



*City of Las Vegas*

Agenda Item No.: 130.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETINGS OF: AUGUST 1, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

SUBJECT:  
REVIEW OF CONDITION

ROC-22767 PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR -  
OWNER: RED ROCK PLAZA LLC Request for a Review of Condition to remove Condition  
Number One of an amended Required Review (ROR-5682) WHICH STATED THAT THE  
BILLBOARD SHALL BE REMOVED PRIOR TO THE ISSUANCE OF THE  
CERTIFICATE OF OCCUPANCY FOR NEW CONSTRUCTION PERMITTED BY THE  
SITE DEVELOPMENT PLAN REVIEW SER-5556 at 5191 West Charleston Boulevard (APN  
163-01-515-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends  
DENIAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

Planning Commission Mtg.

0

City Council Meeting

2

City Council Meeting

0

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location, Aerial, Separation and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letters
5. City Council Approval Letter for RQR-5682
6. Minutes from the 03-02-05 City Council Meeting for RQR-5682
7. Protest postcard
8. Submitted after final agenda Support postcard

Motion made by LOIS TARKANIAN to Deny

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,  
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);  
(Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

## CITY COUNCIL MEETING OF: AUGUST 1, 2007

LUCAS TUCKER, 300 South Fourth Street, appeared on behalf of the applicant and stated the removal is appropriate. The billboard was originally approved in 1990 and was subject to four reviews and approvals. Since the last review, a commercial plaza was constructed and it was specifically designed to accommodate the existing and future continued use of the billboard. MR. TUCKER read a portion of a letter from the property owner who supports the billboard to remain on the property.

MARGO WHEELER, Director of Planning and Development Department, explained that Condition 1 was imposed and accepted by the applicant at the time the project was originally improved. Staff sees no reason to recommend against the Council's original recommendation. ASSISTANT CITY ATTORNEY BRYAN SCOTT added the applicant had agreed on the record removal of the billboard at time of Certificate of Occupancy. Because of the support the sign receives and the business relationship between the applicant and owner, MR. TUCKER believed conditioning had not changed that required removal of the billboard.

TOM McGOWAN, Las Vegas resident, opposed the removal of the condition.

COUNCILWOMAN TARKANIAN indicated she was involved in meetings with the owner of the property and it was made clear to him about removing the sign. She did not believe the plaza was designed to include the billboard.

MAYOR GOODMAN declared the Public Hearing closed.

