



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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August 22, 2024

Joe Bolognese  
B2, LLC  
6884 Tomiyasu Lane  
Las Vegas, Nevada 89120

**RE: 24-0358-RQR1**  
**CITY COUNCIL MEETING OF AUGUST 21, 2024**

Dear Applicant:

The City Council at a regular meeting held on *August 21, 2024* voted to **APPROVE** the following Land Use Entitlement project request for a Required Review of an approved Variance (V-0046-89) THAT ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN (NOT QUALIFYING AS A CITY COMMUNICATION SIGN) at 3820 West Sahara Avenue (APN 162-06-801-008), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

This approval is subject to the following conditions:

**Planning**

1. Conformance to the Conditions of Approval for Variance (V-0046-89) shall be required.
2. A Site Development Plan Review of the existing embellishment shall be approved within 60 days of final action. Alternatively, the embellishment shall be removed within 60 days of final action.
3. This Variance shall be reviewed in three (3) years, at which time the City Council may require the Off-Premise Sign to 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.
4. 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.
5. 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.

6. If the existing Off-Premise Sign is voluntarily demolished, this Variance (V-0046-89) 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.
7. 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 August 22, 2024.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:bp

cc:

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