



June 20, 2002

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

ACTING CITY MANAGER
DOUGLAS A. SELBY

Mr. Richard S. Gordon
Restaurant Row, Limited Liability Company
2500 West Sahara Avenue, Suite #211
Las Vegas, Nevada 89102

RE: V-0040-97(1) - REQUIRED FIVE YEAR REVIEW
CITY COUNCIL MEETING OF JUNE 19, 2002

Dear Mr. Gordon:

The City Council at a regular meeting held June 19, 2002 APPROVED the Required Five Year Review on an approved Variance WHICH ALLOWED A 61 FOOT HIGH, 14 FOOT X 48 FOOT TRIPLE-FACED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 55 FEET IS THE MAXIMUM HEIGHT ALLOWED AND WHERE A MAXIMUM DOUBLE-FACED SIGN IS ALLOWED at 1991 North Rainbow Boulevard (APN: 138-22-713-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial). The Notice of Final Action was filed with the Las Vegas City Clerk on June 20, 2002. This approval is subject to:

Planning and Development

1. The Variance shall be reviewed in five 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 Variance is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

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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.
4. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,



ANGELA CROLLI
DEPUTY CITY CLERK I for
BARBARA JO RONEMUS, CITY CLERK

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

Mr. Kevin Novak
Laurich Properties, Inc.
2500 West Sahara Avenue, Suite #211
Las Vegas, Nevada 89102

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