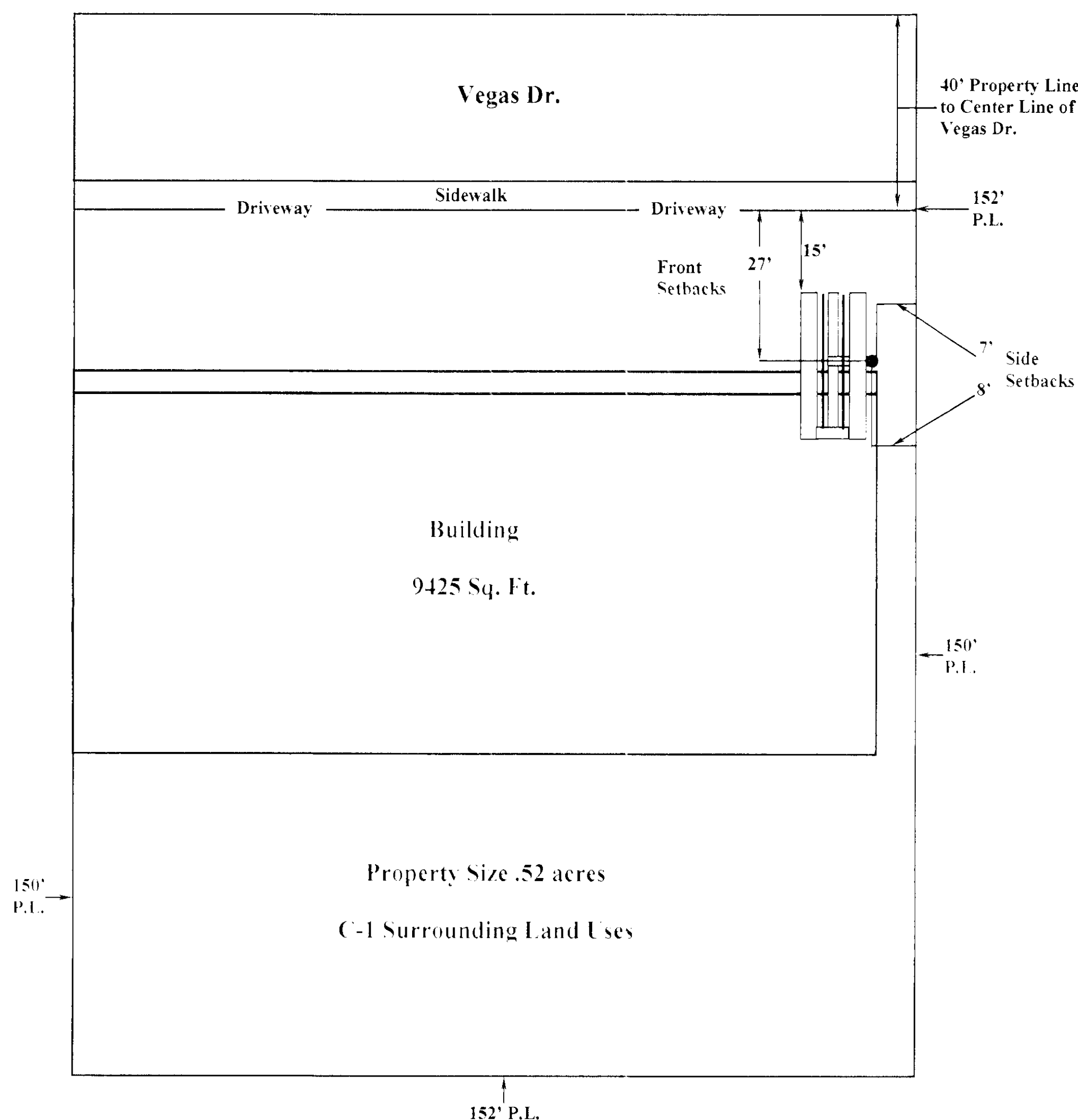
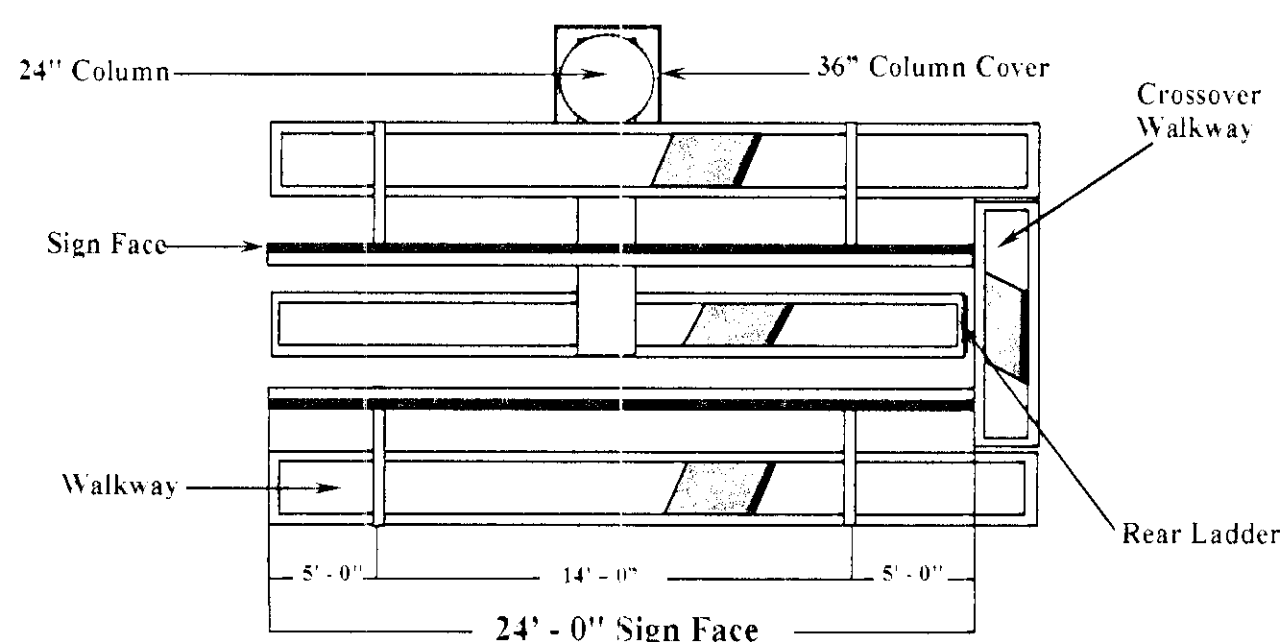
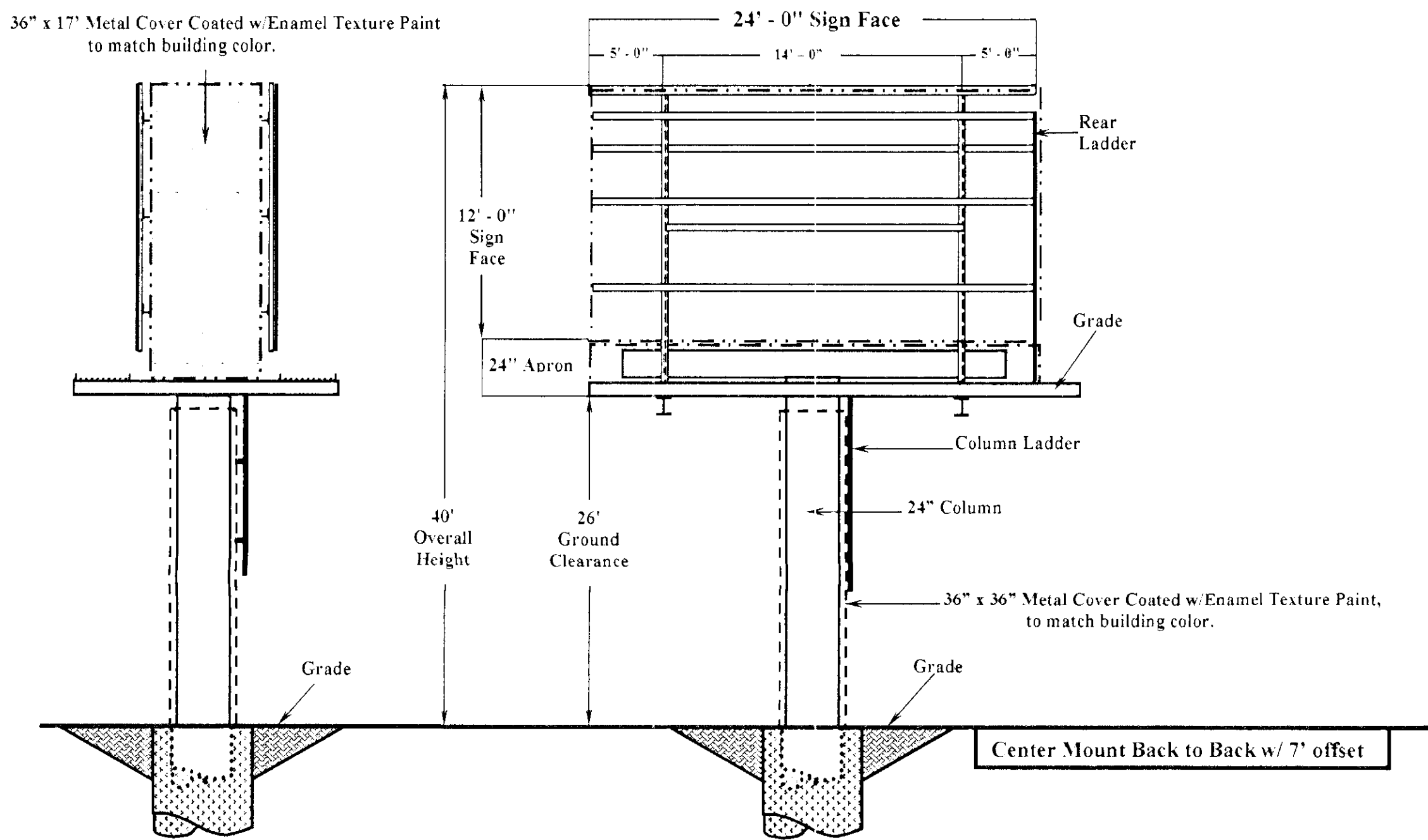




