



054574



June 29, 2005

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY  
CITY MANAGER

Dr. Doug Selby  
City Parkway IV A, Inc.  
400 Stewart Avenue, 8<sup>th</sup> Floor  
Las Vegas, Nevada 89101

RE: SUP-5877 – SPECIAL USE PERMIT  
CITY COUNCIL MEETING OF MAY 18, 2005  
RELATED TO VAR-5878, VAR-6355 AND SDR-5876

Dear Dr. Selby:

The City Council at a regular meeting held May 18, 2005 APPROVED the request for a Special Use Permit FOR A PROPOSED 71-FOOT HIGH, 14-FOOT x 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 110 City Parkway (APN 139-27-410-008), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 19, 2005. This approval is subject to:

Planning and Development

1. The use shall be subject to the conditions of approval of RQR-1974 and RQR-5683.
2. Approval of SDR-5876 and VAR-5878 by the City Council.
3. Conformance to the building elevations date stamped 05/04/05 for a maximum of 71-feet in height and a maximum of 672-square-feet per single flush mounted sign face.
4. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
5. If a Site Development Plan Review for new development includes property in which an Off-Premise (Billboard) Sign is located the billboard(s) shall be reviewed for compatibility with the proposed development. Conditions of approval may be imposed that require the removal or redesign of some or all of the Off-Premise (Billboard) Signs.

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6. If the proposed Off-Premise Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise 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 (2) the location is in compliance with all applicable standards of Title 19 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.
7. The Off-Premise (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 (Billboard) Sign.
8. Only one advertising sign is permitted per sign face.
9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. The proposed Off-Premise (Billboard) Sign shall not be located within the public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

Sincerely,



Angela Crolli  
Deputy City Clerk II 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

Ms. Suzanne Sanders  
Parkway Center, LLC  
3111 South Maryland Parkway  
Las Vegas, Nevada 89109

Ms. Jennifer Lazovich  
Kummer Kaempfer Bonner Renshaw  
3800 Howard Hughes Parkway, 7<sup>th</sup> Floor  
Las Vegas, Nevada 89109

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