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CITY MANAGER
DOUGLAS A. SELBY

November 7, 2002

Mr. Randy Black, Sr.
911 North Buffalo Drive, Suite #201
Las Vegas, Nevada 89128

RE: V-0086-95(2) - REQUIRED TWO YEAR REVIEW
CITY COUNCIL MEETING OF NOVEMBER 6, 2002

Dear Mr. Black:

The City Council at a regular meeting held November 6, 2002 APPROVED the Required Two Year Review of an approved Variance WHICH ALLOWED AN OFF-PREMISE ADVERTISING (BILLBOARD) SIGN TO BE RAISED TO A HEIGHT OF 55 FEET, AND ALLOWED THE SIGN TO BE 150 FEET FROM RESIDENTIAL ZONING DISTRICT WHERE 300 FEET IS THE MINIMUM SEPARATION ALLOWED at 1399 North Rainbow Boulevard (APN: 138-27-502-007), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 7, 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 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 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.
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.

CITY OF LAS VEGAS
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4. All City Code requirements and design standards of all City Departments shall 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

Mr. Chris Kaempfer
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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