



Legal Notices Transmittal and Scanning Separator Sheet

Legal Notice Type: Action Letter

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Meeting Date: 11/2/2011

Meeting Type: City Council <=>

Date of Letter: 11/3/2011

Case Number(s): VAR-42234 <=>

Subject of Notice: APPLICANT/OWNER: BENSON & BERTOLDO, LLC - 7408 West Sahara Avenue
<=>

Record Series: Legal Notices

LRDA Number: 2007-1717

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File By: Meeting Date



Prepared By: acrolli

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SCANNED

QC By:

NOV 7 2011



November 2, 2011

LAS VEGAS CITY COUNCIL

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MAYOR

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MAYOR PRO TEM

STEVE WOLFSON

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RICKI Y. BARLOW

BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Ronald Greenawalt
Sterling Park W. Owners Association
7500 West Sahara Avenue
Las Vegas, Nevada 89117

RE: VAR-42234 - VARIANCE
RELATED TO ROC-42233
CITY COUNCIL MEETING OF NOVEMBER 2, 2011

Dear Mr. Greenawalt:

The City Council at a regular meeting held November 2, 2011, APPROVED the request for a Variance TO ALLOW A 25-FOOT TALL FREESTANDING SIGN TO HAVE A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED on 0.32 acres at 7408 West Sahara Avenue (APN 163-03-411-014), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 3, 2011. This approval is subject to:

Planning

1. Approval of and conformance to the Review of Condition (ROC-42233) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

5. The supporting structures for the proposed sign shall not be located within the 20-foot public sewer easement granted by Plat Book 58 Page 2.

CITY OF LAS VEGAS
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LAS VEGAS, NEVADA 89101

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Mr. Ronald Greenawalt
VAR-42234 – Page Two
November 2, 2011

6. Submit an Encroachment Agreement for the portions of the proposed sign in the public right-of-way adjacent to this site prior to this issuance of a permit for this sign. The adjacent property must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all existing landscaping and new signage in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Encroachment application L-ENCR #41730 may satisfy this condition provided that it contains all information required by the Building and Safety Department.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Roger Freeman
Sterling Park W. Owners Association
7464 West Sahara Avenue
Las Vegas, Nevada 89117

Mr. Rich Hinshaw
Young Electric Sign Company
5119 South Cameron Street
Las Vegas, Nevada 89118