

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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September 28, 2007

Becker and Sons, LLC
50 South Jones Boulevard, Suite #100
Las Vegas, Nevada 89107

RE: VAR-23601 - VARIANCE

Dear Applicant:

Your request for a Variance TO ALLOW A DIRECTORY SIGN FACE AREA OF 48 SQUARE FEET WHERE 24 SQUARE FEET IS ALLOWED AND A HEIGHT OF NINE FEET WHERE SIX FEET IS ALLOWED on 4.80 acres at 3065 North Rancho Drive (APN 138-13-512-008), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on September 27, 2007.

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

Planning and Development

1. 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.

Public Works

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

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on **September 28, 2007**.

Sincerely,

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Mr. Ron Sells
6280 South Valley View Boulevard, Suite #238
Las Vegas, Nevada 89118

Mayor
Oscar B Goodman

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