



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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May 7, 2025

Sheba Hirsch
WMC Pavilions SPE, LLC
475 South Grand Central Parkway, Ste 1615
Las Vegas, Nevada 89106

RE: 25-0141-RQR1
CITY COUNCIL MEETING OF MAY 7, 2025

Dear Applicant:

The City Council at a regular meeting held on *May 7, 2025* voted to **APPROVE** the following Land Use Entitlement project request for a Required Review of an approved Rezoning (Z-0100-97) THAT ALLOWED AN EXISTING 80-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN on property bounded by U.S. 95, Interstate 15 and Grand Central Parkway (APN 139-33-511-004), PD (Planned Development) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Rezoning (Z-0100-97) shall be required.
2. This Rezoning 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.
3. The Off-Premise Signs and their supporting structures 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 Signs.
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 Signs.
5. If the existing Off-Premise Signs are voluntarily demolished, a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit for is approved in conformance with Area 1 Interim Downtown Las Vegas Development Standards.

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 May 8, 2025.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr
cc:

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