



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 18, 2016

Mr. Dan Taheri
5550 Painted Mirage Road, LLC
PO Box 16297
Beverly Hills, California 90209

**RE: RQR-63633 [PRJ-64999] - REQUIRED REVIEW - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF AUGUST 17, 2016**

Dear Mr. Taheri:

The City Council at a regular meeting held on August 17, 2016 **APPROVED** a request for a Required Review of an approved Special Use Permit (SUP-47834) FOR AN EXISTING 627 SQUARE-FOOT, 19-FOOT BY 31-FOOT OFF-PREMISE WALL SIGN at 5550 Painted Mirage Road (APN 125-34-116-004), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-64999].

This approval is subject to the following conditions:

Planning

1. Conformance to the applicable conditions of approval for Special Use Permit (SUP-47834) shall be required.
2. The Off-Premise Sign 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.
3. If the existing Off-Premise Sign is voluntarily demolished, Special Use Permit (SUP-47834) and Variance (VAR-47835) shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved by the City Council.
4. 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 August 18, 2016.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. George Garcia
GC Garcia, Inc.
1055 Whitney Ranch Drive, Suite #210
Henderson, Nevada 89014

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 7-1-1
www.lasvegasnevada.gov



/city of las vegas



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/city of las vegas

July 21, 2016

Mr. Dan Taheri
5550 Painted Mirage Road, LLC
PO Box 16297
Beverly Hills, California 90209

**RE: RQR-63633 [PRJ-64999] - REQUIRED REVIEW - SPECIAL USE
PERMIT
CITY COUNCIL MEETING OF JULY 20, 2016**

Dear Mr. Taheri:

The City Council at a regular meeting held on July 20, 2016 voted to **HOLD IN ABEYANCE** a request for a Required Review of an approved Special Use Permit (SUP-47834) FOR AN EXISTING 627 SQUARE-FOOT, 19-FOOT BY 31-FOOT OFF-PREMISE WALL SIGN at 5550 Painted Mirage Road (APN 125-34-116-004), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-64999].

This item will be heard during the Planning discussion portion of the August 17, 2016, City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,


Thomas A. Perrigo

Director
Department of Planning

TAP:clb

cc: Mr. George Garcia
GC Garcia, Inc.
1055 Whitney Ranch Drive, Suite #210
Henderson, Nevada 89014



July 20, 2016

Mayor Carolyn Goodman
City of Las Vegas
Las Vegas City Hall
495 S. Main Street
Las Vegas, NV 89101

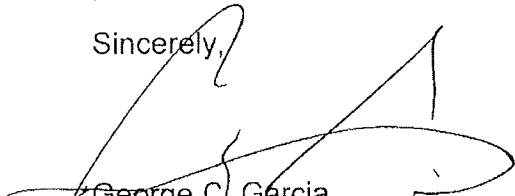
RE: LED Sign Required Review (RQR-63633)

Dear Mayor and City Council,

On behalf of my client, 5550 Painted Mirage Rd., LLC, I am submitting a request for a continuance on the above listed application from the July 20 City Council meeting to the meeting being held on August 17, 2016. This is to allow time to complete the sign permit.

We respectfully request your consideration in the above listed matter. Please advise us of your decision. If you have any questions please feel free to contact me at (702) 435-9909.

Sincerely,


George C. Garcia
President
GCG:amc



GC GARCIA

AGENDA ITEM #81
RECEIVED 07.20.16

A Planning & Development Services Corporation

1055 Whitney Ranch Drive, Suite 210, Henderson, Nevada 89014-3205

Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

CITY OF LAS VEGAS
ONE MOTION / ONE VOTE



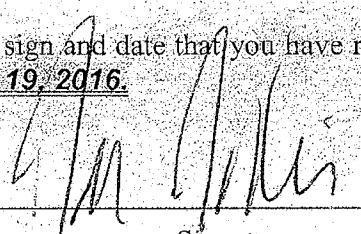
Department of Planning
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

SUBJECT: RQR-63633 - APPLICANT/OWNER: 5550 PAINTED MIRAGE RD., LLC

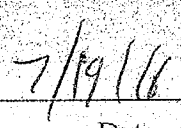
The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the **JULY 20, 2016 City Council** meeting. All of these items will be placed at the beginning of the agenda. The Mayor will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney** at (702) 464-7499 or e-mail to cburney@lasvegasnevada.gov. If there is no one present at the City Council meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any City Councilperson or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

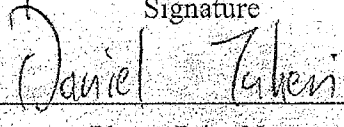
Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **JULY 19, 2016**.



