



001092

May 3, 2000

Wm. Gayler
Buffalo Canyon LLC
2625 South Rainbow D-106
Las Vegas, Nevada 89146

RE: V-0014-00 VARIANCE

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

Dear Mr. Gayler:

Your request for a Variance on property located on the southwest corner of Buffalo Drive and Vegas Drive TO ALLOW A SECOND FREESTANDING GROUND SIGN WITHIN THE 100 FOOT REQUIRED DISTANCE SEPARATION FROM AN EXISTING FREESTANDING GROUND SIGN, AND TO ALLOW 40 PARKING SPACES WHERE 49 ARE THE MINIMUM REQUIRED FOR A PROPOSED RETAIL CENTER AND CONVENIENCE STORE, C-1 (Limited Commercial) Zone, Ward 2 (L. B. McDonald), APN: 138-28-501-009, was considered by the Board of Zoning Adjustment on May 2, 2000.

The Board of Zoning Adjustment unanimously voted to accept your request for WITHDRAWAL WITHOUT PREJUDICE of the sign distance separation, and to DENY the parking portion because there was insufficient justification presented to warrant a deviation from the City Code.

This action by the Board of Zoning Adjustment on May 2, 2000 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Board of Zoning Adjustment's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on May 3, 2000.

Sincerely,

Joel V. McCulloch, Senior Planner
Planning and Development Department
Current Planning Division

JVM:rlr

cc: Mr. Robert Gronauer
Kummer, Kaempfer, Bonner & Renshaw
3800 Howard Hughes Parkway
Las Vegas, Nevada 89109

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