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040082

November 6, 2003

Mr. Chip Johnson
Chip and Helen Johnson Family Trust
P. O. Box 94313
Las Vegas, Nevada 89193

RE: RQR-2891 - REQUIRED TWO YEAR REVIEW
CITY COUNCIL MEETING OF NOVEMBER 5, 2003

Dear Mr. Johnson:

The City Council at a regular meeting held November 5, 2003 APPROVED the Required Two Year Review of an approved Special Use Permit [U-0109-94(2)] which allowed a 40 foot high, 14 foot by 48 foot off-premise advertising (billboard) sign at 1767 North Rancho Drive (APN: 139-19-812-018), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 6, 2003. This approval is subject to:

Planning and Development

1. This Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the off-premise advertising (billboard) sign 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. 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.
3. If the existing off-premise advertising sign structure is removed, this Special Use Permit 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.

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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 shall be satisfied.

Sincerely,



Diana Davis
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Thomas Amick
KKB&R
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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