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March 11, 2026

South Main LLC
2425 Ping Drive
Henderson, Nevada 89074

**RE: 26-0025 [VAR1 AND SUP1]
PLANNING COMMISSION MEETING OF MARCH 10, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *March 10, 2026* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 9.88 acres at 4500 North Tenaya Way (APN 138-03-601-003), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske).

26-0025-VAR1 - VARIANCE - TO ALLOW A PROPOSED OFF-PREMISE SIGN TO BE CONSTRUCTED TO A HEIGHT OF 65 FEET WHERE 55 FEET IS THE MAXIMUM ALLOWED

26-0025-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 65-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN (NOT QUALIFYING AS A CITY COMMUNICATION SIGN) USE WITH DIGITAL (LED) ELECTRONIC MESSAGE ILLUMINATION

This approval is subject to the following conditions:

26-0025-VAR1 CONDITIONS:

Planning

1. A Variance is hereby approved to allow an Off-Premise Sign to a maximum height of 65 feet where 55 feet is allowed.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (26-0025-SUP1) shall be required, if approved.
3. 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.
4. 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.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

26-0025-SUP1 CONDITIONS:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12.120 for an Off-Premise Sign use, except as approved through Variance (26-0025-VAR1).
2. Approval of and conformance to the Conditions of Approval for Variance (26-0025-VAR1) shall be required, if approved.
3. Any required perimeter landscape materials displaced by the proposed Off-Premise Sign structure shall be replanted within the east landscape buffer.
4. This Special Use Permit shall be reviewed in five (5) years, at which time the City Council may require removal of the Off-Premise Sign. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement for 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. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
8. 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.
9. 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.
10. Bird deterrent devices shall be installed on the sign.

11. No building permits shall be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA. The Determination of No Hazard must not be expired.
12. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on April 15, 2026. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

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