



July 10, 2013

Ms. Elizabeth Fretwell
City of Las Vegas
495 South Main Street, 7th Floor
Las Vegas, Nevada 89101

**RE: SUP-49534 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF JULY 9, 2013**

Dear Ms. Fretwell:

Your request for a Special Use Permit FOR A PROPOSED OFF-PREMISE SIGN at 3100 Stewart Avenue (APN 139-36-604-001), C-V (Civic) Zone, Ward 3 (Coffin), was considered by the Planning Commission on July 9, 2013.

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

Planning

1. Conformance to all Off-Premise Sign use Minimum Requirements under LVMC Title 19.12.
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. 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.
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.

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
BUSINESS LICENSING DIVISION
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
6TH FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6281

FAX 702.382.6642

TTY 702.386.9108

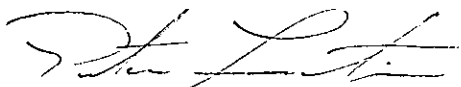
www.lasvegasnevada.gov

Ms. Elizabeth Fretwell
City of Las Vegas
SUP-49534 - Page Two
July 10, 2013

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. Bird deterrent devices shall be installed on the sign.
10. 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 **July 9, 2013** 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 **July 22, 2013**. 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,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Chad McCullough
Elite Media
145 Brightmoor Court
Henderson, Nevada 89074

Ms. Maren Parry, Esquire
Ballard Spahr, LLP
100 North City Parkway, Suite #1750
Las Vegas, Nevada 89106