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June 17, 2026

Lazarou Real Estate LLC
1701 South Decatur Boulevard
Las Vegas, Nevada 89102

**RE: 26-0105 [VAR1 AND SUP1]
CITY COUNCIL MEETING OF JUNE 17, 2026**

Dear Applicant:

The City Council at a regular meeting held on **June 17, 2026** voted to **APPROVE** the following Land Use Entitlement project requests on 0.51 acres at 1701 South Decatur Boulevard (APN 162-06-301-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

26-0105-VAR1 - VARIANCE - TO ALLOW A PROPOSED 50-FOOT TALL OFF-PREMISE SIGN WHERE 40 FEET IS THE MAXIMUM ALLOWED

26-0105-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 50-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:

26-0105-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 50-foot tall off-premise sign where 40 feet is the maximum height allowed.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (26-0105-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.

26-0105 [VAR1 AND SUP1] - Page Two
June 17, 2026

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

26-0105-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Off-Premise Sign use.
2. 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.
3. The existing off-premise sign at the subject site shall be demolished prior to the issuance of building permits.
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, as well as submitted as part of any business license application.
6. 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.
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. Only one advertising sign is permitted per sign face.
10. If the Off-Premise Sign is voluntarily demolished after the issuance of building permits, this Special Use Permit and Variance (26-0105-VAR1) 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. The Off-Premise Sign supporting structure shall be redesigned to include finish materials that complement the existing on-site building. The entire face-area of both sides of the Off-Premise Sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

12. Bird deterrent devices shall be installed on the sign.
13. 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 June 18, 2026.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr

cc:
Liz Olson
Kaempfer Crowell
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Las Vegas, Nevada 89135