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March 8, 2011

Mr. David Jhwar
Gateway Motel
PO Box 7014
Riverside, California 92513-7014

RE: RQR-40298 – REQUIRED REVIEW
CITY COUNCIL MEETING OF FEBRUARY 16, 2011

Dear Mr. Jhwar:

The City Council at a regular meeting held February 16, 2011, APPROVED the Required Review of a previously approved Special Use Permit (U-0028-01) FOR A 40-FOOT TALL, 28-FOOT X 24-FOOT OFF-PREMISE SIGN at 928 South Las Vegas Boulevard (APN 139-34-410-165), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 17, 2011. This approval is subject to:

Added Condition:

- A. The Off-Premise Sign shall be removed from the property within six months of the completion and illumination of the Arts District Paintbrush Gateway Sculptures on Charleston Boulevard. The six-month period for the removal of the sign shall commence upon notification of the applicant by the City that the sculpture is complete; a demolition permit shall be secured for the removal of the sign and the special use permit for the sign shall be expunged.

Planning and Development

1. Special Use Permit shall be reviewed in three (3) 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 Sign be removed.
2. The Off-Premise 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 Sign
3. 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 Sign.

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4. If the existing Off-Premise Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise 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 of the Las Vegas Municipal Code 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.
5. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,



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



Flinn Fagg
Acting Director
Planning Department

cc: Mr. Dewey Reagan
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