



February 27, 2009

Mr. Barrett Reese  
Sun Investment, LLC  
20551 Carancho Road  
Temecula, California 92590-3958

**RE: RQR-32901 - REQUIRED REVIEW**

Dear Mr. Reese:

Your Required Review of an approved Variance (V-0066-97) THAT ALLOWED AN EXISTING 55-FOOT TALL, NON-CONFORMING OFF-PREMISE SIGN TO BE RAISED TO A HEIGHT OF 85 FEET, WHICH IS 60 FEET ABOVE THE FREEWAY GRADE WHERE 30 FEET ABOVE THE ELEVATED GRADE IS THE MAXIMUM HEIGHT ALLOWED; AND TO ALLOW THE SIGN TO BE A DISTANCE OF 520 FEET FROM AN EXISTING OFF-PREMISE SIGN AND 30 FEET FROM AN "R" DESIGNATED ZONING DISTRICT WHERE 750 FEET AND 300 FEET ARE THE MINIMUM SEPARATION DISTANCE REQUIRED at 616 "H" Street (APN 139-27-310-069), C-1 (Limited Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on February 26, 2009.

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

**Planning and Development**

1. Conformance to the conditions for Variance (V-0066-97).
2. This Variance (V-0066-97) shall be placed on an agenda closest to February 19, 2012 at which time the City Council may require the Off-Premise Sign (Billboard) 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 Sign (Billboard) is removed.
3. The Off-Premise Sign (Billboard) 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 Sign (Billboard).

LAS VEGAS CITY COUNCIL

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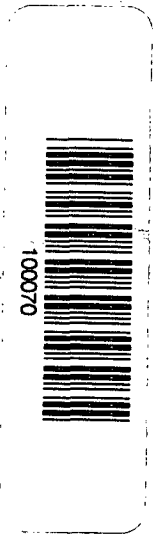
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4. If the existing off-premise sign is voluntarily demolished, this Variance (V-0066-97) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on **April 1, 2009**, 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,



Peter Lowenstein, AICP  
Planning Supervisor  
Case Planning Division

PL:clb

cc: Mr. Rod Carter  
Clear Channel Outdoor  
2880-B Meade Avenue, Suite #350  
Las Vegas, Nevada 89102