

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S Fourth Street
Las Vegas, NV 89101

Voice 702-229-6301
Fax 702-474-0352
TTY 702-386-9108

www.lasvegasnevada.gov

March 18, 2008

CORRECTED LETTER

Mr. Bruce Bilyeu
DFA, LLC
1611 West Bonanza Road
Las Vegas, Nevada 89106

RE: SDR-26639 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Bilyeu:

Your request for a Site Development Plan Review FOR A PROPOSED 20-FOOT BY 60-FOOT OFF-PREMISE DIGITAL (BILLBOARD) SIGN FLUSH WITH THE WALL OF THE PARKING STRUCTURE at the southwest corner of Bonanza Road and Martin L King Boulevard on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on February 28, 2008.

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

Planning and Development

1. The sign shall be a maximum of 672 square feet.
2. Conformance to the Conditions of Approval for Rezoning (ZON-13896), Variance (VAR-13900), Variance (VAR-18250), Special Use Permit (SUP-13903) and Site Development Plan Review (SDR-13904) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan and building elevations, date stamped 02/05/08, except as amended by conditions herein.
5. The Off-Premise Digital (Billboard) 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 Digital (Billboard) Sign.
6. 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 Advertising (Billboard) Sign.

Mayor
Oscar B Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D Ross
Ricki Y. Barlow

City Manager
Douglas A Selby



Mr. Bruce Bilyeu
SDR-26639 - Page Two - ***CORRECTED LETTER***
March 18, 2008

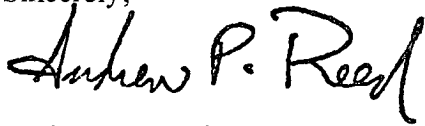
7. If the existing off-premise sign is voluntarily demolished, this Site Development Plan Review shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Site Development Plan Review is approved for the new structure by the City Council.

Public Works

8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-13896, Site Development Plan Review SDR-13904 and all other site-related actions.

This action by the Planning Commission on **February 28, 2008** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **February 29, 2008**.

Sincerely,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Ms. Kristen Neuman
APTUS Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104