



**LAS VEGAS
CITY COUNCIL**

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October 15, 2025

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

**RE: 25-0340-SDR1
PLANNING COMMISSION MEETING OF OCTOBER 14, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **October 14, 2025** voted to **APPROVE** the following Land Use Entitlement project request FOR THE PROPOSED ADDITION OF DIGITAL (LED) ELECTRONIC MESSAGE ILLUMINATION TO THE EAST FACE OF AN EXISTING OFF-PREMISE SIGN on 3.68 acres at 1205 East Sahara Avenue (APN 162-02-401-001), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-3269) shall be required, except as amended herein.
2. The bird-related nuisance on the ground beneath the sign shall be removed, and the damaged structural pole cover panels shall be repaired within 30 days of final approval.
3. Bird deterrent devices shall be installed on the sign.
4. The Off-Premise Sign [Billboard] including the supporting structure and the ground below the sign shall be 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. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
6. The Off-Premise Sign [Billboard] shall be in conformance with the site plan and building elevations, date stamped 08/19/25, except as amended by conditions herein.

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7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

This action by the Planning Commission on **October 14, 2025** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after **October 27, 2025**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Donovan Jone
Jones Media Inc
4145 West Teco Avenue
Las Vegas, Nevada 89118

Cc:

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