



**LAS VEGAS  
CITY COUNCIL**

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City Manager

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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DIRECTOR

**CITY HALL**

495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
711 | TTY



cityoflasvegas | lasvegasnevada.gov

September 25, 2024

Mr. Tim Herbst  
Herbst Development, LLC  
5195 Las Vegas Boulevard South  
Las Vegas, Nevada 89119

**RE: REQUIRED REVIEW - SPECIAL USE PERMIT  
PREVIOUS CASE(s): RQR-52382, U-0132-01  
2395 North Rancho Drive  
(APN 139-19-102-001)**

Dear Mr. Herbst,

Our records indicate the above referenced action requires submission for a required review by ***within 60 days of the date of this letter***. The required review will be scheduled for Public Hearing at the next available City Council meeting, at which time the Council may discontinue the use.

Please proceed to <https://www.lasvegasnevada.gov/dashboard> and request a preapplication conference. Provide a Justification Letter detailing your request for a required review and a legible site plan. Within 7 business days, you will receive instructions via email for formal application and payment of required fees. Failure to follow the instructions above ***may*** result in City of Las Vegas Code Enforcement actions and potential discontinuance of the ***use*** for this site.

If you have any questions, please feel free to contact me at (702) 229-2569.

Sincerely,

Brianna Pascual, Agenda Technician  
Department of Community Development  
Case Planning Division

cc: Mr. Scott Naftzger  
Lamar Central Outdoor, LLC  
1863 Helm Drive  
Las Vegas, Nevada 89119



## CORRECTED LETTER

May 29, 2014

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN  
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ELIZABETH N. FRETWELL  
CITY MANAGER

Mr. Tim Herbst  
Herbst Development, LLC  
5195 Las Vegas Boulevard South  
Las Vegas, Nevada 89119

RE: RQR-52382 – REQUIRED REVIEW  
CITY COUNCIL MEETING OF MARCH 19, 2014

Dear Mr. Herbst:

The City Council at a regular meeting held **March 19, 2014**, APPROVED request for a Required Review of an approved Special Use Permit (U-0132-01) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 2395 North Rancho Drive (APN 139-19-102-001), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on **March 20, 2014**. This approval is subject to:

### Planning

1. Conformance to the Conditions of Approval for Special Use Permit (U-0132-01).
2. This Special Use Permit shall be reviewed in five (5) 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.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

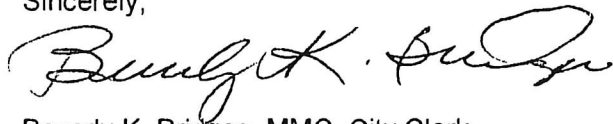
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Mr. Tim Herbst  
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6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

A handwritten signature in black ink, appearing to read "Beverly K. Bridges". The signature is fluid and cursive, with the first name being the most prominent.

Beverly K. Bridges, MMC, City Clerk

cc: Mr. Scott Naftzger  
Lamar Central Outdoor, LLC  
1863 Helm Drive  
Las Vegas, Nevada 89119