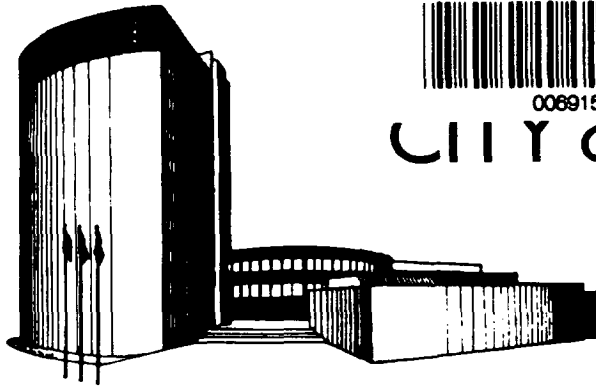


MAYOR
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COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. MCDONALD
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LARRY BROWN

CITY MANAGER
LARRY K. BARTON



006915

CITY of LAS VEGAS

June 23, 1998

Ms. Kathee Smith
Spring Mountain Ranch, Limited Liability Company
500 North Rainbow Boulevard, Suite 314
Las Vegas, Nevada 89107

RE: V-16-98 - VARIANCE

Dear Ms. Smith:

The City Council at a regular meeting held June 8, 1998 considered the Appeal filed by the WLB Group, Inc. from the Denial by the Board of Zoning Adjustment for a Variance on property located on the east side of Fort Apache Road and Horse Drive TO ALLOW A DEVELOPMENT ENTRY STATEMENT SIGN OVER THE PUBLIC RIGHT-OF-WAY WHERE SUCH A LOCATION IS NOT ALLOWED, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) and R-PD12 (Residential Planned Development - 12 Units Per Acre). The Notice of Final Action was filed with the Las Vegas City Clerk on June 9, 1998.

The City Council approved the appeal; thereby APPROVING the Variance, subject to:

1. The City Attorney shall have an opportunity to review and be satisfied with all agreements and requiring that the applicant enter into any additional standard agreements of the City for this type of request, including but not limited to encroachment requests.
2. Submit an Encroachment Agreement for all landscaping and private improvements located in the Horse Drive public right-of-way adjacent to this site prior to construction of this proposed sign as required by the Department of Public Works.
3. In the event the Horse Drive roadway corridor is ever widened to it's ultimate width, the applicant shall bear the entire cost of relocating this sign outside any public improvements as required by the Department of Public Works.
4. The applicant shall obtain an Encroachment Permit for the overhead sign from the Department of Public Works prior to the issuance of Building Permits.
5. The applicant shall obtain an On-premise Sign Certificate from the Department of Planning and Development prior to issuance of Building Permits.
6. All development must be in conformance with the plot plan and elevations.

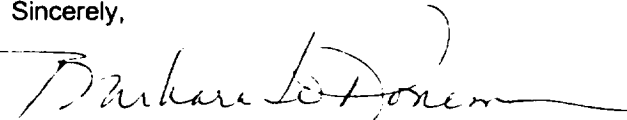


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Ms. Kathee Smith
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6. City Code requirements and design standards of all City departments must be satisfied.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/ac

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

Mr. Dave Harris
WLB Group
2551 North Green Valley Parkway, #A-425
Henderson, Nevada 89014