



039452

October 2, 2003

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

Mr. Ernest A. Becker, IV
50 South Jones Boulevard, Suite #100
Las Vegas, Nevada 89107

RE: VAR-2782 - VARIANCE
CITY COUNCIL MEETING OF OCTOBER 1, 2003
RELATED TO SUP-2541, SUP-2543, SUP-2544, SUP-2545, AND SDR-2540

Dear Mr. Becker:

The City Council at a regular meeting held October 1, 2003 APPROVED the request for a Variance TO ALLOW A 39-FOOT REAR SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 57-FOOT REAR SETBACK for a Convenience Store (with fuel pumps) adjacent to the southeast corner of the North El Capitan Way alignment, proposed North Durango Drive, and West Centennial Parkway (APN: 125-29-501-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on October 2, 2003. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-2545) and Site Development Plan Review (SDR-2540).
2. 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 Council.

Sincerely,

Diana Davis
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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Mr. Ernest A. Becker, V
Becker Built
50 South Jones Boulevard, Suite 100
Las Vegas, Nevada 89107



October 2, 2003

Mr. Charles Hayes
29911 North Rancho Drive
Las Vegas, Nevada 89130

RE: RQR-2785 - REQUIRED ONE YEAR REVIEW
CITY COUNCIL MEETING OF OCTOBER 1, 2003

Dear Mr. Hayes:

The City Council at a regular meeting held October 1, 2003 APPROVED the Required Three Year Review of an approved Variance [V-0023-95(1)] WHICH ALLOWED TWO 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS at 2951 North Rancho Drive (APN: 138-13-601-019) C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 2, 2003. This approval is subject to:

1. This Variance shall be reviewed in five (5) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. Remove the sign (PROPANE) from the support pole of the off-premise advertising (billboard) sign with 10 days of final approval by City Council. Signs shall not be permitted on the support poles of the billboards.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise advertising sign.
5. If the existing off-premise advertising sign structure is removed, this Variance shall be expunged and a new off-premise advertising sign structure shall not

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Mr. Charles Hayes
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be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

6. Only one advertising sign is permitted per sign face.
7. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,



Diana Davis
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Harold P. Foster
3230 Polaris Avenue, Suite 23
Las Vegas, Nevada 89102