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June 20, 2013

Mr. Sean Poe
Harrison Properties, Limited
713 Las Vegas Boulevard South
Las Vegas, Nevada 89101

RE: VAR-48762 – VARIANCE
CITY COUNCIL MEETING OF JUNE 19, 2013

Dear Mr. Poe:

The City Council at a regular meeting held June 19, 2013, APPROVED the request for a Variance TO ALLOW A PROPOSED PROJECTING SIGN ON THE SAME PROPERTY AS AN EXISTING FREESTANDING SIGN WHERE SUCH IS NOT ALLOWED on 0.16 acres at 713 South Las Vegas Boulevard (APNs 139-34-410-177 through 179), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 20, 2013. This approval is subject to:

Planning

1. Conformance to the Conditions of Approval for an approved Downtown Signage Design Review (ARC-48760) shall be required, if approved.
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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

6. The sign shall be set back from the curb a sufficient distance as determined by the City Traffic Engineer.

CITY OF LAS VEGAS
495 S. MAIN STREET
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7. Submit an Encroachment Agreement for the proposed sign in the public right-of-way adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

Sincerely,



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

cc: Mr. Richard C. Shade II
Federal Health Sign Company, LLC
3900 West Dewey Drive
Las Vegas, Nevada 89118