PROPERTY OWNER: WING GAY FONG TRUST
1553 N. DECATUR BLVD.
LAS VEGAS, NV 89108-1204

PROPERTY ADDRESS: 1571 N. DECATUR BLVD.
LAS VEGAS, NV 89108

CONTACT: CHAD HARRIS @
LAS VEGAS BILLBOARDS
5665 S. VALLEY VIEW BLVD.
LAS VEGAS, NV 89118
837-7822

APN: 138-25-503-003

ZONED: C-1

12' x 24' CENTER MOUNT WITH OFFSET

40' OVERALL HEIGHT

NO ADJACENT ON-PREMISE SIGN WITHIN 100'

NO ADJACENT OFF-PREMISE SIGN WITHIN 300'

NO R ZONE WITHIN 300'

SCALE 1" = 20'



SIGN ANALYSIS TABLE

TYPE OF SIGN:	12' X 24' OFF-PREMISE SIGN
SIGN HEIGHT:	40' OVERALL HEIGHT
SIGN WIDTH:	24' OVERALL WIDTH
SIGN AREA:	336' SQUARE FT.
ILLUMINATION TYPE:	HALLOGEN LIGHTING
ANIMATION:	NONE

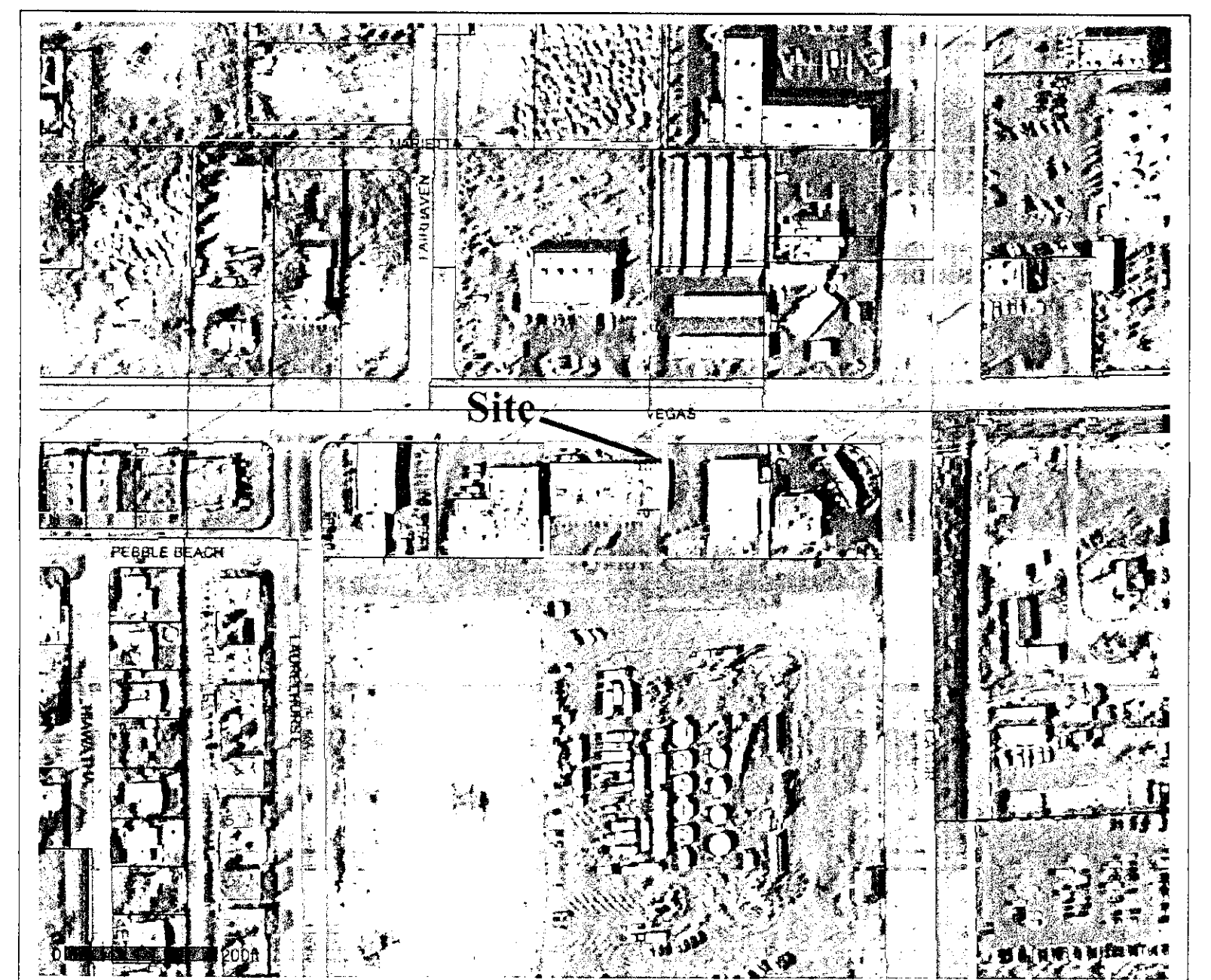
LOCATION:

15' FRONT SETBACK FROM VEGAS DR. TO LEADING EDGE OF SIGN.

27' FRONT SETBACK FROM VEGAS DR. TO CENTER OF COLUMN.

7' SIDE SETBACK FROM EAST PROPERTY LINE TO EDGE OF COLUMN.