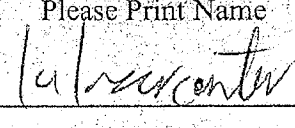
Signature



Date



Please Print Name



Company Name

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

AGENDA ITEM #81
RECEIVED 07.19.16



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

July 7, 2016

Mr. Dan Taheri
5550 Painted Mirage Road, LLC
PO Box 16297
Beverly Hills, California 90209

**RE: RQR-63633 - REQUIRED REVIEW - PUBLIC HEARING
CITY COUNCIL MEETING OF JULY 20, 2016**

Dear Mr. Taheri:

Please be advised the City Council at its regular meeting on *July 20, 2016* as referred to above, will consider your request. This meeting will be held at 1:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will available on-line on *Thursday, July 14, 2016* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. George Garcia
GC Garcia, Inc.
1055 Whitney Ranch Drive, Suite #210
Henderson, Nevada 89014

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov



/city of las vegas

Development Notification

CC Meeting: July 20, 2016

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Department of Planning:

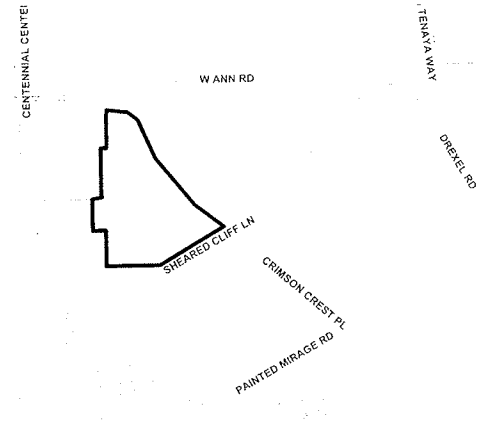
RQR-63633

Ambiance Estates HOA
Bavaria Estates
Canyon Creek North HOA
Canyon Ranch Estates HOA
Cimarron Village North HOA
Desert Creek HOA
Desert Fairways West
Desert Greens HOA
Eagle Crest Apartments
Highland Grove HOA
Lone Mountain Village HOA
Painted Desert Community Association
Painted Desert Estates HOA
Ponderosa Estates HOA
Pueblo @ Santa Fe Condominium Assn.
Ranch House Estates HOA
Rancho Santa Fe NA
Sandpiper Golf Villas HOA
Se'Villa Community Assn.
St. Tropez HOA
Stonecreek HOA
Summerhills Owners Association
Taos Estates III HOA
Timber Creek HOA
Tropical Meadows HOA
Turning Point Community Association
Villa Trinidad @ Painted Desert HOA
Villas on the Green Condominium Assn.
Vintage Hills HOA
Viscaya HOA

Application Information

RQR-63633 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 5550 PAINTED MIRAGE RD., LLC -
For possible action on a request for a Required Review of an approved Special Use Permit (SUP-47834) FOR AN EXISTING 627 SQUARE-FOOT, 19-FOOT BY 31-FOOT OFF-PREMISE WALL SIGN at 5550 Painted Mirage Road (APN 125-34-116-004), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-64999].

