



**LAS VEGAS
CITY COUNCIL**

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City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



cityoflasvegas | lasvegasnevada.gov

September 24, 2024

Mr. Andy Cole
Elden Equity Fund 17, LLC
15206 Ventura Boulevard, Suite #306
Sherman Oaks, California 91403

**RE: REQUIRED REVIEW - SPECIAL USE PERMIT
PREVIOUS CASE(s): RQR-57930, U-0021-97
2401 North Rancho Drive
(APN 139-18-403-002)**

Dear Mr. Cole:

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

cc: Mr. Scott Naftzger
Lamar Central Outdoor, LLC
1863 Helm Drive
Las Vegas, Nevada 89119



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city of las vegas

April 22, 2015

Mr. Andy Cole
Elden Equity Fund 17, LLC
15206 Ventura Boulevard, Suite #306
Sherman Oaks, California 91403

RE: RQR-57930 - REQUIRED REVIEW
CITY COUNCIL MEETING OF APRIL 15, 2015

Dear Mr. Cole:

The City Council at a regular meeting held April 15, 2015 APPROVED the request for a Required Review of an approved Special Use Permit (U-0021-97) FOR AN EXISTING 40 FOOT TALL, 14 FOOT BY 48 FOOT OFF-PREMISE SIGN at 2401 North Rancho Drive (APN 139-18-403-002), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 16, 2015. The approval is subject to:

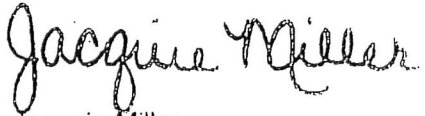
Planning

1. Conformance to the Conditions of Approval for Special Use Permit (U-0021-97).
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. 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.
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.

Mr. Andy Cole
RQR-57930 – Page Two
April 22, 2015

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

Sincerely,



Jacquie Miller
Deputy City Clerk for
LuAnn D. Holmes, MMC, Acting City Clerk

cc: Mr. Scott Naftzger
Lamar Central Outdoor, LLC
1863 Helm Drive
Las Vegas, Nevada 89119