



March 6, 2003

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LARRY BROWN
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LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

Mr. Jeff Susa
T.J.P. Nevada, Limited Partnership
3275 South Jones Boulevard, Suite #105
Las Vegas, Nevada 89146

RE: U-0034-01 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MARCH 5, 2003
Related to U-0034-01 Rescind

Dear Applicant:

The City Council at a regular meeting held March 5, 2003 considered the Appeal filed by Lionel Sawyer & Collins from the Denial by the Planning Commission of a request by T.J.P. Nevada, Limited Partnership on behalf of Seiler, Inc. for a Special Use Permit FOR A PROPOSED 40 FOOT TALL, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2101 South Decatur Boulevard (APN: 163-01-708-004), C-2 (General Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk on March 6, 2003. This approval is subject to:

Planning and Development

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the 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.
2. 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 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 development shall be in conformance with the Site Development plan and elevations.
5. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,



Doreen Araujo
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Ms. Emily Herrera
Urban Development Services
2887 Green Valley Parkway, Suite #410
Henderson, Nevada 89014

Mr. D. J. Harris
Seiler, Inc.
3020 West Wigwam Avenue
Las Vegas, Nevada 89139

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