



February 20, 2014

Mr. Richard Gordon
Restaurant Row, LLC
3903 Bellaire Boulevard
Houston, Texas 77025

RE: RQR-52379 - REQUIRED REVIEW
CITY COUNCIL MEETING OF FEBRUARY 19, 2014

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

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MAYOR PRO TEM

LOIS TARKANIAN

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CITY MANAGER

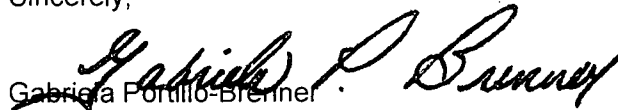
Dear Mr. Gordon:

The City Council at a regular meeting held February 19, 2014, APPROVED the Required Review of an approved Variance (V-0040-97) WHICH ALLOWED A 61-FOOT TALL, 14-FOOT BY 48-FOOT TRIPLE-SIDED OFF-PREMISE SIGN WHERE A MAXIMUM DOUBLE-FACED SIGN IS ALLOWED at 1991 North Rainbow Boulevard (APN 138-22-713-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 20, 2014. This approval is subject to:

Planning

1. Conformance to the Conditions of Approval for Variance (V-0040-97).
2. This Variance shall be reviewed in five (5) 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 Variance 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.
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

cc: Mr. Richard Gordon
Laurich Properties
1770 North Buffalo Drive, Suite #101
Las Vegas, Nevada 89128

Ms. Jennifer Lazovich
Kaempfer Crowell
8345 W. Sunset Rd., Ste. #250
Las Vegas, Nevada 89113

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