-EXTERIOR_T

240127

30

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

Kontech [®] <small>For Professional Environments</small>		Kontech Electronics Co., LTD	
Picture		High Brightness Window Facing Display SPEC	
			
Model No.	Series	KG10SDTH	
	Material	Metal	
Cabinet	Color	Black	
	Dimensions	1467*60*541mm	
	Net Weight	39kg	
	Screen Diagonal	65inch	
	Resolution (H x V)	3840*2160	
	Contrast(Typical)	3000:1	
LCD Panel	Brightness(Typical)	2000cd/m2	
	Display Color	8 bits, 16.7M	
	Response	6.5ms	
	View Angles	178°/178°	
	UL/UL(CR>10)	5mm	
Glass protection	Thickness	5mm	
Touch	Capacitive touch	10 points	
I/O Port	HDMI input	1	
	VGA input	1	
	USB input	For touch	
Power	AC Power Range	100-240V AC/50/60HZ	
Vesa	Standard	400X400(mm)	
Operating Condition	Working Temperature	-10℃~50℃	
Feature	On Screen Display	English etc.	
	Power On when plugged in	Yes	
Accessory	Built-in Speaker	2*5W	
	Power Cable	1.8 meters	

SPECTRUM RGB-W MODULE

RGBW LED channel/letter/lighting solution

Specifications

SKU.....	704585-RGBW3M4-MB
Dimensions L x W x H.....	2.6" x 0.6" x 0.4"
LEDs per module.....	3
Modules per foot.....	1.5
Optimal cut depth.....	4-8"
Color temperature.....	6500K
Nominal wavelength.....	Red.....622nm Green.....525nm Blue.....469nm
Efficacy.....	Red.....43lm/W Green.....113lm/W Blue.....28lm/W White.....113lm/W
Lumens per channel.....	Red.....10 Green.....26 Blue.....8 White.....26
Mounting options.....	RGBW (Total).....68
Operating temp.....	-40° C to 60° C
Environment.....	IP65
Power (W).....	0.92 W per module
Packaging.....	4.0 ft (60 modules) per bag, 5 bags per carton
Warranty.....	10-Year Product / 5-Year Limited Labor



Density Guidelines

Can depth	Max. stroke coverage per row		Inches on center dark vinyl	Inches on center perforated vinyl
	Single row	Multiple rows		
4"	9"	6" on center	Testing required	Testing required
5"	12"	8" on center		

1015 WARRANTY
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325.227.4577
3490 Venture Dr., San Angelo, TX 76905
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Specific cutlines subject to change without notice.

Principal
Sloan
Sign Lighting

12
VDC

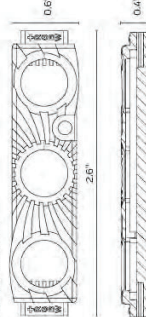


Power Supply Options

12 VDC Power Supply	Maximums feet / modules
20 W	16.67 / 50 modules
60 W	40.0 / 120 modules
2 x 60 W	2 x 40.0 / 60 modules

* Configuration Class 2 System

Dimensions



Notes:
1. All dimensions are in inches unless otherwise specified.
2. All dimensions are in millimeters unless otherwise specified.
3. All dimensions are in centimeters unless otherwise specified.
4. All dimensions are in meters unless otherwise specified.
5. All dimensions are in feet unless otherwise specified.
6. All dimensions are in yards unless otherwise specified.
7. All dimensions are in miles unless otherwise specified.



24-0578
01/21/2025

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2950 SIRIUS AVENUE
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G.BLOK

Fonts:

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11/04/24 GB



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SALES @ HIGHIMPACTSIGN.COM

LICENSE NUMBERS:

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C-6 UNLIMITED

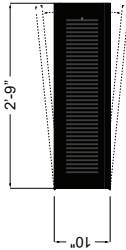
M/J# 1002123944 CI# 12945-C-153860

UL FILE# E358977

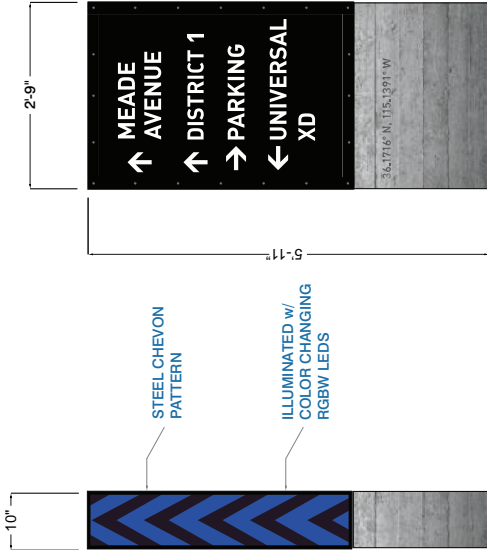
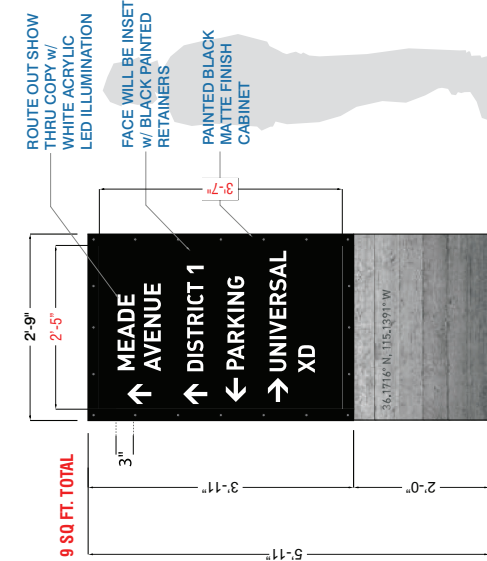
INCIDENTAL SIGNS

