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CITY COUNCIL**

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December 4, 2024

Eli Tene
1205 East Sahara Avenue, LLC
PO Box 58168
Vernon, California 90058

RE: 24-0499-RQR1
CITY COUNCIL MEETING OF DECEMBER 4, 2024

Dear Applicant:

The City Council at a regular meeting held on *December 4, 2024* voted to **APPROVE** the following Land Use Entitlement project request for a Required Review of an approved Special Use Permit (SUP-3269) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN (NOT QUALIFYING AS A CITY COMMUNICATION SIGN) at 1205 East Sahara Avenue (APN 162-02-401-001), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff Recommends APPROVAL.

This approval is subject to the following conditions:

24-0499-RQR1 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-3269).
2. This Special Use Permit (SUP-3269) shall be reviewed in three (3) 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. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. 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.

6. 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.
7. 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.
8. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.
9. 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 December 5, 2024.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr
cc:

Dewey Reagan
Reagan Outdoor Advertising of Nevada LLC
1775 North Warm Springs Road
Salt Lake City, Utah 84116

Jared Andrews
Jones Media
4145 West Teco Avenue
Las Vegas, Nevada 89118