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011193

# CITY of LAS VEGAS

December 22, 1998

Union Pacific Railroad Company  
1700 Farnum Street  
Omaha, Nebraska 68102

RE: Z-100-97 - REZONING

Dear Applicant:

The City Council at a regular meeting held November 23, 1998 APPROVED the request for a Rezoning on property located along the east side of Interstate 15 (I-15) between Charleston Boulevard and Interstate 95 (I-95) (Union Pacific property), From: M (Industrial) Zone To: P-D (Planned Development) FOR FUTURE MIXED USE PROJECT, Size: approximately 178.00 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on November 24, 1998. This approval is subject to:

1. The permitted uses shall be those uses listed within the "Proposed Permitted Land Uses" section of the staff report as follows:
  - A. Commercial Office: General Office, Government Office, Medical Office, Professional Office, and Research and Development
  - B. Commercial Retail: Bank, Day Care Center, General Retail (excluding adult book stores and other adult uses), Health Club, Incidental Convenience Retail, Regional Shopping Mall, Restaurant/Delicatessen/Coffee Shop/Bakery, and Trade Center
  - C. Conference/Convention Facility
  - D. Entertainment (excluding adult entertainment, sexually oriented business): Movie Theaters, Museums, Musical Theaters, Performing Arts Center, Sports Facility
  - E. High Density Residential
  - F. Hotels



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- G. Transportation: Gasoline Sales Station (with no automobile repair or servicing), Heliport, Monorail Station, Parking Facilities, Transportation Center.
2. A Master Development Plan and Development Standards shall be submitted for review and approval by the Planning Commission in conjunction with or prior to the submittal of any Site Development Plan Review application for any phase of this site.
  3. New off-premise signs (billboards) shall not be a permitted use on the property, however the pre-existing off-premise signs (billboards) on the property shall be allowed to be relocated and remain on-site subject to a two year review.
  4. Resolution of Intent.
  5. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,



BARBARA JO RONEMUS  
City Clerk

/ac

cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. Of Fire Services  
Land Development Services

City of Las Vegas  
400 Stewart Avenue  
Las Vegas, Nevada 89101

Nevada Stadium Builders, LLP  
16885 Dallas Parkway, Fourth Floor  
Dallas, Texas 75248

23-0538  
10/23/2023





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DIRECTOR

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cityoflasvegas  
lasvegasnevada.gov

May 7, 2020

Ms. Kim Rieck  
WMC Pavilion SPE, LLC, et al  
475 South Grand Central Parkway, Suite #1615  
Las Vegas, Nevada 89106

**RE: RQR-78430 – REQUIRED REVIEW – PUBLIC HEARING  
CITY COUNCIL MEETING OF MAY 6, 2020**

Dear Ms. Rieck:

The City Council at a regular meeting held on May 6, 2020 voted to **APPROVE** your Required Review of an approved Rezoning (Z-0100-97) FOR FIVE EXISTING OFF-PREMISE SIGNS on property bounded by U.S. 95, Interstate 15 and Grand Central Parkway (APNs 139-27-410-005; 139-33-511-004; and 139-33-610-014 and 031), PD (Planned Development) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

**Planning**

1. Conformance to the Conditions of Approval for Rezoning (Z-0100-97).
2. This Rezoning shall be reviewed in three (3) years, at which time the City Council may require the Off-Premise Signs 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 Signs be removed.
3. The Off-Premise Signs and their supporting structures 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 Signs.
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 Signs.

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5. If the existing Off-Premise Signs are voluntarily demolished, new Off-Premise Signs shall not be permitted in the same location unless a Special Use Permit is obtained in conformance with Area 1 Interim Downtown Las Vegas Development Standards.
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 May 7, 2020.

Sincerely,



Robert Summerfield, AICP  
Director  
Department of Planning

RTS:PL:clb

cc: Ms. Jennifer Textor  
Clear Channel Outdoor  
6355 South Cimarron Road, Suite #170  
Las Vegas, Nevada 89113

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10/23/2023