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February 2, 2017

Mr. Brent Bell
Bell Real Estate, LLC
1910 Industrial Road
Las Vegas, Nevada 89102

**RE: RQR-68071 - REQUIRED REVIEW - PUBLIC HEARING
CITY COUNCIL MEETING OF FEBRUARY 1, 2017**

Dear Mr. Bell:

The City Council at a regular meeting held on February 1, 2017 **APPROVED** a 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, Ward 3 (Coffin).

This approval is subject to the following conditions:

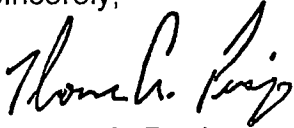
1. Conformance to the Conditions of Approval for Special Use Permit (U-0223-90).
2. This Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the Off-Premise Sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign is 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.

Mr Brent Bell
Bell Real Estate, LLC
RQR-68071 - Page Two
February 2, 2017

- 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
- 6 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 February 2, 2017

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