



**LAS VEGAS
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DEPARTMENT OF PLANNING
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cityoflasvegas
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October 17, 2019

Reese Real Estate and Investment Company
PO Box 708490
Sandy, Utah 84070

**RE: RQR-77026 [PRJ-77095] – REQUIRED REVIEW – PUBLIC HEARING
CITY COUNCIL MEETING OF OCTOBER 16, 2019**

Dear Applicant:

The City Council at a regular meeting held on October 16, 2019 voted to **APPROVE** your Required Review of an approved Special Use Permit (U-0109-94) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1767 North Rancho Drive (APN 139-19-812-018), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-77095].

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (U-0109-94).
2. This Special Use Permit shall be reviewed in five (5) year(s), 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. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. 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.

6. 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.
7. 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.
8. Additional bird deterrent device(s) shall be installed on the sign within 30 days of final approval by the City of Las Vegas.
9. 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 17, 2019.

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Mr. Chip Johnson
West Coast Billboards, LLC
8275 South Eastern Avenue, Suite #200
Las Vegas, Nevada 89123

Mr. Tony Celeste
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135