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CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101

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711 | TTY



cityoflasvegas | lasvegasnevada.gov

September 25, 2024

Mr. Levi Parker
Precedent Properties, LLC
3425 Cliff Shadows Parkway, Suite #110
Las Vegas, Nevada 89129

**RE: REQUIRED REVIEW - SPECIAL USE PERMIT
PREVIOUS CASE(s): RQR-58982, U-0080-96
east side of Rancho Drive, south of Coran Lane
(APN 139-19-705-001)**

Dear Mr. Parker,

Our records indicate the above referenced action requires submission for a required review by ***within 60 days of the date of this letter***. The required review will be scheduled for Public Hearing at the next available City Council meeting, at which time the Council may discontinue the use.

Please proceed to <https://www.lasvegasnevada.gov/dashboard> and request a preapplication conference. Provide a Justification Letter detailing your request for a required review and a legible site plan. Within 7 business days, you will receive instructions via email for formal application and payment of required fees. Failure to follow the instructions above ***may*** result in City of Las Vegas Code Enforcement actions and potential discontinuance of the ***use*** for this site.

If you have any questions, please feel free to contact me at (702) 229-2569.

Sincerely,

Brianna Pascual, Agenda Technician
Department of Community Development
Case Planning Division



**LAS VEGAS
CITY COUNCIL**

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MAYOR PRO TEM

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ELIZABETH N. FRETWELL
CITY MANAGER

September 17, 2015

Mr. Levi Parker
Precedent Properties, LLC
3425 Cliff Shadows Parkway, Suite #110
Las Vegas, Nevada 89129

**RE: RQR-58982 - REQUIRED REVIEW - PUBLIC HEARING
CITY COUNCIL MEETING OF SEPTEMBER 16, 2015**

Dear Mr. Parker:

The City Council at a regular meeting held on September 16, 2015 **APPROVED** a request for a Required Review of an approved Special Use Permit (U-0080-96) FOR TWO EXISTING 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGNS adjacent to the east side of Rancho Drive, south of Coran Lane (APN 139-19-705-001), C-2 (General Commercial) Zone, Ward 5 (Barlow).

This approval is subject to the following conditions:

1. Conformance to the conditions for Special Use Permit (U-0080-96).
2. This Special Use Permit (U-0080-96) 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 is removed.
3. All existing graffiti shall be removed and the supporting structures shall be repainted as required by the Department of Planning 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 Signs.
4. 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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
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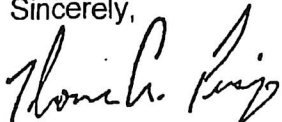
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5. If the existing Off-Premise Signs are voluntarily demolished, this Special Use Permit shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
6. 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 September 17, 2015.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning



TAP:clb