



March 23, 2026

**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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Vassilios Lazarou
Lazarou Real Estate, LLC/ Clear Channel
1701 South Decatur Boulevard
Las Vegas, Nevada 89102

RE: 25-0394-RQR1
CITY COUNCIL MEETING OF MARCH 18, 2026

Dear Applicant:

The City Council at a regular meeting held on *March 18, 2026* voted to **APPROVE** the following Land Use Entitlement project request for a Required Review of an approved Special Use Permit (U-0135-95) FOR AN EXISTING 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1701 South Decatur Boulevard (APN 162-06-301-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

This approval is subject to the following conditions:

Planning

1. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (U-0135-95).
3. This Special Use Permit shall be reviewed in three (3) 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.
4. 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.
5. 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.

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6. 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.
7. 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 March 19, 2026.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr

cc:
David McDermott, VP Real Estate
Clear Channel Outdoor
6355 South Cimarron Road, Suite 170
Las Vegas, Nevada 89113