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March 21, 2011

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CITY CLERK

2011 MAR 21 P 3:26

Ms. Beverly Bridges
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, NV
89101

Re: Appeal of Directors Decision - Sign Application - Project No. 182465-C-11

Dear Ms. Bridges:

Please consider this letter as a request for an appeal of the decision of the Director of Planning and Development to deny submittal of the captioned application to rebuild a billboard, located at 110 North Jones Boulevard. This approval to rebuild was sought through the Director's powers to approve the Building Permit administratively as outlined for off-premise signs in Title 19.14.100.F.1, through a Minor Site Development Plan Review process under Title 19.18.050(F).

A denial to further process this application was issued verbally by Planning staff, after consultation with senior departmental staff, at the Development Services Center front counter on Thursday, March 11, 2011. Our appeal of this decision is sought pursuant to Title 19.00.070(F).

The billboard in question was relocated to its present location in 2004 as a result of the US95 widening project. The subsequent installation of a sound wall along the highway reduced the visibility of the sign (which stood 50 feet above grade) from the highway.

Recently, the lessee of the sign, the Lamar Advertising Co., obtained a Demolition Permit from the City of Las Vegas to remove the sign. This Permit was not sanctioned in any way by the owner of the property and the existing Special Use Permit (SUP), which has been in place for many years. The lessee, acting without authorization or knowledge of the property owner, removed the above-ground portion of the sign from the site. It should be noted that this Permit is still open, yet we were denied the ability to complete our submittal, on the basis of this Demolition Permit, approved without the owner's consent. It should also be noted that over 30 feet of the existing sign structure remains in the ground, and therefore the sign has not been demolished, just damaged.

U-106-97 is the subject of an approved Required Review (RQR-28940) which is not scheduled for review until October 2, 2011. As a result, this Building Permit application was made in order to rebuild the off-premise sign (as defined in Title 19.20.020) as it was previously constructed, to make it more visible. This request is fully within the

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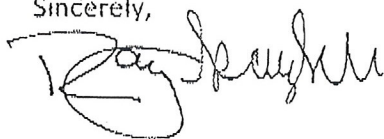
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scope of an Administrative Minor Site Development Plan Review. The only basis for the rejection of this request was the above-noted open Demolition Permit, which we contend was improperly issued, as it contained no written consent from the property owner.

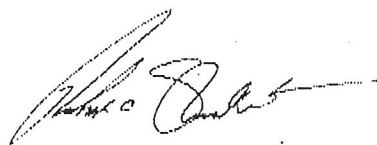
City Council action on SUP-39432 and VAR-39433 did not take place until after the date of the Building Permit application, and cannot form part of any decision to reject this application.

Please advise me of the date this appeal will be considered by City Council, which by City Ordinance must be the next available meeting. Thank you for your assistance in this regard.

Sincerely,



Mr. Ray Koroghli
Oasis Las Vegas LLC
2711 Windmill Lane
Las Vegas, NV
89123



Mr. Richard Shade
Federal Heath Sign Co.
3900 W. Dewey Drive
Las Vegas, NV
89118

c. Mr. Flinn Fagg
Director (Acting)
Planning and Development Department
333 N. Rancho Drive
3rd Floor
Las Vegas, NV
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