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CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us



040357

November 21, 2003

Mr. David Jhwar
Gateway Motel, Inc.
824 Las Vegas Boulevard South
Las Vegas, Nevada 89109

RE: RQR-3024 - REQUIRED ONE YEAR REVIEW
CITY COUNCIL MEETING OF NOVEMBER 19, 2003

Dear Mr. Jhwar:

The City Council at a regular meeting held November 19, 2003 considered the Appeal filed by Singer & Brown from the Denial by the Planning Commission of a Required One Year Review of an approved Special Use Permit (U-0028-01) WHICH ALLOWED A 40 FOOT HIGH, 28 FOOT BY 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 928 Las Vegas Boulevard South (APN: 139-34-410-165), C-2 (General Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Required One Year Review. The Notice of Final Action was filed with the Las Vegas City Clerk on November 20, 2003. This approval is subject to:

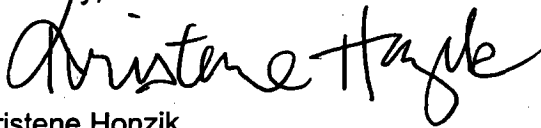
Planning and Development

1. The Special Use Permit shall be reviewed in one year 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 is removed.
2. If the existing 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 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
3. 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.

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4. All City Code requirements and design standards of all City Departments shall be satisfied.
5. The chain-link fence enclosure shall be repaired and properly maintained, until removed.

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
Reagan National Advertising Company
3851 Pennwood Avenue, Suite B-1
Las Vegas, Nevada 89102