



August 7, 2009

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

Rancho Allen, LLC
4225 South Eastern Avenue, Suite #2
Las Vegas, Nevada 89119

RE: RQR-34410 - REQUIRED REVIEW
CITY COUNCIL MEETING OF AUGUST 5, 2009

Dear Applicant:

The City Council at a regular meeting held August 5, 2009 APPROVED the Required Review of a previously approved Special Use Permit (U-0080-96) FOR TWO 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGNS adjacent to the east side of Rancho Drive, south of Coran Lane (APN 139-19-705-001), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 6, 2009. This approval is subject to:

Planning and Development

1. This Special Use Permit shall be reviewed in three (3) year(s) 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. 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.
3. 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 (Billboard) Sign.
4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit 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. The two remaining Off-Premise Advertising (Billboard) Signs shall be removed upon the issuance of any grading permit for the site.

ELIZABETH N. FRETWELL
CITY MANAGER



175636

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

Rancho Allen, LLC
RQR-34410 – Page Two
August 7, 2009

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

cc: Mr. Peyman Masachi
4225 South Eastern Avenue, Suite #2
Las Vegas, Nevada 89119