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/city of las vegas

August 20, 2015

Mr. Andy Gruber
Smoke Ranch Decatur, LLC
2300 West Sahara Avenue, Suite #1110 Box #16
Las Vegas, Nevada 89102

**RE: RQR-57986 - REQUIRED REVIEW - PUBLIC HEARING
CITY COUNCIL MEETING OF AUGUST 19, 2015**

Dear Mr. Gruber:

The City Council at a regular meeting held on August 19, 2015 **APPROVED** a request for a Required Review of an approved Special Use Permit (U-0059-01) FOR TWO EXISTING 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGNS at the northeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-18-410-012), R-PD19 (Residential Planned Development - 19 Units Per Acre) Zone, Ward 5 (Barlow).

The approval is subject to the following conditions:

Planning

1. Conformance to the applicable Conditions of Approval for Special Use Permit (U-0059-01) shall be required.
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 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 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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on August 20, 2015.

Sincerely,


Thomas A. Perrigo
Director
Department of Planning

TAP:clb

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