

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov



060440

March 10, 2006

Mr. Phil Davis
Rampart PHD, LLC
3225 South Rainbow Boulevard, Suite #206
Las Vegas, Nevada 89146

RE: VAR-11363 - VARIANCE

Dear Mr. Davis:

Your request for a Variance TO ALLOW TWO PROPOSED MONUMENT SIGNS WITH A ZERO FOOT SETBACK FROM THE PROPERTY LINE WHERE FIVE FEET IS THE MINIMUM SETBACK REQUIRED on 2.44 acres at 2100 North Rampart Boulevard (APN 138-20-614-009), P-C (Planned Community) Zone, Ward 4 (Brown), was considered by the Planning Commission on March 9, 2006.

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

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

Public Works

2. Signs shall not be located within the public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.
3. Site development to comply with all applicable conditions of approval for the Summerlin Village 2 (Commercial Center) and all other subsequent site-related actions, indicating compliance in writing.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on March 9, 2006.

Sincerely,

Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clc

cc: Mr. Jeff Quintana
Vision Sign
3625 South Polaris Avenue
Las Vegas, Nevada 89103

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

