



Legal Notices Transmittal and Scanning Separator Sheet

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Meeting Date: 9/23/2010

Meeting Type: Planning Commission <=>

Date of Letter: 9/24/2010

Case Number(s): RQR-39106 <=>

Subject of Notice: Theodore B. Lee, Urban Land Nevada, 2550 Highland Drive <=>

Record Series: Legal Notices

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File By: Meeting Date



Prepared By: gportillo

Scanned By: _____

QC By: _____

PLANNING & DEVELOPMENT



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September 24, 2010

Mr. Theodore B. Lee
Urban Land Nevada
3271 South Highland Drive, Suite #704
Las Vegas, Nevada 89109

**RE: RQR-39106 - REQUIRED REVIEW
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010**

Dear Mr. Lee:

Your Required Review of a previously approved Special Use Permit (U-0265-94) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2550 Highland Drive (APN 162-09-110-019), M (Industrial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on September 23, 2010.

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

Planning and Development

1. This Special Use Permit (U-0265-94) shall be reviewed in three (3) years, at which time the City Council may require 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 be removed.
2. 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.
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 Sign.
4. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit (U-0265-04) 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.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



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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 **October 20, 2010**, 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,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Scott Natfzger
Lamar Central Outdoor, LLC
1863 Helm Drive
Las Vegas, Nevada 89119