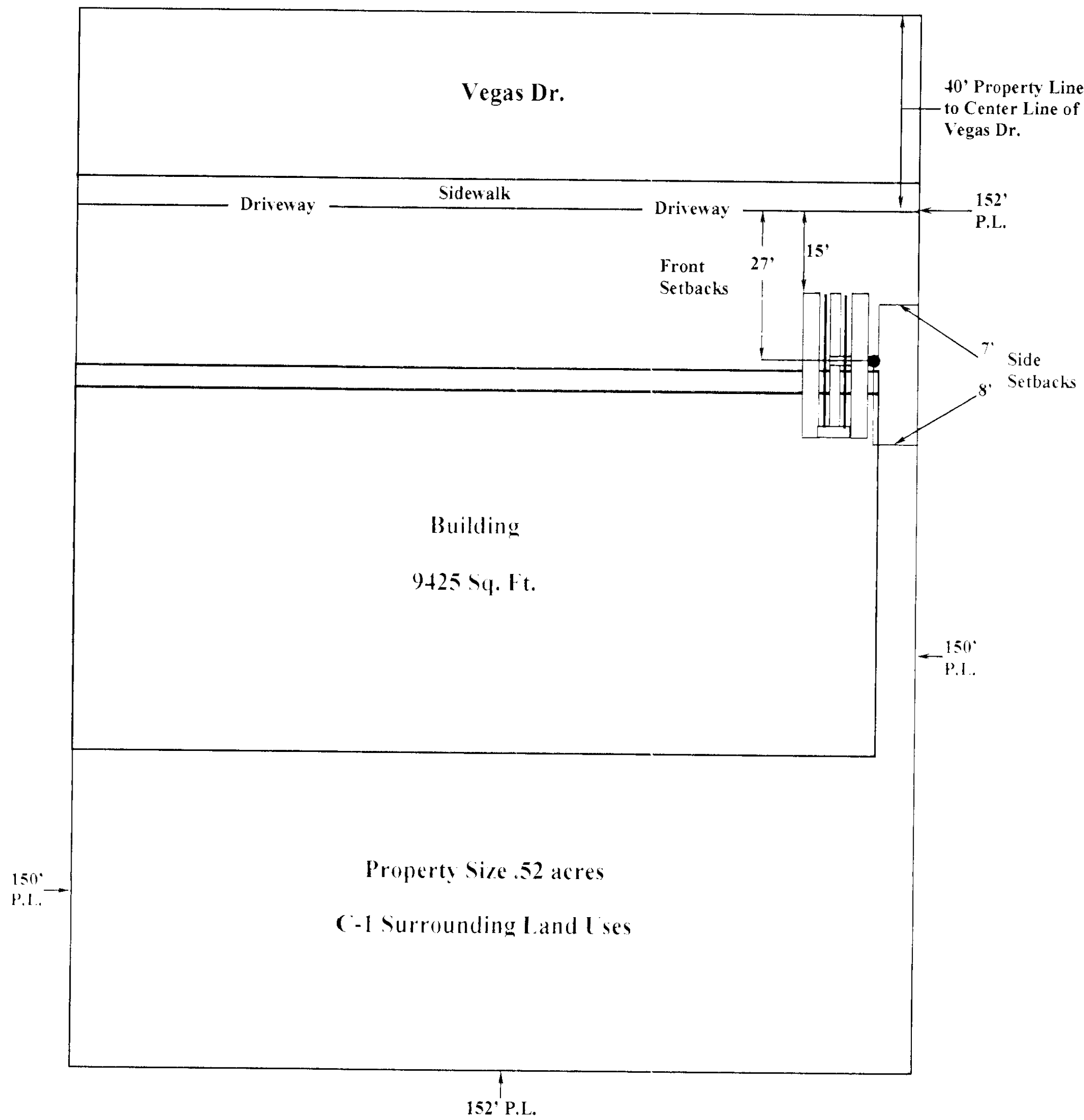
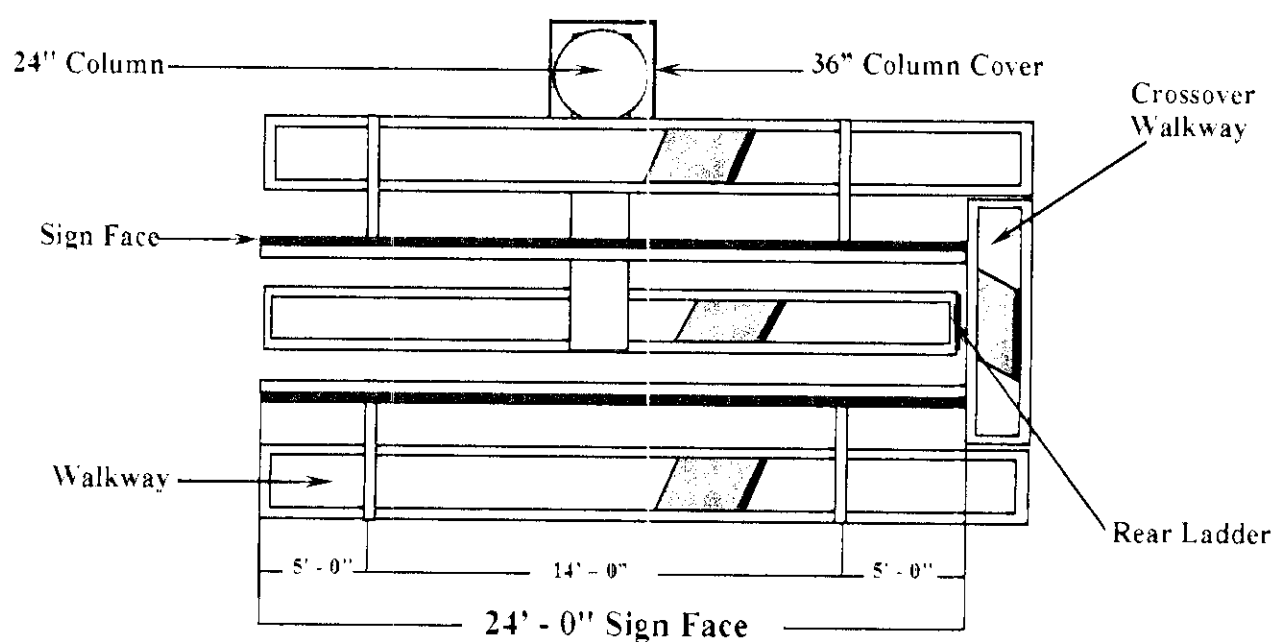
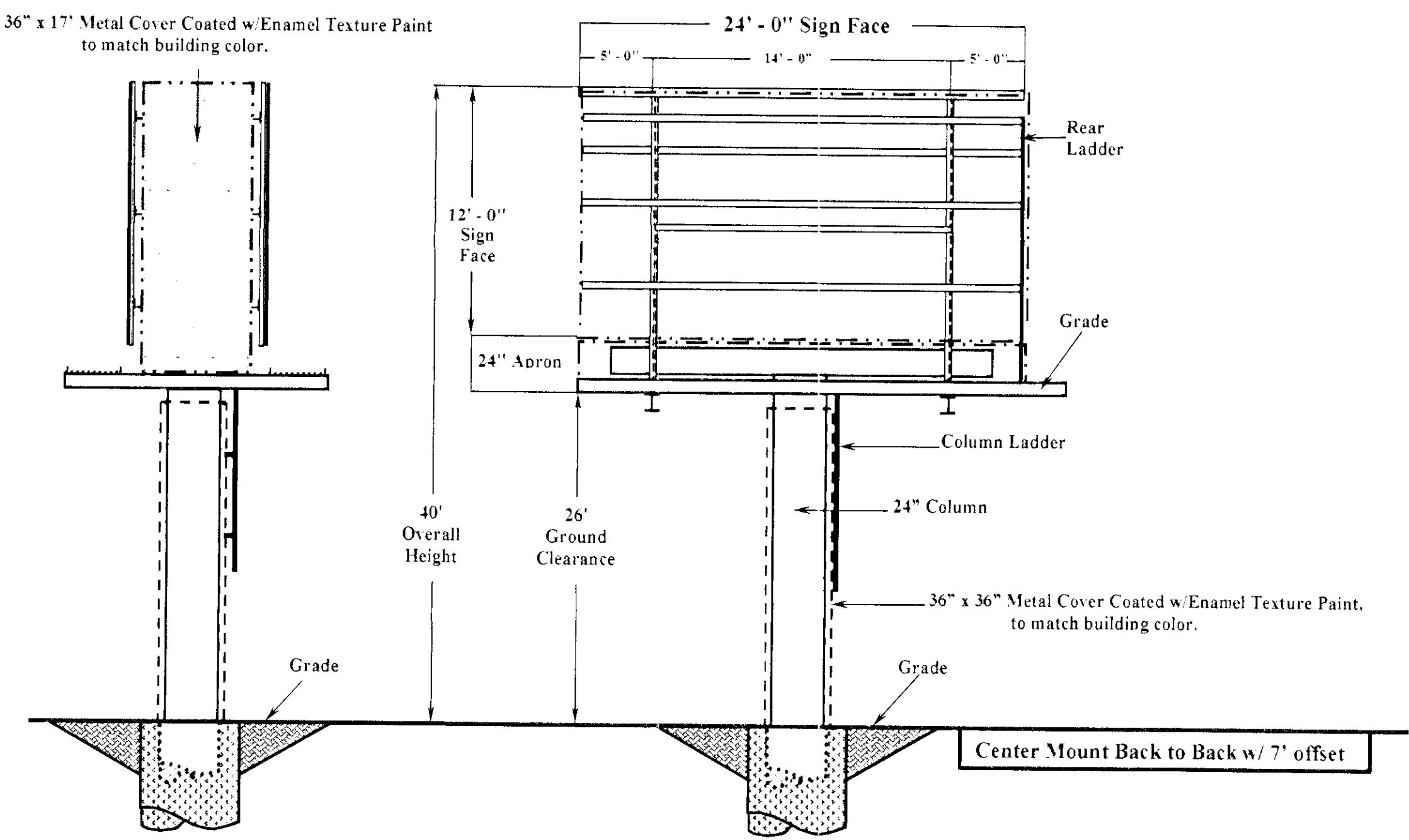
8' SIDE SETBACK FROM EAST PROPERTY LINE TO CENTER OF COLUMN.



