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CITY MANAGER

December 11, 2013

Mr. Carl Thomas  
Helen L. Thomas  
5130 Mountain Top Circle  
Las Vegas, Nevada 89148

**RE: VAR-51685 - VARIANCE**  
**PLANNING COMMISSION MEETING OF DECEMBER 10, 2013**

Dear Applicant:

Your request for possible action on a request for a Variance TO ALLOW A SIGN AREA OF 374 SQUARE FEET WHERE 152 SQUARE FEET IS THE MAXIMUM ALLOWED AND TO LOCATE AN ELECTRONIC MESSAGE UNIT 170 FEET AWAY FROM A RESIDENTIALLY ZONED PROPERTY WHERE AT LEAST 200 FEET IS REQUIRED on 1.67 acres at 6250 Rio Vista Street (APN 125-27-502-006), C-1 (Limited Commercial) Zone, Ward 6 (Ross), was considered by the Planning Commission on December 10, 2013.

The Planning Commission voted to **APPROVE** your request, subject to the following:

**Planning**

1. Conformance to the approved conditions for General Plan Amendment (GPA-47506), Rezoning (ZON-47507), and Variance (VAR-47508).
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. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NEVADA 89106

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This action by the Planning Commission on **December 10, 2013** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **December 23, 2013**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP  
Planning Supervisor  
Case Planning Division

PL:clb

cc: Mr. Jeff Special  
Bob Taylor's Ranch House  
6250 Rio Vista Street  
Las Vegas, Nevada 89130

Mr. Randy Rosenow  
Patrick's Sign Company  
5115 South Arville Street  
Las Vegas, Nevada 89118