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September 6, 2001

Mr. Robert R. Black, Sr.
Virgin River Casino Corp.
911 North Buffalo Drive, Suite 201
Las Vegas, Nevada 89128

RE: V-0043-96(1) - REQUIRED FIVE YEAR REVIEW - VARIANCE
CITY COUNCIL MEETING OF AUGUST 15, 2001

Dear Mr. Black:

The City Council at a regular meeting held August 15, 2001 APPROVED the Required Five Year Review of an Approved Variance WHICH ALLOWED AN EXISTING NON-CONFORMING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN TO BE RELOCATED FROM 280 FEET TO 130 FEET FROM A RESIDENTIAL ZONING DISTRICT, WHERE 300 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at 911 North Buffalo Drive (APN: 138-28-620-005), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 16, 2001. This approval is subject to:

Planning and Development

1. The Variance shall be reviewed in two years, at which time the City Council may require the off-premise sign to 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. If the existing off-premise advertising sign structure is removed, this approval shall be expunged and a new off-premise advertising sign structure shall not 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 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

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

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

Mr. Robert R. Black, Sr.
V-0043-96(1) – Page Two
September 6, 2001

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.

Sincerely,



GABRIELA S. PORTILLO-BRENNER
DEPUTY CITY CLERK II for
BARBARA JO RONEUMUS, CITY CLERK

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