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CITY MANAGER

August 13, 2014

City of Las Vegas
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: VAR-55028 [PRJ-54759] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 12, 2014

Dear Applicant:

Your request for a Variance TO ALLOW A 92-FOOT TALL OFF-PREMISE SIGN WHERE 75 FEET IS THE MAXIMUM HEIGHT ALLOWED at 3100 Stewart Avenue (APN 139-36-604-001), C-V (Civic) Zone, Ward 3 (Coffin) [PRJ-54759], was considered by the Planning Commission on August 12, 2014.

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

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-55029) shall be required, if approved.
2. Conformance to the approved conditions for Special Use Permit (SUP-49534).
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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This action by the Planning Commission on **August 12, 2014** 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 submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **August 25, 2014**. 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:nl

cc:

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

Mr. Maren Parry
100 North City Parkway, Ste 1750
Las Vegas, Nevada 89106

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