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May 9, 2012

Ms. Julie Young  
Szechwan Corporation  
5138 Cartaro Drive  
Las Vegas, Nevada 89103

**RE: RQR-44909 - REQUIRED REVIEW  
PLANNING COMMISSION MEETING OF MAY 8, 2012**

Dear Ms. Young:

Your required Review of a previously approved Special Use Permit (U-0271-93) FOR AN EXISTING 50-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3101 West Sahara Avenue (APN 162-08-104-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on May 8, 2012.

The Planning Commission voted to **APPROVE** your request, subject to the following:

**Planning**

1. Conformance to the approved conditions for Special Use Permit (U-0271-93).
2. 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.
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.

CITY OF LAS VEGAS  
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5. 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.
6. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **May 8, 2012** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **May 21, 2012**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Scott Naftzger  
Lamar Central Outdoor, LLC  
1863 Helm Drive  
Las Vegas, Nevada 89119