



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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October 18, 2023

Satwan Jhawar
Gateway Motel Inc
8656 Indiana Avenue
Riverside, California 92504

RE: 23-0385-RQR1
CITY COUNCIL MEETING OF OCTOBER 18, 2023

Dear Applicant:

The City Council at a regular meeting held on *October 18, 2023* voted to accept the applicant's request to **APPROVE** the following Land Use Entitlement project on a Required Review of an approved Special Use Permit (U-0028-01) FOR A 40-FOOT TALL, 28-FOOT BY 24-FOOT OFF-PREMISE SIGN at 928 South Las Vegas Boulevard (APN 139-34-410-165), C-2 (General Commercial) Zone, Ward 3 (Diaz)

This approval is subject to the following conditions:


Planning

1. Conformance to the Conditions of Approval for Special Use Permit (U-0028-01).
2. The Special Use Permit shall be reviewed in three years, at which time the City Council may require the Off-Premise Sign to be removed; or as determined by the Director of Community Development to be heard at an earlier date, as a result of conditions in the surrounding area having changed in such a manner that would warrant the removal of the off-premise sign. 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 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 in conformance with Title 19.

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

The Notice of Final Action was filed with the Las Vegas City Clerk on *October 18, 2023*.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

Dewey Reagan
Reagan Inc
1775 North Warm Springs Road
Salt Lake, Utah 84116

Lora Dreja
Brown Brown & Premsrirut
520 South Fourth Street
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