



## Legal Notices Transmittal and Scanning Separator Sheet

### Legal Notice Type: Action Letter

Date of Transfer to ERM: 1/30/2014

Page Count: 2

Meeting Date: 1/22/2014

Meeting Type: City Council <=>

Date of Letter: 1/27/2014

Case Number(s): RQR-51948 <=>

Subject of Notice: Brent Bell/Bell Real Estate, LLC - 1719 Industrial Road <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: acoleman

Scanned By: \_\_\_\_\_

QC By: \_\_\_\_\_



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CITY COUNCIL

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MAYOR PRO TEM

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ELIZABETH N. FRETWELL  
CITY MANAGER

January 27, 2014

Mr. Brent Bell  
Bell Real Estate, LLC  
1900 Industrial Road  
Las Vegas, Nevada 89102

RE: RQR-51948 - REQUIRED REVIEW - SPECIAL USE PERMIT  
CITY COUNCIL MEETING OF JANUARY 22, 2014

Dear Applicant:

The City Council at a regular meeting held January 22, 2014, APPROVED the Required Review of an approved Special Use Permit (U-0223-90) FOR A 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN at 1719 Industrial Road (APN 162-04-705-001), C-M (Commercial Industrial) Zone.

The Notice of Final Action was filed with the Las Vegas City Clerk on January 23, 2014. This approval is subject to:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (U-0223-90).
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.

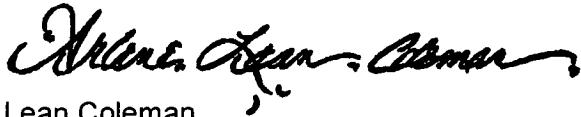
CITY OF LAS VEGAS  
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6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

A handwritten signature in black ink, appearing to read "Lean Coleman", with a stylized flourish at the end.

Lean Coleman  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk