



**LAS VEGAS
CITY COUNCIL**

SHELLEY BERKLEY
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

OLIVIA DÍAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

SHONDRA
SUMMERS-ARMSTRONG

KARA KELLEY

MIKE JANSSEN
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD

EXECUTIVE DIRECTOR

CITY HALL

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



cityoflasvegas
lasvegasnevada.gov

March 18, 2026

Sharon L. Reese
Sun Investments, LLC – Clear Channel Outdoor
616 “H” Street
Las Vegas, Nevada 89109

**RE: 25-0393-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 Variance (V-0066-97) WHICH ALLOWED A 55-FOOT TALL, NONCONFORMING OFF-PREMISE SIGN TO BE RAISED TO A HEIGHT OF 85 FEET, WHICH IS 60 FEET ABOVE THE FREEWAY GRADE WHERE 30 FEET ABOVE THE ELEVATED GRADE IS THE MAXIMUM HEIGHT ALLOWED; AND ALLOWED THE SIGN TO BE A DISTANCE OF 520 FEET FROM AN EXISTING OFF-PREMISE SIGN AND 30 FEET FROM A "R" DESIGNATED ZONING DISTRICT WHERE 750 FEET AND 300 FEET ARE THE MINIMUM DISTANCE SEPARATIONS REQUIRED at 616 "H" Street (APN 139-27-310-069), T4-N (T4 Neighborhood) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Variance (V-0066-97).
2. This Variance 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.
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 Variance 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.
6. 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