



March 31, 2008

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Leonard Folmar
Ebenezer Church
1072 Bartlett
Las Vegas, Nevada 89106

RE: VAR-23575 - VARIANCE
CITY COUNCIL MEETING OF FEBRUARY 20, 2008

Dear Mr. Folmar:

The City Council at a regular meeting held February 20, 2008 considered the Appeal of the denial by the Planning Commission of a request for a Variance TO ALLOW A FREESTANDING INSTITUTIONAL SIGN TO BE 10.75 FEET HIGH WHERE EIGHT FEET IS THE MAXIMUM HEIGHT PERMITTED; TO ALLOW THE SIGN AREA TO BE 129 SQUARE FEET WHERE 50 SQUARE FEET IS THE MAXIMUM AREA PERMITTED; AND TO INCLUDE AN ELECTRONIC MESSAGE UNIT WHERE NO SUCH ILLUMINATION TYPE IS PERMITTED FOR AN EXISTING CHURCH/HOUSE OF WORSHIP on 1.11 acres at 1072 West Bartlett Avenue (APN 139-21-501-003), R-2 (Medium-Low Density Residential) Zone. NOTE: THIS APPLICATION HAS BEEN AMENDED FOR A REDUCED HEIGHT OF 6.5 FEET AND A REDUCED SIGN AREA OF 34.5 SQUARE FEET.

The City Council approved the Appeal, thereby APPROVING the Variance. The Notice of Final Action was filed with the Las Vegas City Clerk on February 21, 2008. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Special Use Permit (U-0149-90) and Site Development Plan Review (SD-0066-00), and the Extension of Time (EOT- if approved).
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. A revised site plan shall be submitted during the application for a sign permit showing the proposed sign located at the southeast corner of Blankenship Avenue and Concord Street on the provided site plan date stamped January 7, 2008 either removed or setback five-feet from the property line.



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Public Works

4. The sign shown at the southeast corner of Blankenship Avenue and Concord Street on the site plan dated January 7, 2008 shall not be placed within public right-of-way.
5. Proposed signs shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. Sign bases shall not be located within existing or proposed public sewer or drainage easements.

Sincerely,



Angela Colli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services