



**LAS VEGAS
CITY COUNCIL**

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City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

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March 19, 2025

Mike Janssen, President
City Parkway V, INC
495 South Main Street, 6th Floor
Las Vegas, Nevada 89101

RE: 25-0050-RQR1
CITY COUNCIL MEETING OF MARCH 19, 2025

Dear Applicant:

The City Council at a regular meeting held on *March 19, 2025* voted to **APPROVE** the following Land Use Entitlement project request for a Required Review of an approved Variance (V-0046-92) THAT ALLOWED A 14-FOOT BY 48-FOOT OFF-PREMISE SIGN 690 FEET FROM ANOTHER EXISTING OFF-PREMISE SIGN WHERE 750 FEET IS THE MINIMUM SEPARATION DISTANCE REQUIRED at 313 West Bonanza Road (APN 139-27-401-042), M (Industrial) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.

This approval is subject to the following conditions:

25-0050-RQR1 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Variance (V-0046-92).
2. This Variance shall be reviewed in three (3) 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 or ground lessee 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 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 March 20, 2025.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr
cc:

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