



**LAS VEGAS
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March 7, 2019

Mr. Richard Gordon
Restaurant Row, LLC
10655 Park Run Drive, Suite #160
Las Vegas, Nevada 89144

**RE: RQR-74229 [PRJ-75580] – REQUIRED REVIEW – PUBLIC HEARING
CITY COUNCIL MEETING OF MARCH 6, 2019**

Dear Mr. Gordon:

The City Council at a regular meeting held on March 6, 2019 voted to **APPROVE** a request for a Required Review of an approved Variance (V-0040-97), WHICH ALLOWED A 61-FOOT TALL, 14-FOOT BY 48-FOOT TRIPLE-FACED OFF-PREMISE SIGN WHERE A 55-FOOT TALL DOUBLE-FACED SIGN IS ALLOWED at 1991 North Rainbow Boulevard (APN 138-22-713-002), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-75580].

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Variance (V-0040-97) and Special Use Permit (U-0030-97).
2. This Variance (V-0040-97) 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on March 7, 2019.

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Ms. Jennifer Lazovich
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135