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MAYOR  
JAN LAVERTY JONES

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ARNIE ADAMSEN  
FRANK HAWKINS JR.  
KEN BRASS  
MATTHEW Q. CALLISTER

CITY MANAGER  
LARRY K. BARTON



# CITY of LAS VEGAS

May 10, 1995

Charles and Phyllis Hayes  
2991 North Rancho Drive  
Las Vegas, Nevada 89130

RE: V-23-95 - VARIANCE

Dear Mr. and Mrs. Hayes:

The City Council at a regular meeting held April 19, 1995 considered the appeal submitted by Harold Foster on behalf of Charles and Phyllis Hayes on the action of the Board of Zoning Adjustment in denying their application for a Variance to allow two 14 foot x 48 foot of-premise advertising (billboard) signs, where such use is not allowed, on property located at 2951 North Rancho Drive, C-2 Zone.

The City Council GRANTED the appeal, thereby APPROVING the Variance, subject to:

1. The apartment use shall be changed to a motel.
2. The Board shall review this use in five years and at that time may require the signs to be removed.
3. The applicant obtain an off-premise sign certificate from the Department of Community Planning and Development prior to issuance of a building permit.
4. 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.
5. Conformance to the plot plan and elevations.

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6. Satisfaction of City Code requirements and design standards of all City departments.

An approved Variance or Special Use Permit must be exercised within one year or it becomes null and void, unless a request for an Extension of Time is duly filed with the Department of Community Planning and Development for consideration and approval by the appropriate board.

Sincerely,



KATHLEEN M. TIGHE  
City Clerk

/cmp

cc: Dept. of Community Planning & Development *RA*  
Dept. of Public Works  
Dept. of Fire Services  
Dept. of Building & Safety  
Land Development Services

Mr. Lee Cote  
Nevada Outdoor Systems  
1818 South Eastern Avenue  
Las Vegas, Nevada 89104

Mr. Harold P. Foster  
6767 W. Tropicana Avenue, Suite 218  
Las Vegas, Nevada 89103

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