RQR-39499

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City of Las Vegas

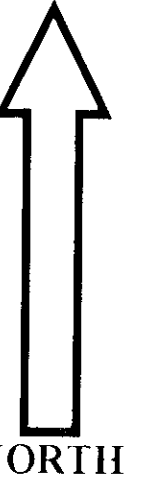


PROPERTY OWNER: WING GAY FONG TRUST
1553 N. DECATUR BLVD.
LAS VEGAS, NV 89108-1204

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LAS VEGAS, NV 89118
837-7822

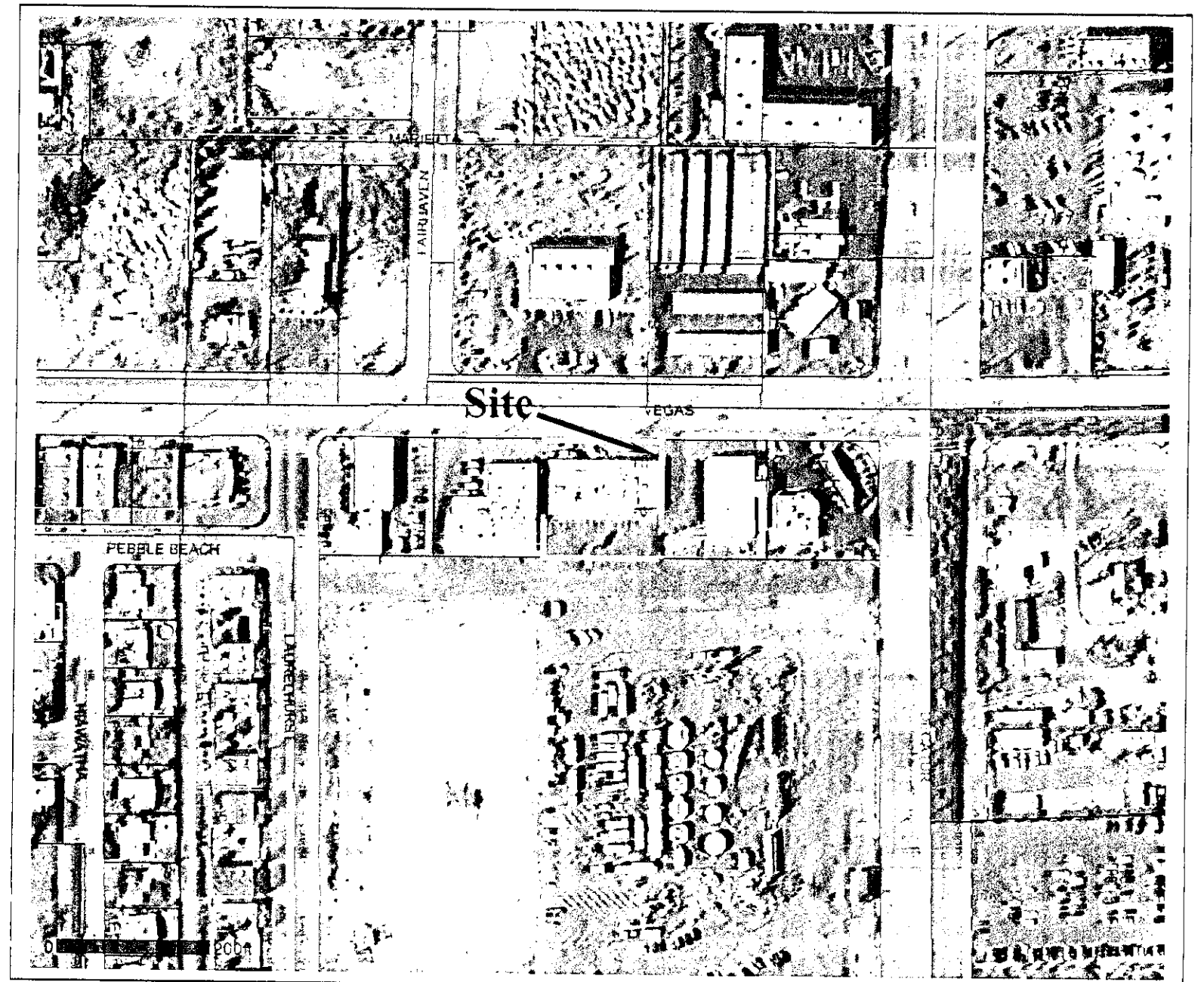
APN: 138-25-503-003
ZONED: C-1
12' x 24' CENTER MOUNT WITH OFFSET
40' OVERALL HEIGHT
NO ADJACENT ON-PREMISE SIGN WITHIN 100'
NO ADJACENT OFF-PREMISE SIGN WITHIN 300'
NO R ZONE WITHIN 300'
SCALE 1" = 20'



SIGN ANALYSIS TABLE

TYPE OF SIGN:	12' X 24' OFF-PREMISE SIGN
SIGN HEIGHT:	40' OVERALL HEIGHT
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SIGN AREA:	336' SQUARE FT.
ILLUMINATION TYPE:	HALLOGEN LIGHTING
ANIMATION:	NONE

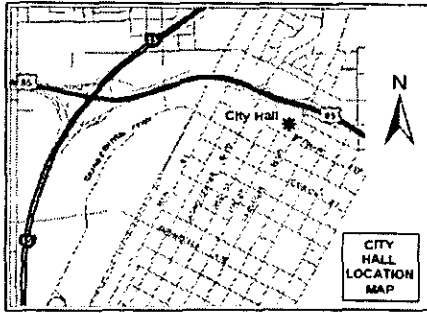
LOCATION:
15' FRONT SETBACK FROM VEGAS DR. TO LEADING EDGE OF SIGN.
27' FRONT SETBACK FROM VEGAS DR. TO CENTER OF COLUMN.
7' SIDE SETBACK FROM EAST PROPERTY LINE TO EDGE OF COLUMN.
8' SIDE SETBACK FROM EAST PROPERTY LINE TO CENTER OF COLUMN.



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SEP 08 2010
City of Las Vegas

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

RQR-39499

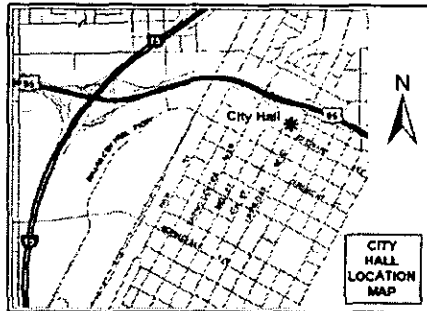
Planning Commission Meeting of 11/18/2010

13825503002

11/08/2010

Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

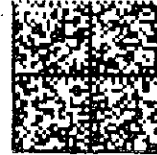
RQR-39499

Planning Commission Meeting of 11/18/2010

13825503003

11/08/2010

PRESORTED
FIRST CLASS



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\$ 00.414
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NOV 08 2010