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

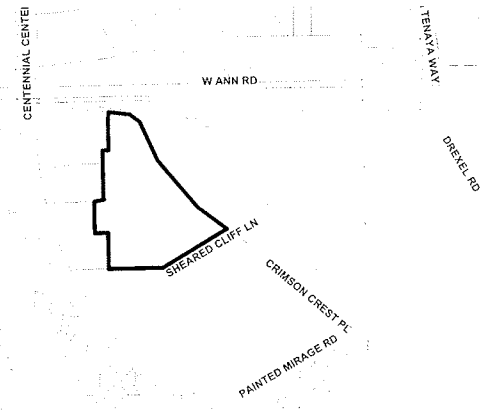
Meeting: City Council
Date: *July 20, 2016*
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TTY 7-1-1). **Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.**

Application Information

RQR-63633 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 5550 PAINTED MIRAGE RD., LLC -
For possible action on a request for a Required Review of an approved Special Use Permit (SUP-47834) FOR AN EXISTING 627 SQUARE-FOOT, 19-FOOT BY 31-FOOT OFF-PREMISE WALL SIGN at 5550 Painted Mirage Road (APN 125-34-116-004), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-64999].

Application Location

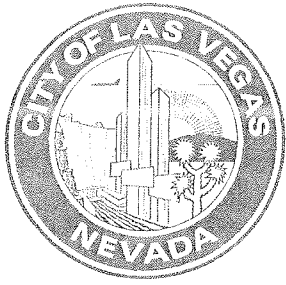


The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: City Council
Date: *July 20, 2016*
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TTY 7-1-1). **Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.**



LAS VEGAS
CITY COUNCIL

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LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

March 1, 2016

Mr. Dan Taheri
Knaneh Holdings, LLC
PO Box 16267
Beverly Hills, California 90209

RE: RQR-63633 - REQUIRED REVIEW - SPECIAL USE PERMIT
PREVIOUS CASE: SUP-47834
5550 Painted Mirage Road (APN 125-34-116-004)

Dear Mr. Taheri:

Our records indicate the above referenced action will be scheduled for the **July 20, 2016** City Council meeting, at which time the Council may discontinue the use.

Provide two 24" x 36" and two 8½" x 11" site plans, two 24" x 36" and two 8½" x 11" floor plans, and two 24" x 36" and two 8½" x 11" elevation plans depicting the site. The submitted plans must show off-premise sign as currently configured with full dimensional information. In addition to the plans required, we also need a justification letter, current deed, the enclosed Statement of Financial Interest form and Application completed and notarized. Please come to our offices at 333 North Rancho Drive no later than **May 30, 2016** to pay the application fee of \$300.00, notification fee of \$500.00 and submit the required documents.

Failure to submit the above mentioned items will not prevent the item from being placed on the agenda for consideration by the City Council, and payment of fees will be required as a condition of approval, if the Required Review is approved. If the Required Review is denied, the Special Use Permit for this site shall be discontinued, and the use shall be required to cease.

If you have any questions, please feel free to contact me at (702) 229-6301.

Sincerely,

A handwritten signature in cursive script that reads "Carman Burney".

Carman Burney, Agenda Technician
Department of Planning
Long Range Planning Division

cc: Mr. George Garcia
GC Garcia, Inc.
1700 Whitney Mesa Drive, Suite #110
Henderson, Nevada 89014

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) _____

Project Name _____ Proposed Use _____

Assessor's Parcel #(s) _____ Ward # _____

General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

APPLICANT _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

REPRESENTATIVE _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name _____

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-63633** APN: _____

Name of Property Owner: _____

Name of Applicant: _____

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☐ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: _____

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

July 25, 2013

Mr. Dan Taheri
Knaneh Holdings LLC
P.O. Box 16267
Beverly Hills, California 90209

RE: SUP-47834 – SPECIAL USE PERMIT
RELATED TO VAR-47835
CITY COUNCIL MEETING OF JULY 24, 2013

Dear Mr. Taheri:

The City Council at a regular meeting held July 24, 2013, APPROVED the request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 5550 Painted Mirage Road (APN 125-34-116-004), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 25, 2013. This approval is subject to:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Off-Premise Sign use, except as modified herein.
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. 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 Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. This Special Use Permit shall be reviewed in 3 year(s), 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.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

RQR-63633



Mr. Dan Taheri
SUP-47834 – Page Two
July 25, 2013

6. 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.
7. 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.
8. Only one advertising sign is permitted per sign face.
9. If the Off-Premise Sign is voluntarily demolished, this Special Use Permit and related Variance (VAR-47835) 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.
10. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. George Garcia
G.C. Garcia, Inc.
1700 Whitney Mesa Drive, Suite #110
Henderson, Nevada 89014

RQR-63633