



**LAS VEGAS
CITY COUNCIL**

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City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

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July 16, 2025

Harry Pappas
840/844 Rancho, LLC
1125 Cashman Drive
Las Vegas, Nevada 89102

RE: 25-0189-RQR1
CITY COUNCIL MEETING OF JULY 16, 2025

Dear Applicant:

The City Council at a regular meeting held on *July 16, 2025* voted to **APPROVE** the following Land Use Entitlement project request for a Required Review of an approved Special Use Permit (U-0319-94) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 840 North Rancho Drive (APN 139-29-702-002), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong).

This approval is subject to the following conditions:

25-0189-RQR1 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (U-0319-94) shall be required.
2. This Special Use Permit shall be reviewed in three (3) year(s), 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 *July 17, 2025*.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr

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