



July 13, 2006

Mr. and Mrs. Jay Harrison
5403 West Charleston Boulevard
Las Vegas, Nevada 89102

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

RE: RQR-12232 – REQUIRED REVIEW
CITY COUNCIL MEETING OF JUNE 7, 2006

Dear Mr. and Mrs. Harrison:

The City Council at a regular meeting held June 7, 2006 APPROVED the Appeal filed by the applicant from the Denial by the Planning Commission of a Required Five Year Review of an approved Variance (V-0023-89) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5301 West Charleston Boulevard (APN 163-01-501-011), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 8, 2006. This approval is subject to:

Planning and Development

1. Within 120 days the applicant shall replace the side of the sign with a full board.
2. The applicant shall obtain building permits and call for final inspection by the Building and Planning Department within thirty (30) days of approval by the City Council.
3. The Special Use Permit shall be reviewed in six months at which time the City Council may require the off-premise sign to 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.
4. The Off-Premise Advertising (Billboard) Sign shall be removed upon the commencement of any new development on this site.
5. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or

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(2) the location is in compliance with all applicable standards of the Downtown Centennial Plan and Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

6. 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.
7. All City Code requirements and design standards of all City Departments shall be satisfied.
8. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.

Sincerely,



Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Rod Carter
Clear Channel Outdoor
2880-B Meade Avenue, Suite #350
Las Vegas, Nevada 89102

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