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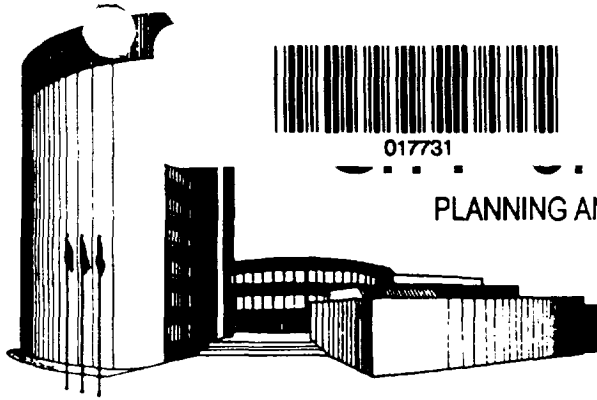
CITY MANAGER
LARRY K. BARTON



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LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT



April 26, 1996

Mr. Jack Ruggles
7881 Dana Point Court
Las Vegas, Nevada 89117

Re: V-19-96 - VARIANCE

Dear Mr. Ruggles:

Your request for a Variance to allow a proposed 14 foot x 48 foot off-premise advertising (billboard) sign 600 feet from an existing billboard to the west and 673 feet from an existing billboard to the east where 750 feet is the minimum distance separation required for billboards oriented along the Oran K. Gragson Highway; and to allow the proposed billboard 10 feet from residentially zoned property where 300 feet is the minimum distance separation required, on property located at 2133 West Bonanza Road, Ward 1, R-E Zone (under Resolution of Intent to C-M), was considered by the Board of Zoning Adjustment on April 23, 1996.

The Board of Zoning Adjustment DENIED your request because there was insufficient justification presented to warrant a deviation from the City Code.

This action by the Board of Zoning Adjustment on April 23, 1996 is final unless a written appeal to the City Council is filed with the City Clerk within eleven days of the date of this letter, or there is a review action filed by the City Council within fourteen days of the date of this letter.

Very truly yours,

Phyllis Hargrove, Senior Planner
Current Planning Division

PH:gm

cc: Mr. Shelby Seiler
Seiler, Inc.
3773 Howard Hughes Parkway, Suite 500 North
Las Vegas, Nevada 89109

