

# LIONEL SAWYER & COLLINS

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June 21, 2007

*Via Hand Delivery*

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M. Margot Wheeler  
Director of Planning and Development  
City of Las Vegas  
731 S. Fourth Street  
Las Vegas, NV 89101

**Re: Waiver of Condition to approval of RQR 5682, approved by the City Council on March 2, 2005, regarding a review of a special use permit (U-0136-90) which allowed a 40 foot tall, 14 foot by 48 foot off-premise advertising sign at 5183 West Charleston Blvd. (the "Billboard").**

Dear Director Wheeler:

Lionel Sawyer & Collins, Ltd. represents Clear Channel Outdoor, which has a special use permit for a Billboard in a commercial subdivision located at 5191 West Charleston Blvd (the "Property"). The Billboard has been the subject of four previous reviews, and was last approved by the City Council on March 2, 2005. A copy of the minutes from the March 2, 2005 meeting is attached to this letter as Exhibit A.

When the Billboard was last approved by the City Council, a condition was added to require that the Billboard be demolished prior to the issuance of a Certificate of Occupancy for new construction permitted by the Site Development Plan Review SDR-5556 (the "Condition").

At this date, tenants have moved into the commercial plaza, and the Property owner has not received any complaints from the tenants about the Billboard, nor had any trouble collecting rents due to the Billboard. In fact, the Property owner designed the plaza to accommodate the existing and continued use of the Billboard, and the Property owner remains supportive of the Billboard's continued use on the Property. I am attaching a copy of a letter of support from the property owner as Exhibit B, which shows the Property owner's "sincere wish" that the Billboard remain on his property.

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In conclusion, we believe a waiver of the Condition is justified because enforcing the Condition does not benefit the Property owner or tenants of the plaza. Neither the Property owner nor the tenants of the plaza object to the Billboard. To the contrary, Clear Channel and the Property owner have an excellent business relationship, and the Property owner strongly supports the continued use of the Billboard on the Property.

We would be happy to discuss this matter further with you and answer any questions you might have.

Sincerely,



Lucas Funder  
Legal Counsel for Applicant

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JUN 21 2007

# REDROCK PLAZA LLC

P.O. Box 36069  
Las Vegas, NV 89133  
(702) 877-0100

May 23, 2007

City Planning Commission and City Council Members  
Las Vegas, NV 89101

RE: Billboard located at 5191 W. Charleston Blvd.

To Whom It May Concern,

Please accept this letter as confirmation that as the owner of Red Rock Plaza located at 5191 W. Charleston Blvd. I am in complete support of approval to retain the Billboard located on our property. In no way does this Billboard cause any harm to the property or its Tenants. While designing the site plan for this project we took into account that the Billboard was already existing and designed the site around it as to accommodate the structure. It is our sincere wish for the billboard to stay as it has been existing for over 15 years without incident.

Should you have any questions please do not hesitate to contact me anytime.

Sincerely,



Roger Anderson  
Redrock Plaza LLC  
Manager / Owner

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