



February 15, 2008.

Mr. Albert Cohen
Decatur Crossing Center, LLC
15490 Ventura Boulevard, Suite #200
Sherman Oaks, California 91403

RE: VAR-24824 - VARIANCE
CITY COUNCIL MEETING OF JANUARY 9, 2008

Dear Mr. Cohen:

The City Council at a regular meeting held January 9, 2008 considered the Appeal of the denial by the Planning Commission of a request for a Variance TO ALLOW A PROPOSED FREE STANDING SIGN HEIGHT OF 75 FEET WHERE 40 FEET IS THE MAXIMUM PERMITTED AND TO ALLOW 1012 SQUARE FEET WHERE 404 SQUARE FEET IS THE MAXIMUM PERMITTED on 16.8 acres at 202-290 South Decatur Boulevard (APNs 138-36-516-001 through 004), C-1 (Limited Commercial) Zone.

The City Council approved the Appeal, thereby APPROVING the Variance. The Notice of Final Action was filed with the Las Vegas City Clerk on January 10, 2008. This approval is subject to:

Added Condition

- A. All development shall be in conformance with the sign elevations date stamped 01/09/08, except as amended by conditions herein. The maximum sign height shall be 70 feet and the maximum size shall be 1,012 square feet.

Planning & Development

- 1. This approval shall be void two years from the date of final approval, unless upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

- 2. The proposed pylon sign shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The proposed ground mounted base shall not be located within existing or proposed public sewer or drainage easements.

Sincerely,

Lean Coleman
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

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