



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

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August 22, 2024

Miller B Lance & Marianne  
220 26th Street #200  
Santa Monica, California 90402

**RE: 24-0338-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 Special Use Permit (U-0039-90) FOR A 55-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN (NOT QUALIFYING AS A CITY COMMUNICATION SIGN) at 3700 East Charleston Boulevard (APN 140-31-401-036), C-1 (Limited Commercial) 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-0039-90) shall be required.
2. This Special Use Permit shall be reviewed in five (5) 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 Special Use Permit 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on August 22, 2024.

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:bp

cc:

Van Volkom Michael & Nadine  
220 26th Street #200  
Santa Monica, California 90402

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