



Legal Notices Transmittal and Scanning Separator Sheet

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Meeting Date: 3/21/2012

Meeting Type: City Council <=>

Date of Letter: 3/22/2012

Case Number(s): SUP-43285 <=>

Subject of Notice: APPLICANT/OWNER: ROCK SPRING PLAZA, LLC - at 7175 West Lake Mead Boulevard <=>

Record Series: Legal Notices

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File By: Meeting Date



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SCANNED

QC By:

MAR 26 2012



LAS VEGAS
CITY COUNCIL

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ELIZABETH N. FRETWELL
CITY MANAGER

March 22, 2012

Mr. Ali Kaveh
Rock Springs Plaza, LLC
7175 West Lake Mead Boulevard
Las Vegas, NV 89103

RE: SUP-43285 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MARCH 21, 2012

Dear Mr. Kaveh:

The City Council at a regular meeting held March 21, 2012, APPROVED the request for a Special Use Permit FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 7175 West Lake Mead Boulevard (APN 138-22-701-007), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 22, 2012. This approval is subject to:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Off-Premise Sign use.
2. Conformance to the approved conditions for Site Development Plan Review (SDR-5711).
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Prior to occupancy, 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. This Special Use Permit shall be reviewed in three (3) 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.

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Mr. Ali Kaveh
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7. 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.
8. 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.
9. Per Title 19.12.120 the sign must be oriented toward US- 95 as such only one sign face is permitted which must face US-95. The western facing portion of the sign shall have sufficient screening to cover the internal sign structures.
10. 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.
11. The Off-Premise Sign supporting structure shall be redesigned to include finish materials that complement the existing on-site building. The entire face-area of both sides of the Off-Premise Sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
12. Bird deterrent devices shall be installed on the sign.
13. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Ali Kaveh
3824 South Jones Boulevard
Suite F
Las Vegas, NV 89103