



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN  
MAYOR

STAVROS S. ANTHONY  
MAYOR PRO TEM

STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS  
RICKI Y. BARLOW  
BOB COFFIN

ELIZABETH N. FRETWELL  
CITY MANAGER

January 11, 2012

Mr. Brian Barson  
Chetak Development  
Cornerstone Company  
9901 Covington Cross Drive, Suite #170  
Las Vegas, Nevada 89144

**RE: RQR-44030 - REQUIRED REVIEW  
PLANNING COMMISSION MEETING OF JANUARY 10, 2012**

Dear Mr. Barson:

Your Required Review of a previously approved Special Use Permit (SUP-1274) FOR A 14-FOOT BY 48-FOOT OFF-PREMISE SIGN TO BE 55 FEET TALL WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2252 Paradise Road (APN 162-03-411-011), C-1 (Limited Commercial) Zone, Ward 3 (Coffin), was considered by the Planning Commission on January 10, 2012.

The Planning Commission voted to **APPROVE** your request, subject to the following:

**Planning**

1. Conformance to the conditions for Special Use Permit (SUP-1274).
2. This Special Use Permit shall be reviewed in three (3) years, at which time the City Council may require the Off-Premise 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 Sign be removed.
3. 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.
4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (SUP-1274) 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.
5. 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.

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

**RQR-56768**

FM-0073-07-11



Mr. Brian Barson  
Chetak Development  
Cornerstone Company  
RQR-44030 - Page Two  
January 11, 2012

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **January 10, 2012** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **January 23, 2012**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb