

MAYOR  
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MATTHEW Q. CALLISTER  
MICHAEL J. McDONALD  
GARY REESE

CITY MANAGER  
LARRY K. BARTON



17684  
CITY of LAS VEGAS

August 28, 1996

Toby Lamuraglia, Et Al  
1308 Smoke Tree Avenue  
Las Vegas, Nevada 89108-1158

RE: U-59-96 - SPECIAL USE PERMIT

Gentlemen:

The City Council at a regular meeting held August 21, 1996 APPROVED the request for a Special Use Permit for a 14 foot x 48 foot advertising (billboard) sign to replace an existing 12 foot x 24 foot sign on property located on the west side of Rancho Drive, approximately 75 feet north of Jones Boulevard, C-2 Zone (under Resolution of Intent to C-1 and R-3), subject to:

1. The Board shall hold a public hearing to review this use in five years and at that time may require the sign to be removed.
2. The applicant shall obtain an off-premise sign certificate from the Planning and Development Department prior to the issuance of a building permit.
3. All development must be in conformance with the plot plan and elevations.
4. City Code requirements and design standards of all City departments must be satisfied.

An approved Variance or Special Use Permit must be exercised within one year or it becomes null and void, unless a request for an Extension of Time is duly filed with the Planning and Development Department for consideration and approval by the appropriate board.

Sincerely,

A handwritten signature in black ink, appearing to read "K. M. Tighe".

KATHLEEN M. TIGHE  
City Clerk

/cmp

cc: Planning & Development Dept.  
Dept. of Public Works  
Dept. of Fire Services  
Land Development Services  
Traffic Engineering

Mr. Don Whitehouse  
Donrey Outdoor Advertising  
1211 West Bonanza Road  
Las Vegas, Nevada 89106

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986  
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)





**LAS VEGAS  
CITY COUNCIL**

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*Mayor*

STAVROS S. ANTHONY  
*Mayor Pro Tem*

MICHELE FIORE

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JORGE CERVANTES  
*City Manager*

DEPARTMENT OF PLANNING

**SETH T. FLOYD**

DIRECTOR OF  
COMMUNITY DEVELOPMENT

**CITY HALL**

495 S. MAIN ST.  
3RD FLOOR  
LAS VEGAS, NV 89101

702.229.6301 | VOICE

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711 | TTY



cityoflasvegas  
lasvegasnevada.gov

April 22, 2021

Mary Bartsas 13, LLC  
3941 North Rancho Drive  
Las Vegas, Nevada 89130

**RE: 21-0114-RQR1  
CITY COUNCIL MEETING OF APRIL 21, 2021**

Dear Applicant:

The City Council at a regular meeting held on **April 21, 2021** voted to **APPROVE** a Land Use Entitlement project request FOR A THREE YEAR REQUIRED REVIEW OF SPECIAL USE PERMIT (U-0059-96) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN (NOT QUALIFYING AS A CITY COMMUNICATION SIGN) [BILLBOARD] on 5.06 acres at 3941 North Rancho Drive (APN 138-11-502-003), C-2 (General Commercial) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

**Planning**

1. Conformance to the Conditions of Approval for Special Use Permit (U-0059-96).
2. 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.
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.

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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 April 22, 2021.

Sincerely,



Peter Lowenstein, AICP  
Deputy Planning Director  
Department of Planning

PL:clb

cc: Mr. Lonnie Jones  
Clear Channel Outdoor  
6355 South Cimarron Avenue, Suite #170  
Las Vegas, Nevada 89113

24-0109  
02/26/2024