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CITY of LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT

December 1, 1995

Mr. Fletcher Jones
444 South Decatur Boulevard
Las Vegas, Nevada 89107-2807

Re: U-35-93(1) - SPECIAL USE PERMIT
REVIEW OF CONDITION

Dear Mr. Jones:

Your request for a Review of Condition to raise the height of an approved off-premise advertising (billboard) sign from 17 feet 6 inches in height to a maximum overall height of 40 feet, on property located on the southeast corner of Rancho Drive and Ann Road, C-2 Zone, was considered by the Board of Zoning Adjustment on November 28, 1995.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance subject to the following conditions:

1. The Board shall review this use in five years at a public hearing and at that time may require the sign to be removed.
2. The applicant obtain an off-premise sign certificate from the Planning and Development Department prior to issuance of a building permit.
3. This action does not constitute a waiver from the Nevada Department of Transportation off-premise sign control regulations or relief from the requirement of obtaining an NDOT building permit.
4. Conformance to the plot plan and elevations.
5. Satisfaction of City Code requirements and design standards of all City departments.

continued

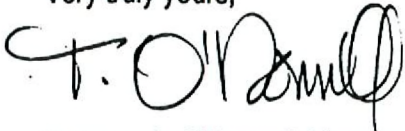
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This item will be considered by the City Council at its meeting scheduled for December 20, 1995 at 2:00 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requests you or your representative be present to answer any pertinent questions which may arise regarding this request.

Very truly yours,



Theresa A. O'Donnell, Manager
Current Planning Division

TAO:RA:gm *RA*

cc: Ms. Trina Larsen
Larsen Signs
3625 Polaris Avenue
Las Vegas, Nevada 89103

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