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

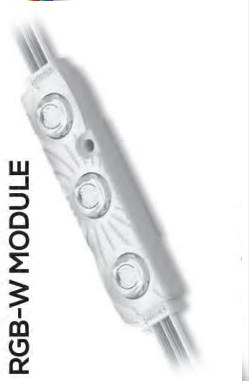


END VIEW

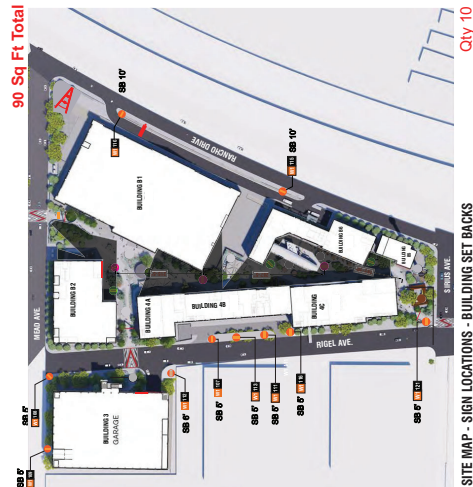
W1 1 | SIGN TYPE W.1-1- SIDE A
SCALE: 1 1/2" = 1'-0"

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

24-0578
01/21/2025

UL FILE # E358977

REVISIONS: ALL CHANGES TO THIS DRAWING SHALL BE MADE BY A REVISED SET OF DRAWINGS. NO CHANGES SHALL BE MADE TO THIS DRAWING WITHOUT A REVISED SET OF DRAWINGS. NO CHANGES SHALL BE MADE TO THIS DRAWING WITHOUT A REVISED SET OF DRAWINGS. NO CHANGES SHALL BE MADE TO THIS DRAWING WITHOUT A REVISED SET OF DRAWINGS.

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



702.736.7446 | FAX 702.644.0678
SALES@HIGHIMPACTSIGN.COM

LICENSE NUMBERS:

STATE LIC# 47418A

C-6 UNLIMITED

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

SIGN TYPE DES-1

DES 1

DEVELOPMENT ENTRY STATEMENT

ROUTE OUT PUSH THRU ACRYLIC COPY

3" FAUX BOLTS PAINTED TO MATCH CORTEN FINISH

EXISTING RETAINING WALL

6"

9'-6"

8'-6"

6"

6"

9"

1'-7"

3'-0"

7'-0"

3'-6"

4"

3"

END VIEW

SETBACK FROM PL 5'-0"

NORTH WEST CORNER

NORTH WEST CORNER

DES 1

PROPOSED: S/F INTERNALLY ILLUMINATED CABINET - DAY

SCALE: 1 1/2" = 1'

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

24-0578

01/21/2025

FIELD SURVEY REQUIRED.

ALL MEASUREMENTS MUST BE VERIFIED PRIOR TO PRODUCTION START

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DESIGNER:

G.BLOK

FONTS:

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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

HIGH IMPACT SIGNS

STEEL AND SPECIALTIES

LAS VEGAS, NV

702.736.7446 | FAX 702.644.0678

SALES@HIGHIMPACTSIGN.COM

LICENSE NUMBERS:

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C-6 UNLIMITED

M/J# 1002123944

CI# 12945-C-153860

UL FILE# E358977

FILE LOCATION AND NAME:

ART FILES_2024\A-F\DISTRICT 2\PROPOSAL ART\240127-05-DISTRICT 2-EXTERIOR_T

240127

36

DES 2

2950 SIRIUS AVENUE
LAS VEGAS, NV

APPROVAL DATE:

SALESPERSON:
MAO HERNANDEZ

SALESPERSON EMAIL:
MAO@HIGHIMPACTSIGN.COM

DESIGNER:
G.BLOK

FONTS:

11/04/04 CD



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

S/F INTERNALLY ILLUMINATED CABINET - NIGHT

240127

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K1, W1, W2, DES B2-100-P1-101 SIGNS



GRAPHICS CAST INTO CONCRETE



GRAPHICS CAST INTO CONCRETE



GRAPHICS CAST INTO CONCRETE

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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



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



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UL FILE# E358977

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.

SOURCE: INSTALLATION TO MEET F.E.C. CODE