

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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January 25, 2008

ESS Prisa, LLC
1399 North Rainbow Boulevard
Las Vegas, Nevada 89108

RE: RQR-25872 - REQUIRED REVIEW

Dear Applicant:

Your Required Five Year Review of an approved Variance (V-0086-95) WHICH ALLOWED AN OFF-PREMISE ADVERTISING (BILLBOARD) SIGN TO BE RAISED TO A HEIGHT OF 55 FEET, AND ALLOWED THE SIGN TO BE 150 FEET FROM RESIDENTIAL ZONING DISTRICT WHERE 300 FEET IS THE MINIMUM SEPARATION ALLOWED at 1399 North Rainbow Boulevard (APN 138-27-502-007), C-1 (Limited Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on January 24, 2008.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. This Variance (V-0086-95) shall be reviewed in five (5) years at which time the City Council may require the Off-Premise Advertising (Billboard) 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 Advertising (Billboard) Sign is removed.
2. The Off-Premise Advertising (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 Advertising (Billboard) Sign.
3. 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.
4. Only one advertising sign is permitted per sign face.

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

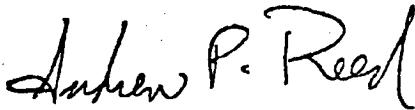


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5. If the existing off-premise sign is voluntarily demolished, the Special Use Permit (U-0138-90) and Variance (V-0086-95) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
6. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on **February 20, 2008**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Mr. Randy Black, Sr.
Diversified Realty
10777 West Twain Avenue, Suite #353
Las Vegas, Nevada 89135

Mr. Chris Kaempfer
Kummer Kaempfer Bonner Renshaw & Ferrario
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89169