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NOV - 9 2010

Case: RQR-39499
13825503002
FONGS KEN SEPARATE PROPERTY TR
1553 N DECATUR BLVD
LAS VEGAS NV 89108-1204

PRESORTED
FIRST CLASS

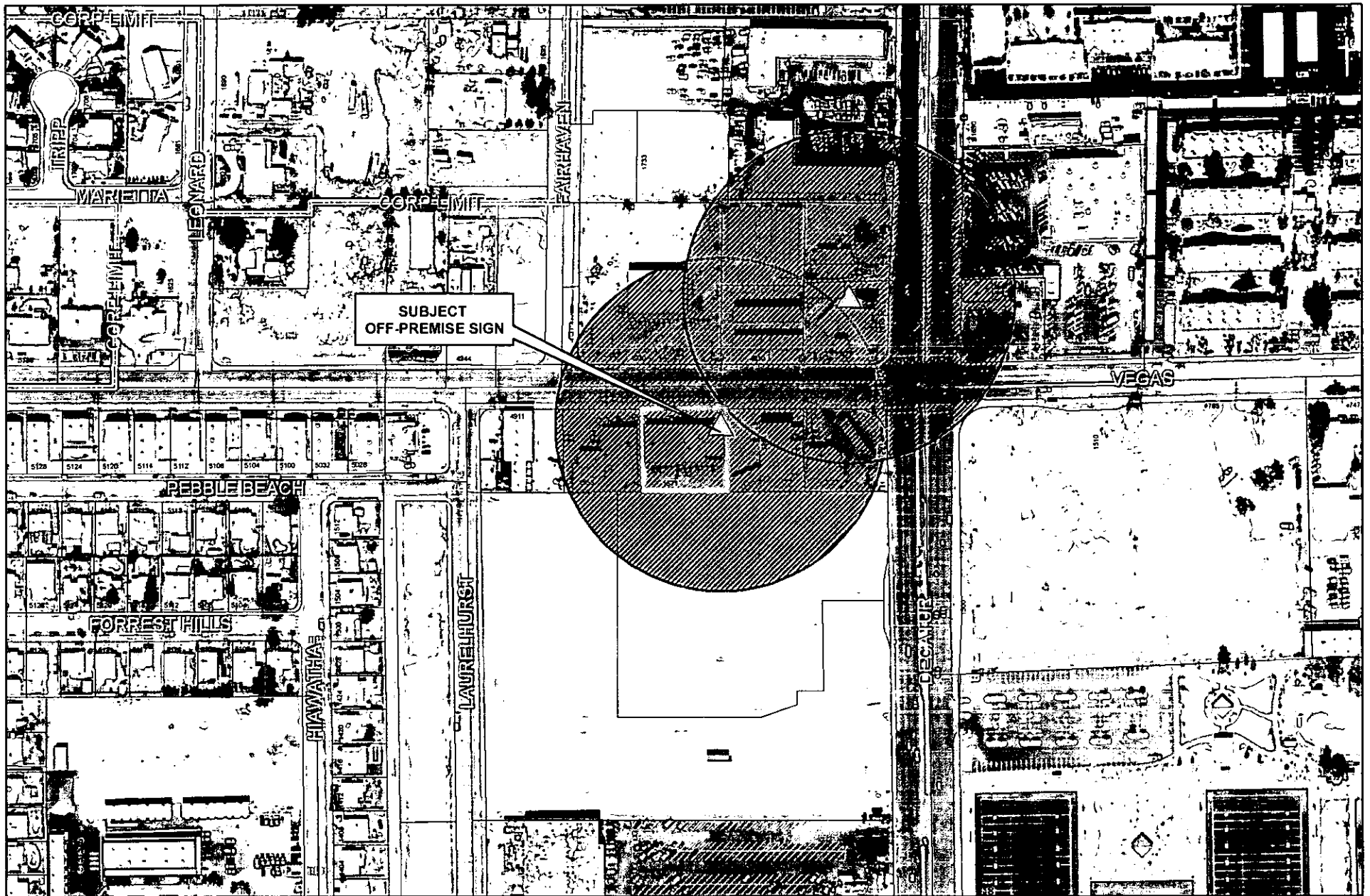


UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 89101
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NOV - 9 2010

Case: RQR-39499
13825503003
FONG IMPERIAL PLAZA L P
1553 N DECATUR BLVD
LAS VEGAS NV 89108-1204

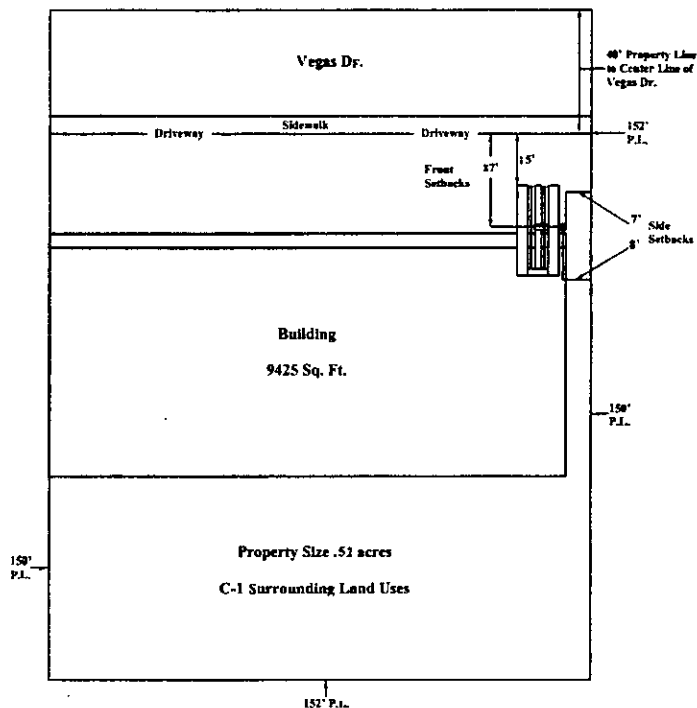
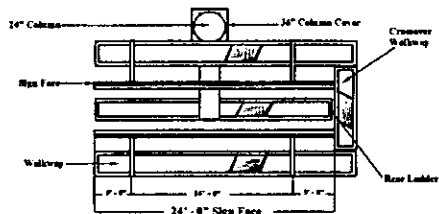
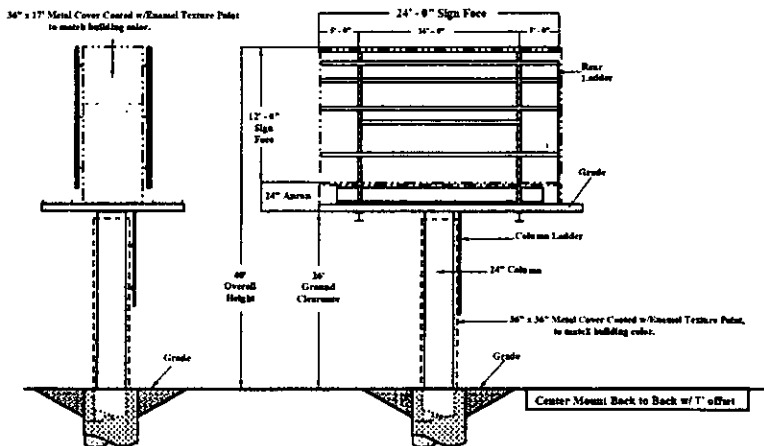


RQR-39499

City of Las Vegas Billboard Data

- | | | |
|--------------------------------------|--|-------------------------------------|
| Subject Parcel | 300 Foot Buffer Around Billboard | Residential Zoned Property |
| City of Las Vegas Billboard Location | 750 Foot Buffer Around Freeway Billboard | Off Premise Sign Exclusion Area |
| Clark County Billboard Location | | Exempt - Off Premise Area Sign Area |





PROPERTY OWNER: WING GAY FONG TRUST
1553 N. DECATUR BLVD.
LAS VEGAS, NV 89108-1204

PROPERTY ADDRESS: 1571 N. DECATUR BLVD.
LAS VEGAS, NV 89108

CONTACT: CHAD HARRIS @
LAS VEGAS BILLBOARDS
5665 S. VALLEY VIEW BLVD.
LAS VEGAS, NV 89118
837-7822

APN: 138-25-503-003

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SIGN WIDTH: 24' OVERALL WIDTH

SIGN AREA: 336' SQUARE FT.

ILLUMINATION TYPE: HALOGEN LIGHTING

ANIMATION: NONE

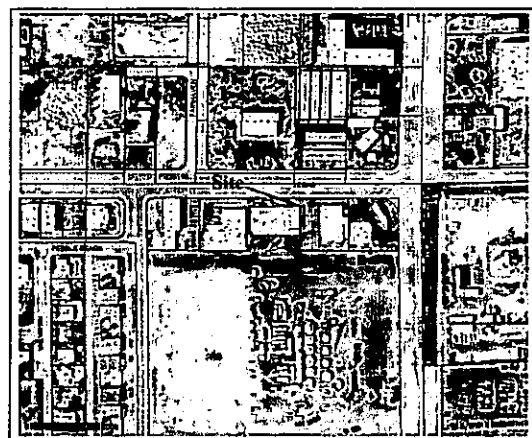
LOCATION:

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8' SIDE SETBACK FROM EAST PROPERTY LINE TO CENTER OF COLUMN.



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City of Las Vegas

RQR-39499



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

December 16, 2010

Mr. Ken Fong
Fong Imperial Plaza Limited Partnership
1553 North Decatur Boulevard
Las Vegas, Nevada 89108

RE: RQR-39499 – REQUIRED REVIEW
CITY COUNCIL MEETING OF DECEMBER 15, 2010

Dear Mr. Fong:

The City Council at a regular meeting held December 15, 2010, APPROVED the Required Review of a previously approved Special Use Permit (SUP-3061) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 1571 North Decatur Boulevard (APN 138-25-503-003), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 2010. This approval is subject to:

Planning and Development

1. This Special Use Permit (SUP-3061) 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.
2. 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.
3. 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.
4. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit (SUP-3061) 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.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

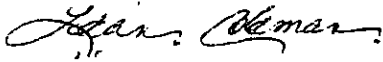
VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-00

Mr. Ken Fong
RQR-39499 - Page Two
December 16, 2010

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

Sincerely,

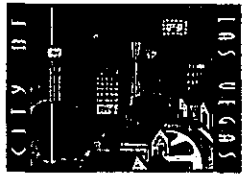


Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Chad Harris
Las Vegas Billboards
5665 South Valley View Boulevard
Las Vegas, Nevada 89118

Mr. Mark Sabraw
Greater Nevada Planning
8610 South Eastern Avenue, Suite #8
Las Vegas, Nevada 89123

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

November 19, 2010

Mr. Ken Fong
Fong Imperial Plaza Limited Partnership
1553 North Decatur Boulevard
Las Vegas, Nevada 89108

RE: RQR-39499 - REQUIRED REVIEW
PLANNING COMMISSION MEETING OF NOVEMBER 18, 2010

Dear Mr. Fong:

Your Required Review of a previously approved Special Use Permit (SUP-3061) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 1571 North Decatur Boulevard (APN 138-25-503-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on November 18, 2010.

