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CITY MANAGER  
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017455

# CITY of LAS VEGAS



June 24, 1996

Ms. Lynn Macy, Deputy City Manager  
City of Las Vegas  
On Behalf of Walters Group/  
Golf Club of Nevada  
400 East Stewart Avenue  
Las Vegas, Nevada 89101

RE: V-50-96 - VARIANCE

Dear Ms. Macy:

The City Council at a regular meeting held June 19, 1996 APPROVED the request for a Variance to allow four proposed 14 foot x 48 foot off-premise advertising (billboard) signs 562 feet apart where 750 feet is the minimum distance separation required; and to allow the signs to be located 2 feet from the I-515 Freeway right-of-way where 10 feet is the minimum distance required on property located on the north side of the I-515 Freeway between Mojave Road and Pecos Road, C-V Zone, subject to:

1. Conformance to the plot plan.
2. Site development shall comply with all applicable conditions of approval of CV-1-96.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Board of Zoning Adjustment and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. City Code requirements and design standards of all City departments must be satisfied..
6. Any damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures, as required by the Department of Fire Services.



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An approved Variance or Special Use Permit must be exercised within one year or it becomes null and void, unless a request for an Extension of Time is duly filed with the Planning and Development Department for consideration and approval by the appropriate board.

Sincerely,



SANDRA R. LeBOEUF  
Senior Deputy City Clerk

/cmp

cc: Dept. of Planning & Development  
Dept. of Public Works  
Dept. of Fire Services  
Land Development Services  
Traffic Engineering

Mr. Dick Campbell  
Walters Group/Golf Club of Nevada  
145 East Reno Avenue  
Las Vegas, Nevada 89119

Mr. Chuck Dykes  
Seiler, Inc.  
3773 Howard Hughes Pkwy., Suite 500 North  
Las Vegas, Nevada 89109