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CITY MANAGER
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December 22, 2003

Mr. Mark Holten
William Miguel, et al
328 West Huntington Drive
Monrovia, California 91016

RE: SUP-2759 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 17, 2003

Dear Mr. Holten:

The City Council at a regular meeting held December 17, 2003 considered the Appeal filed by Singer & Brown from the Denial by the Planning Commission on a request for a Special Use Permit for a proposed 40-foot tall, 14-foot by 48-foot off-premise advertising (billboard) sign at 789 North Nellis Boulevard (APN: 140-29-802-004), C-1 (Limited Commercial) Zone.

The City Council granted the Appeal, thereby APPROVING the Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2003. This approval is subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to 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. All existing landscaping shall remain unaltered, including the existing tree within the proposed billboard planter location.
3. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements.
4. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
5. The off-premise advertising (billboard) sign support pole shall be redesigned to include finish materials to complement the existing on-site building.

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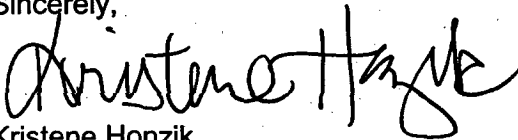
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6. Only one advertising sign is permitted per sign face.
7. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
8. If the off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising 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 Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code 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 shall be satisfied.

Public Works

10. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

Sincerely,



Kristene Honzik
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Andy Bilanzich
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