



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
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October 4, 2018

Mr. Austin Ludskog
ESS Properties 114, LLC
2795 East Cottonwood Parkway, Suite #400
Salt Lake City, Utah 84121

**RE: RQR-72891 [PRJ-74345] – REQUIRED REVIEW – PUBLIC
HEARING
CITY COUNCIL MEETING OF OCTOBER 3, 2018**

Dear Mr. Ludskog.

The City Council at a regular meeting held on October 3, 2018 voted to **APPROVE** on a Required Review of an approved Variance (V-0184-95) WHICH ALLOWED A 14-FOOT BY 48-FOOT OFF-PREMISE SIGN (BILLBOARD) TO BE 144 FEET FROM A RESIDENTIALLY ZONED PROPERTY WHERE 300 FEET IS THE MINIMUM SEPARATION DISTANCE REQUIRED at 4851 East Bonanza Road (APN 140-32-502-001), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-74345].

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Variance (V-0184-95).
2. This Variance (V-0184-95) 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.

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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

The Notice of Final Action was filed with the Las Vegas City Clerk on October 4, 2018

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Summerfield". The signature is fluid and cursive, with the first name "Robert" being more prominent than the last name "Summerfield".

Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL clb