



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

June 5, 2008

Mr. Bruce Bilyeu
DFA, LLC
1611 West Bonanza Road
Las Vegas, Nevada 89106

RE: VAR-26447 - VARIANCE
CITY COUNCIL MEETING OF MAY 7, 2008
RELATED TO SDR-26639

Dear Mr. Bilyeu:

The City Council at a regular meeting held May 7, 2008 considered the Appeal filed from the approval by the Planning Commission of a request for a Variance TO ALLOW A 1,200 SQUARE FOOT OFF-PREMISE DIGITAL (BILLBOARD) SIGN FLUSH WITH THE WALL OF THE PARKING STRUCTURE WHERE 672 SQUARE FEET IS PERMITTED AND TO ALLOW THE OFF-PREMISE DIGITAL (BILLBOARD) SIGN TO BE ERECTED 58 FEET ABOVE THE ELEVATION OF THE FREEWAY WHERE 30 FEET ABOVE THE ELEVATION OF THE FREEWAY IS THE MAXIMUM ALLOWED on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone.

The City Council APPROVED the Appeal, thereby approving the Variance. The Notice of Final Action was filed with the Las Vegas City Clerk on May 8, 2008. This approval is subject to:

Added Conditions:

- A. No Variance to exceed a maximum billboard size is required nor granted.
- B. The applicant shall provide sectional drawings signed by a surveyor licensed by the State of Nevada depicting the finished grade of the US 95 Freeway adjacent to and south of the subject site. The sectional drawing shall show the height of proposed sign not to exceed 58 feet above the finished grade of US 95.
- C. The billboard shall be flush mounted in location.

Planning & Development

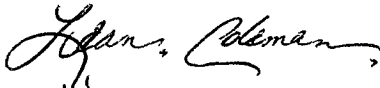
1. This approval is limited to a maximum of 672 square feet.



Mr. Bruce Bilyeu
VAR-26447 – Page Two
June 5, 2008

2. Approval and Conformance to the Conditions of Approval for Rezoning (ZON-13896), Variance (VAR-13900), Variance (VAR-18250), Special Use Permit (SUP-13903) and Site Development Plan Review (SDR-13904) and Site Development Plan Review (SDR-26639) shall be required.
3. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Sincerely,



Léan Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Ms. Kristen Neuman
APTUS Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104