



December 23, 2013

LAS VEGAS
CITY COUNCIL

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ELIZABETH N. FRETWELL
CITY MANAGER

TJ Plaza LLC

3275 South Jones Boulevard, Suite 105

Las Vegas, Nevada 89146

RE: RQR-51547 - REQUIRED REVIEW - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 18, 2013

Dear Applicant:

The City Council at a regular meeting held December 18, 2013, APPROVED the Required Review of an approved Special Use Permit (U-0034-01) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2101 South Decatur Boulevard (APN 163-01-708-004), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 19, 2013. This approval is subject to:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (U-0034-01).
2. This Special Use Permit 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.
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. 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.
5. 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.

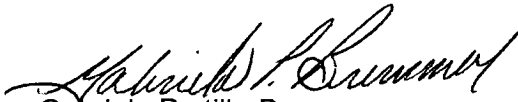
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495 S. MAIN STREET
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6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk