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January 14, 2005

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Gregory Sims
General Growth Properties
. 110 North Wacker Drive, BSC-4-20
Chicago, Illinois 60606

RE: SUP-4807 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF NOVEMBER 3, 2004

Dear Mr. Sims:

The City Council at a regular meeting held November 3, 2004 APPROVED the a Special Use Permit FOR A 51 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4300 Meadows Lane (APN 139-31-510-016), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 4, 2004. This approval is subject to:

Planning and Development

1. The signs shall conform to the elevations date stamped 08/18/04; the Meadows Mall logo shall not be permitted on the signs.
2. The off-premise advertising sign (billboard) supporting structure shall be redesigned to finish materials to complement the existing on-site building. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. The Special Use Permit shall be reviewed in two (2) 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 be removed.
5. If a Site Development Plan Review for new development includes property in which an off-premise advertising (billboard) sign is located the billboard(s) shall be reviewed for compatibility with the proposed development. Conditions of approval may be imposed that require the removal or redesign of some or all of the off-premise advertising (billboard) signs.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

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6. 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.
7. 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.
8. Only one advertising sign is permitted per sign face.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. The sign shall be limited to 51 feet in height pursuant to plans and elevations for sign #1 as shown on plans date stamped August 6, 2004.
11. No off-premise advertising (billboard) signs may be located along the Valley View Boulevard side of the property.

Public Works

12. The off-premise advertising (billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

Sincerely,



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



M. Margo Wheeler
Deputy Director
Planning and Development Department

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

Orion Outdoor Media
3161 Cameron Park Drive, Suite #221
Cameron Park, California 95628

Mr. Jay Brown
520 South Fourth Street, 2nd Floor
Las Vegas, Nevada 89101

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