



AS VEGAS CITY COUNCIL

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060624

March 20, 2006

Mr. Mark Silvestri
Simon Chelsea Las Vegas Development, LLC
% CPG Partners, LP
105 Eisenhower Parkway
Roseland, New Jersey 97068

RE: SUP-10134 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF FEBRUARY 15, 2006
RELATED TO VAR-10409, MSP-10136 AND SDR-10131

Dear Mr. Silvestri:

The City Council at a regular meeting held February 15, 2006 APPROVED the request for a Special Use Permit FOR A PROPOSED 50.5-FOOT TALL, 20-FOOT BY 60-FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the east side of Interstate Highway 15, approximately 1,100 feet south of Bonneville Avenue (APN 139-33-710-003), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 16, 2006. This approval is subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.14.100 for an Off-Premises Advertising (Billboard) Sign, including a State of Nevada sign permit.
2. Approval of and conformance to the Conditions of Approval for a Variance (VAR-10409) approved by the City.
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.
4. This Special Use Permit shall be reviewed in three 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 be removed.
5. 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.

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6. Only one advertising sign is permitted per sign face.
7. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) 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, 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.
8. The Off-Premise Advertising (Billboard) Sign supporting structure shall be designed to include finish materials that complement the existing and proposed on-site buildings. 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.
9. Bird deterrent devices shall be installed on the sign.
10. All City code requirements and design standards of all City departments must be satisfied.

Public Works

11. The base or pole of the proposed Off-premise Advertising (Billboard) sign shall not be located within the public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.
12. The site development shall comply with all applicable conditions of approval for Z-100-97, the approved Traffic Impact Analysis, and all other subsequent site-related actions.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Jon Leleu
KKBRF
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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