



**LAS VEGAS
CITY COUNCIL**

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CITY HALL
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LAS VEGAS, NV 89101
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November 6, 2025

Eric Pena
2421 Stewart Avenue
Las Vegas, Nevada 89101

RE: 25-0407-RQR1
CITY COUNCIL MEETING OF NOVEMBER 5, 2025

Dear Applicant:

The City Council at a regular meeting held on *November 5, 2025* voted to **APPROVE** the following Land Use Entitlement project request for a Required Review of an approved Special Use Permit (U-0029-87) FOR A 75-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 2421 Stewart Avenue (APN 139-35-612-044), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. Conformance to the to the Conditions of Approval for Special Use Permit (U-0029-87).
2. The applicant shall submit an application to the City of Las Vegas for a Required Review of this Special Use Permit in three (3) years, at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for fees associated with the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.
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 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.
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 *November 6, 2025*.

Sincerely,

A handwritten signature in black ink, appearing to read 'Seth T. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

David McDermott
Clear Channel Outdoor
6355 South Cimarron Road, Suite 170
Las Vegas, Nevada 89113