



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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cityoflasvegas
lasvegasnevada.gov

May 7, 2025

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.

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 'S. 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