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April 8, 2004

Ms. Melby Buday
Sahara Rancho Medical
2300 South Rancho Drive, Suite #300
Las Vegas, Nevada 89102

RE: RQR-3705 - REQUIRED ONE YEAR REVIEW
CITY COUNCIL MEETING OF APRIL 7, 2004

Dear Ms. Buday:

The City Council at a regular meeting held April 7, 2004 APPROVED the request for a Required Two Year Review of an Approved Variance (V-0154-94) WHICH ALLOWED A 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2320 South Rancho Drive (APN: 162-04-401-004), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 8, 2004. This approval is subject to:

Planning and Development

1. The Variance shall be reviewed in three years 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.
2. If the existing off-premise advertising sign structure is removed, this Variance 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 (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.
3. 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.

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4. 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 sign.
5. All City Code requirements and design standards of all City Departments must be satisfied.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Ms. Denise Dunahay
Viacom Outdoor
5425 South Valley View Boulevard
Las Vegas, Nevada 89118

Mr. Ryan Arnold
The Skancke Company
3325-B South Rainbow Boulevard, Suite #204
Las Vegas, Nevada 89146