



LAS VEGAS
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CITY MANAGER

May 8, 2014

Mr. David Jhwar
Gateway Motel, Inc.
PO Box 7014
Riverside, California 92513-7014

RE: RQR-52375 – REQUIRED REVIEW
CITY COUNCIL MEETING OF MAY 7, 2014

Dear Mr. Jhwar:

The City Council at a regular meeting held May 7, 2014, APPROVED the request for a Required Review of an approved Special Use Permit (U-0028-01) FOR A 40-FOOT TALL, 28-FOOT BY 24-FOOT OFF-PREMISE SIGN at 928 South Las Vegas Boulevard (APN 139-34-410-165), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 8, 2014. This approval is subject to:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (U-0028-01).
2. This Special Use Permit shall be reviewed in three (3) years, at which time the City Council may require the Off-Premise Sign to 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
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,

A handwritten signature in black ink that reads "Debra A. Outland". The signature is written in a cursive, flowing style.

Debra A. Outland
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Dewey Reagan
Reagan National Advertising of Nevada
1775 North Warm Springs Road
Salt Lake City, Utah 84116

Mr. Jay Brown
Law Offices of Jay Brown
520 South Fourth Street
Las Vegas, Nevada 89101