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August 17, 2007

Mr. Robert Holgate
WMC III Associates, LLC
495 South Grand Central Parkway
Las Vegas, Nevada 89106

RE: RQR-21496 – REQUIRED REVIEW
CITY COUNCIL MEETING OF AUGUST 15, 2007

Dear Mr. Holgate:

The City Council at a regular meeting held August 15, 2007 APPROVED the Required One Year Review of an approved Rezoning (Z-0100-97) WHICH APPROVED ONE EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN on property bounded by U.S. 95, I-15 and Grand Central Parkway (APN 139-33-511-004), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 16, 2007. This approval is subject to:

Planning & Development

1. This Special Use Permit shall be reviewed in two (2) 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. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval of this review by the City Council. Failure to perform the required painting may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
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. 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 (Billboard) Sign.

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5. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
6. The off-premise advertising (billboard) sign shall be removed prior to the issuance of building permits for any new development on this site.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

Mr. Shawn Paulsen
CBS Outdoor
5426 South Valley View, Suite #103
Las Vegas, Nevada 89118

Mr. Ryan Arnold
The Skanke Company
3225-B South Rainbow Boulevard, Suite #204
Las Vegas, Nevada 89146

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