

PLANNING &
DEVELOPMENT



Development
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July 11, 2003

Mr. Scott Sibley
El Gran Patron
930 South Fourth Street
Las Vegas, Nevada 89101

RE: VAR-2449 - VARIANCE

Dear Mr. Sibley

Your request for a Variance TO ALLOW A PROPOSED FREESTANDING SIGN ONE FOOT FROM THE FRONT AND SIDE PROPERTY LINES WHERE FIVE FEET IS THE MINIMUM SETBACK REQUIRED on 0.32 acres located at 930 South 4th Street (APN: 139-34-410-247), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief), was considered by the Planning Commission on July 10, 2003.

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

Planning and Development

1. Conformance to all applicable Conditions of Approval for Site Development Plan Review Z-0100-64(177).
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.

Public Works

3. The sign shall not be located within existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on July 10, 2003.

Sincerely,

Gary M. Leobold, Senior Planner
Planning and Development Department
Current Planning Division

GML:clc

cc: Ms. Brenda Gastineau
Federal Sign
3900 West Dewey Drive
Las Vegas, Nevada 89118

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby

