



**LAS VEGAS
CITY COUNCIL**

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City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

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cityoflasvegas
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June 18, 2025

Audrey Verde
MDC Coast 13 LLC
11995 El Camino Real
San Diego, California 92130

RE: 25-0191-RQR1
CITY COUNCIL MEETING OF JUNE 18, 2025

Dear Applicant:

The City Council at a regular meeting held on *June 18, 2025* voted to **APPROVE** the following Land Use Entitlement project request for a Required Review of an approved Special Use Permit (SUP-1876) FOR A 45-FOOT TALL, 24-FOOT BY 28-FOOT OFF-PREMISE SIGN at 2903 Highland Drive (APN 162-09-210-002), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-1876) 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 June 18, 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:
Clear Channel Outdoor
6355 South Cimarron Road, Suite 170
Las Vegas, Nevada 89113