



040060



November 6, 2003

Mr. Paul Sanchez
Z Properties, Limited Liability Company
P. O. Box 1500 436
Corona Del Mar, California 92625

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

RE: RQR-2861 - REQUIRED ONE YEAR REVIEW
CITY COUNCIL MEETING OF NOVEMBER 5, 2003

Dear Mr. Sanchez:

The City Council at a regular meeting held November 5, 2003 considered the Appeal filed by Lamar Advertising Company from the Denial by the Planning Commission of a Required One Year Review of an approved Special Use Permit [U-0043-94(3)] which allowed a 55 foot high, 14 foot by 48 foot off-premise advertising (billboard) sign at 3920 West Charleston Boulevard (APN: 139-31-801-011), C-1 (Limited 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 6, 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 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.
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.

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



Mr. Paul Sanchez
RQR-2861 – Page 2
November 6, 2003

4. The support pole of the off-premise advertising (billboard) sign shall be repainted, as required by the Planning and Development Department, within 30 days of final approval by City Council. Failure to perform the required painting may result in fines and/or removal of the off-premise advertising (billboard) sign.
5. 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 sign.
6. The applicant shall install bird deterrent devices on the off-premise advertising sign within 30 days of final approval.
7. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,



Diana Davis
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Scott Naftzger
1863 Helm Drive
Las Vegas, Nevada 89119