The Planning Commission voted to recommend **APPROVAL** of your request.

Planning and Development

1. This Special Use Permit (SUP-3061) 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.
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4. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit (SUP-3061) 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.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Torkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Mr. Ken Fong
RQR-39499 - Page Two
November 19, 2010

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

This item will be considered by the City Council on **December 15, 2010**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Chad Harris
Las Vegas Billboards
5665 South Valley View Boulevard
Las Vegas, Nevada 89118

Mr. Mark Sabraw
Greater Nevada Planning
8610 South Eastern Avenue, Suite #8
Las Vegas, Nevada 89123

CITY OF LAS VEGAS**ONE MOTION / ONE VOTE****Planning and Development Department****Case Planning Division****731 South Fourth Street****Las Vegas, Nevada 89101****(702) 229-6301 Phone (702) 385-7268 Fax**

**SUBJECT: RQR-39499 - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG
IMPERIAL PLAZA, LP**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **NOVEMBER 18, 2010** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission 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) 385-7268. If there is no one present at the Planning Commission 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 Planning Commissioner 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
NOVEMBER 17, 2010.

NOV 12 2010

Signature

Date

Kenneth W. Fong, General Partner

Please Print Name

Fong Imperial Plaza Limited Partnership

Company Name

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

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NOV 11 2010

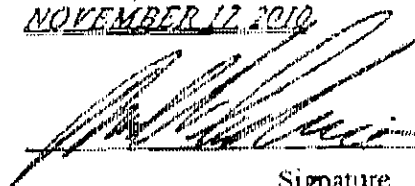
CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Planning and Development Department
	Case Planning Division
	731 South Fourth Street
	Las Vegas, Nevada 89101
	(702) 229-6301 Phone (702) 385-7268 Fax

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Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM
NOVEMBER 12, 2010



Signature

NOV. 12, 2010

Date

MARK M. SABRAW AUTHORIZED REPRESENTATIVE
Please Print Name

GREATER NEVADA PLANNING, INC.
Company Name

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

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NOV 11 2010

CC.

P/L 92/85.

Report of All Selected Parcels**Case Number:** RQR-39499**Printed On:** Tue: October 12, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
1625 LEONARD LANE L L C	%R SWAIN 4455 S PECOS RD LAS VEGAS NV	13824801031
4600 VEGAS DRIVE L L C	333 WASHINGTON BLVD #142 MARINA DEL REY CA	13919401005
7-ELEVEN INC	P O BOX 711 DALLAS TX	13919401006
ANGIONE BÉRITH	5104 FORREST HILLS LN LAS VEGAS NV	13825511024
APARICIO JUAN JOSE & JUANA	5113 FORREST HILLS LN LAS VEGAS NV	13825511035
AUTOZONE INC	%DEPT 8700 P O BOX 2198 MEMPHIS TN	13824804016
BANK AMERICA N A	475 CROSSPOINT PKWY GETZVILLE NY	13824814017
BANK DEUTSCHE NATIONAL TR CO TRS	%ONEWEST BANK FSB 888 E WALNUT ST PASADENA CA	13825510021
BLAKE TRUST	1620 LEONARD LN LAS VEGAS NV	13824803027
BORELLI BRENDA L	7208 EVE CT LAS VEGAS NV	13824803012
BRINGHURST LILA	P O BOX 3041 FREMONT CA	13824803016
BUENO ALICIA	1412 HIAWATHA RD LAS VEGAS NV	13825511047
CASTRO JAVIER	1404 HIAWATHA RD LAS VEGAS NV	13825511049
CHAVIRA UBALDO & IRMA C	5117 PEBBLE BEACH BLVD LAS VEGAS NV	13825511018
CHOYCHANGTHONG RATCHANEE	6635 ALLOTT AVE VAN NUYS CA	13825510022
CHURCH TRINITY MSSNRY BPTST LV	5174 VEGAS DR LAS VEGAS NV	13824801030
CITY OF LAS VEGAS	%DIRECTOR OF ADMIN SERV %CITY HALL 400 STEWART AVE 8TH FL	13930101001
CITY OF LAS VEGAS	%PRIORITY ONE COML 4560 S DECATUR #202 LAS VEGAS NV	13825504002
CITY OF LAS VEGAS	%OFFICE OF BUSINESS DEV 400 STEWART AVE 2ND FLR LAS VEGAS NV	13825504001
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	13930101004
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE LAS VEGAS NV	13825518002
CLARK MICHAEL J	4950 VEGAS DR LAS VEGAS NV	13824803021
CONWAY ROBERT A	1711 FAIRHAVEN ST LAS VEGAS NV	13824803014
CORDOBA IVAN	400 HARVARD ST LAS VEGAS NV	13825511026
CRAFT DARRELL	1904 CAVIAR DR LAS VEGAS NV	13825511042
CZERLANIS KENNETH EDWARD	10004 FLORAGOLD CT LAS VEGAS NV	13825511050
D I P INVESTMENT CORP	%W HUANG 7 CORPORATE PLAZA NEWPORT BEACH CA	13824804019
DECATUR SHOPPING CTR ASSOC	%B BLUM 12997 BLAIRWOOD DR STUDIO CITY CA	13825503007
DYCHES BEVERLY R	1660 N LEONARD LN LAS VEGAS NV	13824803026
ESCOBAR APARTMENT L L C	%J & N ESCOBAR P O BOX 28228 LAS VEGAS NV	13825510016
ESCOBAR APARTMENT L L C	%J & N ESCOBAR P O BOX 28228 LAS VEGAS NV	13825510019
ESCOBAR APARTMENT L L C	%J & N ESCOBAR P O BOX 28228 LAS VEGAS NV	13825510018

Report of All Selected Parcels**Case Number:** RQR-39499**Printed On:** Tue: October 12, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
ESCOBAR APARTMENT L L C	%J & N ESCOBAR P O BOX 28228 LAS VEGAS NV	13825510017
FISHER SIRINART REVOCABLE TRUST	6251 BAKMAN AVE N HOLLYWOOD CA	13825510020
FONG IMPERIAL PLAZA L P	1553 N DECATUR BLVD LAS VEGAS NV	13825503003
FONGS KEN SEPARATE PROPERTY TR	1553 N DECATUR BLVD LAS VEGAS NV	13825503002
FORREST ARVIS C & ANNA L TRUST	%B DZIEDZIAK 2964 VIA DELLA AMORE HENDERSON NV	13824804005
FORREST ARVIS C & ANNA L TRUST	%B DZIEDZIAK 2964 VIA DELLA AMORE HENDERSON NV	13824804006
FORREST ARVIS C CHAR FUND L L C	%B DZIEDZIAK 2964 VIA DELLA AMORE HENDERSON NV	13824804017
FOSTER DAY CORPORATION	%R FOSTER 2560 RED ARROW DR LAS VEGAS NV	13824804012
FOSTER DAY CORPORATION	%R FOSTER 2560 RED ARROW DR LAS VEGAS NV	13824804008
FRIENDLY FORD INC	660 N DECATUR BLVD LAS VEGAS NV	13919401004
FULLER-BUSTOS L L C	1604 TAYLOR WOODROW LAS VEGAS NV	13824804010
FULLER-BUSTOS L L C	1604 TAYLOR WOODROW LAS VEGAS NV	13824804009
H J E E L L C	2325 E CHEYENNE AVE NO LAS VEGAS NV	13825518003
HARMON CLAIR F & FRANCES A TRUST	5105 PEBBLE BEACH BLVD LAS VEGAS NV	13825511021
HAS LIVING TRUST	6248 BULLRING LN LAS VEGAS NV	13825511019
HERNANDEZ JOSE L MEJIA	5100 FORREST HILLS AVE LAS VEGAS NV	13825511023
HOLLENBECK DAVID C	1508 HIAWATHA RD LAS VEGAS NV	13825511040
HOLLIGAN RICHARD	7745 AMBERWOOD PEAK CT LAS VEGAS NV	13825511037
HOLY SPIRIT ASSN CHRISTIANITY	1740 LEONARD LN LAS VEGAS NV	13824803013
HUGHES FAMILY L L C #3	2975 S HIGHLAND DR LAS VEGAS NV	13919401003
IBARRA PEDRO	5125 PEBBLE BEACH BLVD LAS VEGAS NV	13825511016
J R LIVING TRUST	1744 N LEONARD LN LAS VEGAS NV	13824803031
JACKS PROPERTIES II L L C	6933 E BONANZA RD LAS VEGAS NV	13825503001
JIMENEZ JESUS A & ANGELA A	1424 HIAWATHA RD LAS VEGAS NV	13825511044
KHARBANDA SANJEEV & S FAM TR	3412 ASHBOURNE CIR SAN RAMON CA	13824804018
KLOPFENSTEIN WILLIAM D	28 LAZY LN LAKE ALFRED FL	13824803015
KRISKE JOHN R & GAYLE I	1504 HIAWATHA RD LAS VEGAS NV	13825511041
LAS VEGAS MANOR ASSOCIATES L L C	%TMC MGT CORP 2001 S JONES #D LAS VEGAS NV	13919401002
LOPEZ RUBEN	5109 FORREST HILLS LN LAS VEGAS NV	13825511036
LUJAN ENRIQUE & MARIA SOFIA	3721 BACH WY NO LAS VEGAS NV	13825510024
MACIAS ARMANDO & ARACELI	5897 SHINING MOON CT LAS VEGAS NV	13824803019
MACK KEVIN	5101 PEBBLE BEACH BLVD LAS VEGAS NV	13825511022

