



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
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CITY HALL

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July 18, 2024

Rebel Land & Development Company
2424 Ridge Road
Rockwall, Texas 75087

**RE: 24-0236-RQR1
CITY COUNCIL MEETING OF JULY 17, 2024**

Dear Applicant:

The City Council at a regular meeting held on *July 17, 2024* voted to **APPROVE** the following Land Use Entitlement project For possible action on a Required Five Year Review of a previously approved Variance (V-0043-96) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN on 0.90 acres at 901 North Buffalo Drive (APN 138-28-620-003), C-1 (Limited Commercial) Zone, Ward 2 (Seaman).

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Variance (V-0043-96).
2. This Variance shall be reviewed in five (5) year(s), 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 the applicable entitlements are 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on July 18, 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:bp

cc:

Robert R. Black Sr.
10777 Twain Avenue, Suite 300
Las Vegas, Nevada 89135

Bob Gronauer
Kaempfer Crowell
1980 Festival Plaza Drive #650
Las Vegas, Nevada 89135