

019134

September 7, 2001

Mr. and Mrs. Jay Harrison  
2201 South Pioneer Way  
Las Vegas, Nevada 89117-2701

**RE: V-0023-89(3) - REVIEW OF CONDITION**

MAYOR  
OSCAR B. GOODMAN

Dear Mr. and Mrs. Harrison:

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

Your Required Two Year Review of an Approved Variance WHICH ALLOWED THE RELOCATION OF AN EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 265 FEET AND 110 FEET RESPECTIVELY FROM TWO EXISTING OFF-PREMISE ADVERTISING SIGNS (BOTH ACROSS CHARLESTON BOULEVARD), WHERE A 300 FOOT SEPARATION IS REQUIRED located adjacent to the south side of Charleston Boulevard approximately 460 feet east of Lindell Road (APN: 163-01-501-009), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald), was considered by the Planning Commission on September 6, 2001.

CITY MANAGER  
VIRGINIA VALENTINE

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

**Planning and Development**

1. This Variance shall be reviewed in two (2) 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. If the existing off-premise advertising sign structure is removed, this Approval 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.

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

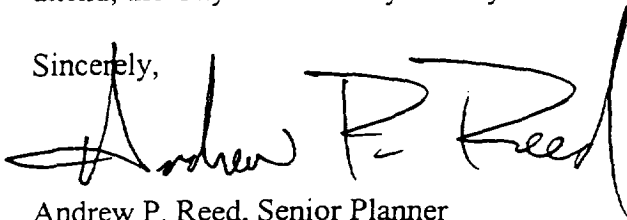
VOICE 702.229.6011  
TDD 702.386.9108  
[www.ci.las-vegas.nv.us](http://www.ci.las-vegas.nv.us)

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4. 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 central support pole.

This item will be considered by the City Council on October 17, 2001, 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 choose not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script that reads "Andrew P. Reed". The signature is written in black ink and is positioned above the typed name and title.

Andrew P. Reed, Senior Planner  
Planning and Development Department  
Current Planning Division

APR:va

cc: Clear Channel Outdoor  
1211 West Bonanza Road  
Las Vegas, Nevada 89106

Mr. Robert VanNostrand  
Eller Outdoor Advertising  
1211 West Bonanza Road  
Las Vegas, Nevada 89106