



003741

November 15, 2000

Union Pacific Railroad Company
 c/o Property Tax Department
 1700 Farnam Street, 10th Floor South
 Omaha, Nebraska 68102

RE: V-0046-92(3) - SIXTEEN MONTH REQUIRED REVIEW - VARIANCE

Dear Applicant:

Your Sixteen Month Required Review of an approved Variance which allowed a 14 foot x 48 foot off-premise sign (billboard) 690 feet from an existing off-premise sign (billboard) where 750 feet is the minimum distance separation allowed, on the north side of the Oran K. Gragson Highway (U.S. 95), between Bonanza Road and Grand Central Parkway, 150 feet west of the centerline of the Union Pacific Railroad tracks (APN: 139-27-401-024), M (Industrial) Zone, Ward 5 (Weekly), was considered by the Hearings Officer on November 14, 2000.

The Hearings Officer recommended APPROVAL of this request, subject to:

1. The Variance shall be reviewed in one (1) year 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 sign (billboard) be removed.
2. The off-premise advertising sign (billboard) 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 sign (billboard).



MAYOR

OSCAR B. GOODMAN

CITY COUNCIL

MICHAEL J. McDONALD

(MAYOR PRO-TEM)

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11-12-00

Union Pacific Railroad Company
V-0046-92(3) - Page Two
November 15, 2000

This item will be considered by the City Council on December 20, 2000, 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 choose not to attend, the City Council may act in your absence without your input.

Sincerely,



Matt Pinjuv, Senior Planner
Planning and Development Department
Current Planning Division

MP:rlr

cc: Mr. Shane Salley
Infinity Outdoor
5425 South Valley View Boulevard, Suite 103
Las Vegas, Nevada 89118