

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
Permits & Inspections 229-6251



April 20, 1998

Wiesner Family Trust on behalf of Draft House
3025 Sheridan Street
Las Vegas, Nevada 89102

RE: V-7-98 - VARIANCE

**** CORRECTED LETTER ****

Dear Applicant:

Your request for a Variance on property located at 4543 North Rancho Drive TO ALLOW A 70.5 SQUARE FOOT ADDITION TO AN EXISTING 65 FOOT HIGH, 341.5 SQUARE FOOT NON-CONFORMING FREESTANDING SIGN WHERE 40 FEET AND 400 SQUARE FEET ARE THE MAXIMUM HEIGHT AND SIGN AREA ALLOWED, C-2 (General Commercial) Zone, Ward 4 (Brown), APN: 138-02-202-014, was considered by the Board of Zoning Adjustment on April 14, 1998.

The Board of Zoning Adjustment unanimously voted to APPROVE your request, subject to the following:

1. The applicant shall obtain a sign certificate from the Planning and Development Department prior to the issuance of a building permit.
2. The applicant shall not allow lighting within the approved sign cabinet to scintillate **from 11:00 p.m. to 6:00 a.m.**
3. The sign shall be reviewed in one year at a public hearing and at that time may be subject to removal.
4. All development must be in conformance with the plot plan and elevations.
5. City Code requirements and design standards of all City departments must be satisfied.

This action by the Board of Zoning Adjustment on April 14, 1998 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.

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

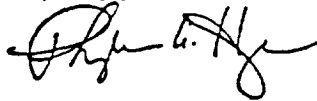
City Manager
Larry K. Barton



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April 20, 1998
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Building permits or business licenses cannot be acted upon until after the ten day review period has elapsed or after the required hearing on any appeal or review.

Very truly yours,

A handwritten signature in black ink, appearing to read "Phyllis Hargrove". The signature is fluid and cursive, with a large initial "P" and "H".

Phyllis Hargrove, Senior Planner
Current Planning Division

PH:rlr

cc: Draft House
4543 North Rancho Drive
Las Vegas, Nevada 89130

Ms. Sue Onorato
ESC of Nevada
2880 West Meade Ave., Ste. 105
Las Vegas, Nevada 89102