



**LAS VEGAS  
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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**CITY HALL**

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October 4, 2023

CJB FamilyTrust & Nowak Arkadiusz John TRS  
2111 Western Avenue  
Las Vegas, Nevada 89102

**RE: 23-0317-RQR1  
CITY COUNCIL MEETING OF OCTOBER 4, 2023**

Dear Applicant:

The City Council at a regular meeting held on *October 4, 2023* voted to **APPROVE** the following Land Use Entitlement project request for a Required Review of an approved Special Use Permit (U-0110-97) FOR AN EXISTING 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN at 2111 Western Avenue (APN 162-04-801-001), M (Industrial) Zone, Ward 3 (Diaz)

This approval is subject to the following conditions:

**Planning**

1. Conformance to the Conditions of Approval for Special Use Permit (U-0110-97) shall be required.
2. The applicant shall submit an application to the City of Las Vegas for a Required Review of this Special Use Permit in three (3) years, at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for fees associated with 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 Special Use Permit (U-0110-97) 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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**OCTOBER 4, 2023**

The Notice of Final Action was filed with the Las Vegas City Clerk on October 4, 2023.

Sincerely,

A handwritten signature in black ink, appearing to read 'Seth T. Floyd', with a stylized flourish at the end.

Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:ew

cc:

Nick Verzijl  
Clear Channel Outdoor  
6355 South Cimarron #170  
Las Vegas, Nevada 89113