Report of All Selected Parcels**Case Number:** RQR-39499**Printed On:** Tue: October 12, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
MARAFIOTI FRANK	1320 HIAWATHA RD LAS VEGAS NV	13825511051
MARTINEZ JOSE & CIRA	5109 PEBBLE BEACH BLVD LAS VEGAS NV	13825511020
MCEACHERN DIXIE	5116 FORREST HILLS LN LAS VEGAS NV	13825511027
MEADORS ROBERT	1428 HIAWATHA RD LAS VEGAS NV	13825511043
MELANCON STEPHEN F & ELIZABETH A	1675 FAIRHAVEN ST LAS VEGAS NV	13824803017
MILFORD MARK & LORILYN TRUST	%MILFORD AUTO 1615 N DECATUR BLVD LAS VEGAS NV	13824804013
MIRELES GUADALUPE	5101 FORREST HILLS LN LAS VEGAS NV	13825511038
NEVADA ESCROW SERV INC TRS	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13824803033
NEVADA ESCROW SERV INC TRS	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13824803032
NOOROZIAN NADER	901 NOOROZIAN CT LAS VEGAS NV	13824803023
NOVINBAKHT KEYVAN	325 N OAKHURST DR #305 BEVERLY HILLS CA	13824803028
OCHOA JAVIER RUIZ	1316 HIAWATHA RD LAS VEGAS NV	13825511052
PAR HOMES I L L C	4610 WYNN RD LAS VEGAS NV	13825511033
PATRICK JENNIFER L	19211 HAYNES ST #5 RESEDA CA	13825502001
PENTACLE HOLDINGS L P-DECATUR	3108 LOSEE RD NO LAS VEGAS NV	13824804015
PETROLEUM PROPERTIES L L C	2009 AMBER STONE CT LAS VEGAS NV	13825503005
PING LIU JIAN	5876 CAPISCUM CT LAS VEGAS NV	13825511034
POURSAID RAY	5032 PEBBLE BEACH BLVD LAS VEGAS NV	13825510023
RAMIREZ GUADALUPE & JAVIER	1420 HIAWATHA RD LAS VEGAS NV	13825511045
RICHARDSON SHERRIE K	1416 HIAWATHA RD LAS VEGAS NV	13825511046
RIVER DF LIFE WORD MINISTRIES	3053 W CRAIG RD #209 NO LAS VEGAS NV	13824803022
SCHOOL BOARD DF TRUSTEES	2832 E FLAMINGO RD LAS VEGAS NV	13825501001
STANIULIS ANTHONY A JR	1408 HIAWATHA RD LAS VEGAS NV	13825511048
T T R PROPERTIES L L C	6625 S EASTERN AVE #100 LAS VEGAS NV	13825503004
TORRES JOSE	6001 MADRE MESA DR LAS VEGAS NV	13825511039
VALERI FRANK	5108 FORREST HILLS LN LAS VEGAS NV	13825511025
VELAZQUEZ BRAYAN	3921 W OAKLEY BLVD LAS VEGAS NV	13825511017
ZAVALA JUSTINO G	5120 FORREST HILLS LN LAS VEGAS NV	13825511028

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

November 4, 2010

Mr. Ken Fong
Fong Imperial Plaza Limited Partnership
1553 North Decatur Boulevard
Las Vegas, Nevada 89108

**RE: RQR-39499 - REQUIRED REVIEW
PLANNING COMMISSION MEETING OF NOVEMBER 18, 2010**

Dear Mr. Fong:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **November 18, 2010** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, November 10, 2010** 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 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Chad Harris
Las Vegas Billboards
5665 South Valley View Boulevard
Las Vegas, Nevada 89118

Mr. Mark Sabraw
Greater Nevada Planning
8610 South Eastern Avenue, Suite #8
Las Vegas, Nevada 89123

Mayor
Oscar B. Goodman

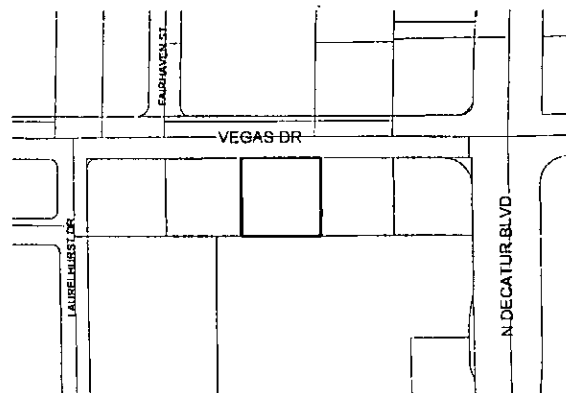
City Council
Gory Reese
(Mayor Pro Tem)
Steve Wolfson
Lais Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Application Information

RQR-39499 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG IMPERIAL PLAZA, LIMITED PARTNERSHIP - Required Review of a previously approved Special Use Permit (SUP-3061) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 1571 North Decatur Boulevard (APN 138-25-503-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

Application Location



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

Public Hearing Information

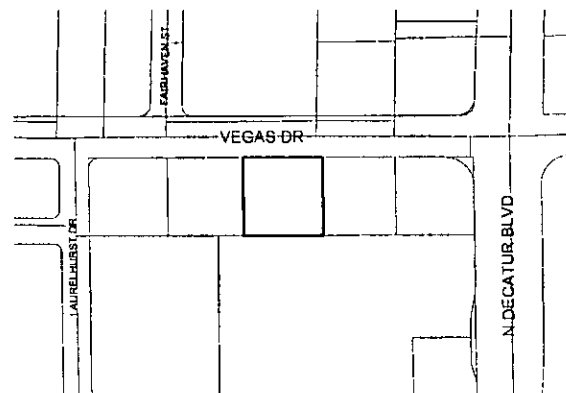
Meeting: Planning Commission
Date: November 18, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

RQR-39499 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG IMPERIAL PLAZA, LIMITED PARTNERSHIP - Required Review of a previously approved Special Use Permit (SUP-3061) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 1571 North Decatur Boulevard (APN 138-25-503-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

Application Location



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

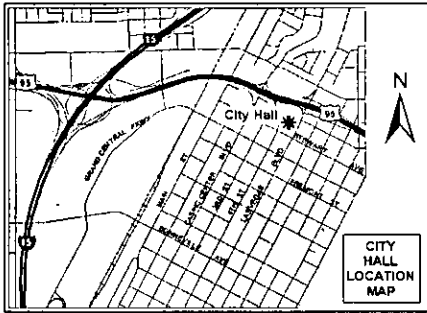
Public Hearing Information

Meeting: Planning Commission
Date: November 18, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

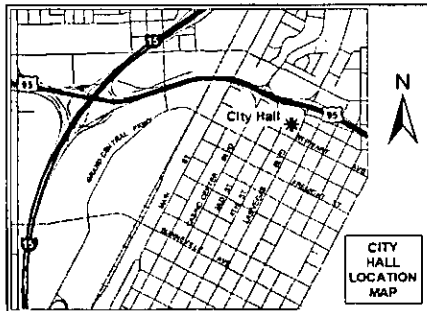
Please use available blank space on card for your comments.

