



December 18, 2024

Becky Binion
601 North Main Street
Las Vegas, Nevada 89101

**LAS VEGAS
CITY COUNCIL**

SHELLEY BERKLEY
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

VICTORIA SEAMAN

OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

SHONDRA
SUMMERS-ARMSTRONG

MIKE JANSSEN
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD

DIRECTOR

CITY HALL

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cityoflasvegas
lasvegasnevada.gov

RE: 24-0487-RQR1
CITY COUNCIL MEETING OF DECEMBER 18, 2024

Dear Applicant:

The City Council at a regular meeting held on *December 18, 2024* voted to **APPROVE** the following Land Use Entitlement project request for a Required Review of an approved Variance (V-0072-88) WHICH ALLOWED AN EXISTING 50-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN at 601 North Main Street (APN 139-27-310-094), T5-M (T5 Maker) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (V-0072-88).
2. This Special Use Permit shall be reviewed in three (3) years, at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.
3. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.
5. If the existing Off-Premise Sign is voluntarily demolished, this Variance shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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The Notice of Final Action was filed with the Las Vegas City Clerk on December 19, 2024.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr

cc:

Clear Channel Outdoor
6355 South Cimarron Road, Suite 170
Las Vegas, Nevada 89113