



**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

December 18, 2025

Joseph Papa
Joseph and Maria Serena Papa Rev Trust
10550 Hazel Street
Largo, Florida 33778

RE: 25-0506-RQR1
CITY COUNCIL MEETING OF DECEMBER 17, 2025

Dear Applicant:

The City Council at a regular meeting held on *December 17, 2025* voted to **APPROVE** the following Land Use Entitlement project request for a Required Review of an approved Special Use Permit (U-0271-93) FOR AN EXISTING 50-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN on 0.37 acres at 3101 West Sahara Avenue (APN 162-08-104-004), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (U-0271-93) shall be required.
2. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.
3. This Special Use Permit shall be reviewed in three (3) 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.
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.

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 December 18, 2025.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

Scott Naftzger
Lamar Central Outdoor, LLC
1863 Helm Drive
Las Vegas, Nevada 89119