



May 12, 2025

**LAS VEGAS  
CITY COUNCIL**

SHELLEY BERKLEY  
Mayor

BRIAN KNUDSEN  
Mayor Pro Tem

VICTORIA SEAMAN  
OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE  
SHONDRA

SUMMERS-ARMSTRONG

MIKE JANSSEN  
City Manager

Elizabeth Save'  
FCPT Restaurant Properties, MEB Enterprises, LLC (Easement)  
50 South Jones Boulevard  
Las Vegas, Nevada 89107

**RE: 25-0147-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 Special Use Permit (U-0185-89) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1361 South Decatur Boulevard (APN 162-06-211-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

This approval is subject to the following conditions:

**Planning**

1. Conformance to the Conditions of Approval for Special Use Permit (U-0185-89) shall be required.
2. This Special Use Permit 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 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.

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

25-0147-RQR1 - Page Two  
May 12, 2025

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,

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:jr  
cc:

Scott Naftzger  
Lamar Central Outdoor, LLC  
1863 Helm Drive  
Las Vegas, Nevada 89119