



June 12, 2009

City Parkway IV A, Inc.
Ms. Betsy N. Fretwell
400 Stewart Avenue, 2nd Floor
Las Vegas, Nevada 89101

RE: RQR-34324 - REQUIRED REVIEW

Dear Ms. Fretwell:

Your Required Review of a previously approved Variance (V-0046-92) WHICH ALLOWED A 14-FOOT X 48-FOOT OFF-PREMISE ILLUMINATED SIGN 690 FEET FROM ANOTHER EXISTING OFF-PREMISE SIGN WHERE 750 FEET IS THE MINIMUM SEPARATION ALLOWED on 5.28 acres on the north side of U.S. 95, between Bonanza Road and Grand Central Parkway, 150 west of the centerline of the Union Pacific Railroad tracks (APN 139-27-401-031), M (Industrial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on June 11, 2009.

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

1. Conformance to the conditions for Variance (V-0046-92).
2. This Variance shall be placed on an agenda closest to May 20, 2012 at which time the City Council may required the Off-Premise 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 Sign is removed.
3. The Off-Premise 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 Sign.
4. All Graffiti is to be removed from the sign/structure within 30 days of final approval by the City of Las Vegas.
5. The existing Off-Premise Sign is voluntarily demolished, this Variance (V-0046-92) 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.

LAS VEGAS CITY COUNCIL

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(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

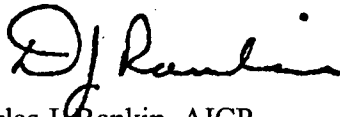


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This item will be considered by the City Council on **July 15, 2009** at 1:00 P.M. in the City Council Chambers of City hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Douglas J. Rankin, AICP
Planning Manager
Case Planning Division

DJR:nl

cc: Mr. Scott Christensen
CBS Outdoor
1731 Workman Street
Los Angeles, California 90031

Mr. Ryan Arnold
The Skancke Group
2620 Regatta Drive, Ste 102
Las Vegas, Nevada 89128