



**LAS VEGAS
CITY COUNCIL**

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City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL
495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



cityoflasvegas | lasvegasnevada.gov

September 25, 2024

Sahara Rancho Office Center, LLC
2200 South Rancho Drive, Suite #130
Las Vegas, Nevada 89102

RE: ADMINISTRATIVE REQUIRED REVIEW - VARIANCE
PREVIOUS CASE: RQR-65194, V-0154-94
2320 South Rancho Drive
(APN 162-04-412-009)

Dear Applicant.

Our records indicate the above referenced action requires submission for an administrative review **within 60 days of the date of this letter**, at which time staff may recommend that the use be discontinued.

Please proceed to <https://www.lasvegasnevada.gov/dashboard> and request a preapplication conference. Provide a Justification Letter detailing your request for an administrative review and a legible site plan. Within 7 business days, you will receive instructions via email for formal application and payment of required fees. Failure to follow the instructions above **may** result in City of Las Vegas Code Enforcement actions and potential discontinuance of the **use** for this site.

If you have any questions, please feel free to contact me at (702) 229-2569.

Sincerely,

Brianna Pascual, Agenda Technician
Department of Community Development
Case Planning Division

cc: Mr. Scott Christensen
CBS Outdoor
1731 Workman Street
Los Angeles, California 90031

Mr. Ryan Arnold
ARC Consulting
2620 Regatta Drive, Suite #102
Las Vegas, Nevada 89128



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CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

November 17, 2016

Sahara Rancho Office Center, LLC
2200 South Rancho Drive, Suite #130
Las Vegas, Nevada 89102

**RE: RQR-65194 - REQUIRED REVIEW - PUBLIC HEARING
CITY COUNCIL MEETING OF NOVEMBER 16, 2016**

Dear Applicant:

The City Council at a regular meeting held on November 16, 2016 **APPROVED** a Required Review of an approved Variance (V-0154-94) WHICH ALLOWED A 90-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 2320 South Rancho Drive (APN 162-04-412-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Variance (V-0154-94).
2. The embellishment installed on the north façade shall be removed, or the proper entitlements (Minor Site Development Plan Review) applied for within 30 days of final approval in accordance with Title 19.12.120
3. This Special Use Permit 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 is 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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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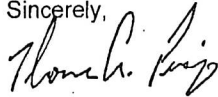
/city of las vegas

Sahara Rancho Office Center, LLC
RQR-65194 - Page Two
November 17, 2017

6. 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.
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 November 17, 2016.

Sincerely,



Thomas A. Perrigoz
Director
Department of Planning

TAP:clb

cc: Mr. Scott Christensen
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1731 Workman Street
Los Angeles, California 90031

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