

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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060113

January 13, 2006

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CITY CLERK

2006 JAN 19 P 4: 00

Mr. Mark Silvestri  
Simon Chelsea Las Vegas Development, LLC  
%CPG Partners, LP  
105 Eisenhower Parkway  
Roseland, New Jersey 97068

**RE: ~~ABEYANCE~~ - VAR-10409 - VARIANCE**

Dear Mr. Silvestri:

Your request for a Variance TO ALLOW A SEPARATION DISTANCE OF 610 FEET WHERE 750 FEET IS THE MINIMUM SEPARATION DISTANCE REQUIRED FROM AN EXISTING OFF-PREMISES ADVERTISING (BILLBOARD) SIGN; TO ALLOW A HEIGHT OF 50.5 FEET WHERE 40 FEET IS THE MINIMUM HEIGHT ALLOWED; AND TO ALLOW A SIGN FACE AREA OF 1,200 SQUARE FEET WHERE 672 SQUARE FEET IS THE MAXIMUM AREA ALLOWED FOR A PROPOSED OFF-PREMISES ADVERTISING (BILLBOARD) SIGN adjacent to the east side of Interstate Highway 15, approximately 1,100 feet south of Bonneville Avenue (APN 139-33-710-003), PD (Planned Development) Zone, Ward 5 (Weekly), was considered by the Planning Commission on January 12, 2006.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

### Planning and Development

1. The height of the Off-Premises Advertising (Billboard) Sign shall not exceed a height of more than 30 feet above the elevation of the highway surface of Interstate 15 to which the sign is adjacent.
2. Approval of and conformance to the Conditions of Approval for a Special Use Permit (SUP-10134).
3. 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. No Variance of height is approved herein.

### Public Works

4. The proposed Off-Premises Advertising (Billboard) Sign 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.

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



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5. The site development shall comply with all applicable conditions of approval for Z-100-97, the approved Traffic Impact Analysis, and all other subsequent site-related actions.

This item will be considered by the City Council on **February 15, 2006**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



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

DJR:clc

cc: Mr. Jon Leleu  
KKBR  
3800 Howard Hughes Parkway, 7th Floor  
Las Vegas, Nevada 89109