



June 18, 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

Tedd Rosanstein
Highland Industrial Park
2500 West Sahara Avenue, Suite #211
Las Vegas, Nevada 89102

RE: 25-0192-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-1945) FOR A 45-FOOT TALL, 24-FOOT BY 28-FOOT OFF-PREMISE SIGN at 2901 Highland Drive (APN 162-08-611-011), 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-1945) 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.

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

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:
Dewey Reagan
Reagan Outdoor Advertising of Nevada, LLC
1775 North Warm Springs Road
Salt Lake City, Utah 84116

Cc:
Jared Andrews
Jones Media
4145 West Teco Avenue
Las Vegas, Nevada 89118