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CITY MANAGER  
VIRGINIA VALENTINE



011215

# CITY of LAS VEGAS

July 10, 1998

Mr. Raymond Shapiro  
Frekapel, Limited Liability Company  
812 East Sahara Avenue, Suite #5  
Las Vegas, Nevada 89104

RE: Z-117-97(1) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Shapiro:

The City Council at a regular meeting held June 22, 1998 APPROVED the request for a Site Development Plan Review on property located on the northwest corner of Rainbow Boulevard and Craig Road FOR A PROPOSED 80 FOOT HIGH ON-PREMISE SIGN, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Size: 3.39 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on June 23, 1998. This approval is subject to:

1. The maximum height of the sign shall be restricted to 70 feet.
2. This does not constitute approval of the number and location of driveways as presented on the site plan.
3. Submit a Master Signage Plan for review and approval by the Planning and Development Department prior to the issuance of building permits for Phase II of this development.
4. Conformance to all applicable Conditions of Approval for Z-117-97, the Craig/Rainbow Commercial Subdivision Tentative Map (TM-16-98), all other site-related actions and ordinance amendments enacted subsequent to the original approval.
5. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,

BARBARA JO RONEMUS  
City Clerk

/ac

See Attached List



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

Ms. Suzana Rutar  
Suzana Rutar Architect  
1950 East Warm Springs Road  
Las Vegas, Nevada 89119