

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S Fourth Street
Las Vegas, NV 89101

Voice 702-229-6301
Fax 702-474-0352
TTY 702-386-9108

www.lasvegasnevada.gov

February 29, 2008

Mr. Bruce Bilyeu
DFA, LLC
1611 West Bonanza Road
Las Vegas, Nevada 89106

RE: ROC-26778 - REVIEW OF CONDITION

Dear Mr. Bilyeu:

Your request for a Review of Condition to modify Condition Number 15 of an approved Site Development Plan Review (SDR-13904), WHICH STATED ON-SITE OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS SHALL BE REMOVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on February 28, 2008.

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

Planning and Development

1. Condition #15 of Site Development Plan Review (SDR-13904) shall be amended to say "on-site off-premise advertising (billboard) signs shall be relocated prior to the issuance of building permits."
2. Approval and Conformance to the Conditions of Approval for Rezoning (ZON-13896), Variance (VAR-13900), Variance (VAR-18250), Special Use Permit (SUP-13903) and Site Development Plan Review (SDR-13904) and Site Development Plan Review (SDR-26639) shall be required.

Public Works

3. The proposed sign, including ground mounted base, shall not be located within the existing public right-of-way adjacent to this site, within the additional rights-of-way required for dedication by Conditions of Approval No. 3 and 4 of Rezoning Classification ZON-13896 or interfere with Sight Visibility Restriction Zones. In addition, the proposed ground mounted base shall not be located within existing or proposed public sewer or drainage easements

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

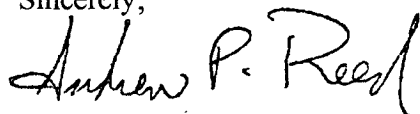
City Manager
Douglas A. Selby



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This action by the Planning Commission on **February 28, 2008** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **February 29, 2008**.

Sincerely,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Ms. Kristen Neuman
APTUS Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104