RQR-39499

Planning Commission Meeting of 11/18/2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

RQR-39499

Planning Commission Meeting of 11/18/2010

Development Notification

PC Meeting: November 18, 2010

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

RQR-39499

Avila Park HOA

Charleston Estates NA

Charleston Heights 44-E Townhouse Owners
Association

Fremont Estates NA

G-704 NA

Golf Ridge Terrace NA

Olive Tree Apartments

Parkridge Condominium HOA

Paul Culley NA

Pima Village HOA

Rancho Sierra Condominium Association

Ridgemount HOA

Rock Creek Manor HOA

The Greens HOA

Twin Lakes Country Club NA

Upland-Harmony Park Place NA

Vegas Drive HOA

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: October 19, 2010
Re: **RQR-39499** Las Vegas Billboards 1571 N. Decatur Blvd.
Request for a Required Review of an approved Special Use Permit (SUP-39499)

COMMENTS:

We have no comment on the Request for a Required Review of a previously approved Special Use Permit application (SUP-39499) which allowed a 40-foot tall, 12-foot X 24-foot off-premise sign located at 1571 North Decatur Boulevard.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

RQR-39499

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER/ INTER-OFFICE MAIL/ OR US MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

ROR-39499 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS -
OWNER: FONG IMPERIAL PLAZA, LIMITED PARTNERSHIP - Required Review of an approved
Special Use Permit (SUP-3061) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 1571
North Decatur Boulevard (APN 138-25-503-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

PLANNING COMMISSION: **NOVEMBER 18, 2010**
CITY COUNCIL: **DECEMBER 15, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **OCTOBER 19, 2010**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Report Date 09/28/2010 10:57 AM

Submitted By

Page 1

A/P # 39499 REQUIRED REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/08/2010 13:11	983052	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

RQR-39499 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG IMPERIAL PLAZA LIMITED PARTNERSHIP - Required Review of an approved Special Use Permit (SUP-3061) FOR A 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN at 1571 North Decatur Boulevard (APN: 138-25-503-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

Parent A/P #	3061		
Project #	39499	Project/Phase Name	ONE YEAR REVIEW - RQR-11336(SU)
Size/Area	0.00	Size Description	
Proposed Start		Proposed Stop	
% Complete Formula		Phase #	
		Subdivision Code	
		% Completed	0.00

Property/Site Information

Parcel 13825503003
Location 1571 N DECATUR BLVD

Owner/Tenant

Contact ID	AC1375443	Name	FONG IMPERIAL PLAZA L P	
Mailing Address	1553 N DECATUR BLVD	Organization		
City	LAS VEGAS	State/Province	NV	
ZIP/PC	89108-1204	Country		☐ Foreign
Day Phone		Evening Phone		
Fax		Mobile #		

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1571 N DECATUR BLVD
LAS VEGAS, 89108-

1559 N DECATUR BLVD
LAS VEGAS, 89108-

1581 N DECATUR BLVD
LAS VEGAS, 89108-

1575 N DECATUR BLVD
LAS VEGAS, 89108-

1577 N DECATUR BLVD
LAS VEGAS, 89108-

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

RQR Application

Report Date 09/28/2010 10:57 AM

Submitted By

Page 2

Address

Parcel Link

AP Link

1573 N DECATUR BLVD
LAS VEGAS, 89108-

AP Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels

13825503003

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1375443	☐ Foreign
Effective		Expire				
Name	FONG IMPERIAL PLAZA L P					
Day Phone		Eve Phone		Organization		
Pager		PIN #		Position		
Fax		Mobile		Profession		
E-Mail						
Address	1553 N DECATUR BLVD LAS VEGAS, NV 89108-1204					
Seasonal Addr						
Valid From		To				
Comments	No Comments					

Primary	N	Capacity	OTHER	Dther	APPL	Contact ID	AC576551	☐ Foreign
Effective		Expire						
Name	LAS VEGAS BILLBOARDS							
Day Phone	(702)837-7822 x		Eve Phone		Organization			
Pager			PIN #		Position			
Fax	(702)837-7821		Mobile		Profession			
E-Mail								
Address	5665 S. VALLEY VIEW BLVD. LAS VEGAS, NV 89118							
Seasonal Addr								
Valid From		To						
Comments	No Comments							

Primary	Y	Capacity	OTHER	Other	REP	Contact ID	AC620353	☐ Foreign
Effective		Expire						
Name	GREATER NEVADA PLANNING INC							
Day Phone	(702)332-3021 x		Eve Phone		Organization			
Pager			PIN #		Position			
Fax	(702)965-2477		Mobile		Profession			
E-Mail								
Address	8610 S. EASTERN AVE #8 LAS VEGAS, NV 89014							
Seasonal Addr								
Valid From		To						
Comments	Mark Sabraw - 332-3021							

Report Date 09/28/2010 10:57 AM

Submitted By

Page 3

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	09/08/2010 13:23	300.00
NOTIFICATION & ADVERTISING FEE	P	09/08/2010 13:23	500.00
Total Unpaid		0.00	Total Paid 800.00

Inspections

There are no Inspections for this Report

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
---	-------------	---	--------	--------	--------	---------	-----------	---------

Activity/Review Details

Detail SUBMITTAL CHECKLIST (RQR) Modified By FSOLIS Modified Date/Time 09/08/2010 13:10

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
- Y Site Plans (2 copies)
- Y Laser Print Site Plan
- Y Statement of Financial Interest

- Y Business Licensing Requirements Met
- N Business License Exempt

Check Conditions Condition Supervisor Required	Approval Comments	Approved By	Approved Date	Applied By	Applied Date	Assigned
--	----------------------	-------------	---------------	------------	--------------	----------

No Conditions

Project #	A/P Type	Status	Stage	Relation
-----------	----------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

Report Date 09/28/2010 10:58 AM

Submitted By

Page 4

REQUIRED REVIEW

Will this go to City Council? Will this go DIRECTLY to City Council? Hearing Type
Y Parent Project link required? Public or Admin? PUBLIC
Required 3-year Review
Parent Application Type SUP Is there a condition of approval for a Required Review? Y
Parent Project # 3061 If yes, when does it need to be reviewed?
N Is this an Alcohol related Application? Staff Recommendation
Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
11/18/2010	PC	SCHEDULED		0	0	0
FSOLIS	09/08/2010					

Template Type	AP #	AP Type	Status	Stage
---------------	------	---------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	09/08/2010 13:24		0.00
	MARK SABRAW, 702.332.3021; LAS BEGAS BILLBOARDS LLC CK 9615, 702.837.7822				

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Las Vegas Billboards

Project Address (Location) 1571 N. Decatur Boulevard, Las Vegas, NV

Project Name _____ Proposed Use Billboard

Assessor's Parcel #(s) 138-25-503-003 Ward # Ricki Barlow 5

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

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres .52 Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Fong Imperial Plaza Limited Partnership Contact Mr. Ken Fong

Address 1553 N. Decatur Blvd. Las Vegas, NV Phone: 203-6170 Fax: 646-4277

City Las Vegas State NV Zip 89108

E-mail Address kennethfong2003@yahoo.com

APPLICANT Las Vegas Billboards Contact Mr. Chad Harris

Address 5665 S. Valley View Blvd. Phone: 837-7822 Fax: 837-7821

City Las Vegas State NV Zip 89118

E-mail Address _____

REPRESENTATIVE Greater Nevada Planning Contact Mr. Mark Sabraw

Address 8610 S. Eastern Ave., Suite #8 Phone: 352-3021 Fax: 965-2477

City Las Vegas State NV Zip 89123

E-mail Address _____

Property Owner Signature* [Signature]

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

Print Name KENNETH W. FONG

Subscribed and sworn before me

This 13th day of August 20 10

[Signature]

Notary Public in and for said County and State
of CLARK of NEVADA



FOR DEPARTMENT USE ONLY

Case #	<u>RQR-37499</u>
Meeting Date:	<u>11-18-10</u>
Total Fee:	<u>800</u>
Date Accepted:	<u>9-8-10</u>
Accepted By:	<u>[Signature]</u>

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





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER

November 26, 2007

Mr. Ken Fong
Fong Imperial Plaza, Limited Partnership
1553 North Decatur Boulevard
Las Vegas, Nevada 89108

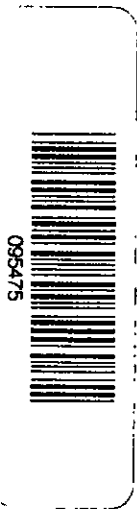
RE: RQR-24404 – REQUIRED REVIEW
CITY COUNCIL MEETING OF NOVEMBER 21, 2007

Dear Mr. Fong:

The City Council at a regular meeting held November 21, 2007 APPROVED the Required One Year Review of an approved Special Use Permit (SUP-3061) WHICH ALLOWED A 40 FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1571 North Decatur Boulevard (APN 138-25-503-003), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 21, 2007. This approval is subject to:

Planning & Development

1. This Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the Off-Premise Advertising (Billboard) 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 Advertising (Billboard) Sign is removed.
2. The Off-Premise Advertising (Billboard) 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 Advertising (Billboard) Sign.
3. 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 Advertising (Billboard) Sign.
4. 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.



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

RECEIVED

SEP 08 2010

City of Las Vegas

RQR-39499

Mr. Ken Fong
RQR-24404 – Page Two
November 26, 2007

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

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

Mr. Chad Harris
Las Vegas Billboards
5665 South Valley View Boulevard
Las Vegas, Nevada 89118

Mr. Mark Sabraw
Greater Nevada Planning
8610 South Eastern Avenue, Suite #8
Las Vegas, Nevada 89123

RQR-39499