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March 18, 2026

Stewart Plaza LLC
1735 North Nellis Boulevard #D-E
Las Vegas, Nevada 89115

**RE: 25-0537 [VAR1 AND SUP1]
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 requests on 2.78 acres at 321 North Mojave Road (APN 139-36-603-001), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). The Planning Commission (6-0 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends DENIAL on the entire Land Use Entitlement project.

25-0537-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 AND 42 FEET ABOVE THE ELEVATION OF THE ROADWAY SURFACE OF AN ELEVATED FREEWAY WHERE 30 FEET IS THE MAXIMUM ALLOWED

25-0537-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) DISPLAY ON BOTH FACES

This approval is subject to the following conditions:

25-0537-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. A Variance is hereby approved to allow an Off-Premise Sign a maximum of 42 feet above the elevation of an elevated freeway surface where 30 feet is the maximum allowed.
3. Approval of and conformance to the Conditions of Approval for Special Use Permit (25-0537-SUP1) shall be required, if approved.

4. 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.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0537-SUP1 CONDITIONS

Planning

1. Louvers shall be added to the off-premise sign to limit errant lighting from becoming a nuisance to adjacent to properties and to ensure the lighting is directed towards I-11 traffic.
2. Approval of and conformance to the Conditions of Approval for Variance (25-0537-VAR1) shall be required, if approved.
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. 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.
5. 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.
6. 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.
7. 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.

8. 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.
9. Bird deterrent devices shall be installed on the sign.
10. 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.
11. 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:
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