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CITY MANAGER

March 16, 2009

Mr. Andy Gruber
Smoke Ranch Decatur, LLC
2300 West Sahara Avenue, Suite #1110, Box 16
Las Vegas, Nevada 89102

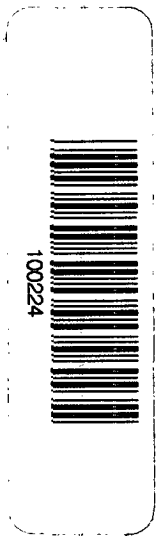
RE: RQR-31565 – REQUIRED REVIEW
CITY COUNCIL MEETING OF FEBRUARY 4, 2009

Dear Mr. Gruber:

The City Council at a regular meeting held February 4, 2009 APPROVED the Required Review of an approved Special Use Permit (U-0059-01) FOR TWO (2) 14-FOOT X 48-FOOT OFF-PREMISE SIGNS (BILLBOARDS) at the northeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-18-410-012), C-M (Commercial/ Industrial) Zone under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units Per Acre) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 5, 2009. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Special Use Permit (U-0059-01), if approved.
2. This Special Use Permit shall be placed on an agenda closest to August 1, 2012 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.
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.
4. The subject billboards shall comply with condition of approval number four (4) from Site Development Plan Review (SDR-29658), which states that prior to the issuance of the building permit, the two billboards on the site shall be removed.



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5. If the existing off-premise sign is voluntarily demolished, this Special Use Permit (U-0059-01) 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.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Doreen Araujo
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Scott Naftzger
Lamar Outdoor Advertising
1863 Helm Drive
Las Vegas, Nevada 89119