



054869

August 1, 2005

CORRECTED LETTER

Rancho Air Center
2300 West Sahara Avenue
Las Vegas, Nevada 89102

RE: RQR-6794 - REQUIRED REVIEW

Dear Applicant:

Your Required One-Year Review of an approved Special Use Permit (U-0059-01) FOR TWO (2) 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-18-410-007), C-M (Commercial/ Industrial) Zone, Ward 5 (Weekly), was considered by the Planning Commission on July 28, 2005.

The Planning Commission voted to **DENY** your request for the off-premise advertising (billboard) sign located on Decatur Boulevard because this existing billboard was found to be non-compliant with several aspects of the Code, thereby deemed an inappropriate continued use at this location. This action by the Planning Commission on **July 28, 2005** 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 **July 29, 2005**.

The Planning Commission voted to recommend **APPROVAL** of the off-premise advertising (billboard) sign on Rancho Drive, subject to the following:

Planning and Development

1. Denial is recommended only for the Off-Premise Advertising (Billboard) Sign along Decatur Boulevard. A recommendation for approval is given for the Off-Premise Advertising (Billboard) Sign along Rancho Drive. This billboard shall be subject to review in one (1) year, 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 be removed.
2. This Special Use Permit shall be reviewed in one (1) year, 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 be removed.
3. All embellishments not in compliance with Title 19.14 and 19.20 on any sign shall be removed within 90 days of final approval.



LAS VEGAS CITY COUNCIL

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4. Double sign faces shall be replaced by single advertisements within 30 days of final approval.
5. Bird deterrent devices shall be installed on the sign within 90 days of final approval.
6. 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.
7. 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.
8. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City of Las Vegas, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
9. All City Code requirements and design standards of all City departments must be satisfied.

This item will be considered by the City Council on September 7, 2005, 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,


Gary Leibold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Scott Naftgzer
Lamar Outdoor Advertising Company
1863 Helm Drive
Las Vegas, Nevada 89119