



**LAS VEGAS
CITY COUNCIL**

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City Manager

February 6, 2020

Earl M. Morimoto Trust
c/o Cornerstone Company
820 Rancho Lane, Suite #85
Las Vegas, Nevada 89106

**RE: SUP-77518 [PRJ-77452] - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF FEBRUARY 5, 2020**

Dear Applicant:

The City Council at a regular meeting held on February 5, 2020 voted to **APPROVE** your request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN USE at 3838 Meadows Lane (APN 139-31-510-021), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-77452].

This approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Off-Premise Sign use.
2. 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.
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, as well as submitted as part of any business license application.
5. This Special Use Permit 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.

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

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6. 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.
7. 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.
8. Only one advertising sign is permitted per sign face.
9. 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.
10. Bird deterrent devices shall be installed on the sign.
11. 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 6, 2020.

Sincerely,



Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:cb

cc: Mr. Justin Michaels
Cornerstone Company
820 Rancho Lane, Suite #85
Las Vegas, Nevada 89106

Ms. Lora Dreja
Brown, Brown & Premsrirut
520 South 4th Street
Las Vegas, Nevada 89101