



April 21, 2006

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
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MAYOR PRO TEM

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LAWRENCE WEEKLY  
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LOIS TARKANIAN  
STEVEN D. ROSS

DOUGLAS A. SELBY  
CITY MANAGER

Mr. Demetrius McWhorter  
Big Mama's Rib Shack  
2230 West Bonanza Road  
Las Vegas, Nevada 89106

RE: VAR-11714 – VARIANCE  
CITY COUNCIL MEETING OF APRIL 19, 2006  
RELATED TO VAR-11712 AND SDR-11707

Dear Mr. McWhorter:

The City Council at a regular meeting held April 19, 2006 APPROVED the request for a Variance TO ALLOW A 6.8-FOOT REAR-YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED, TO ALLOW A 2.3-FOOT SIDE-YARD SETBACK WHERE TEN FEET IS THE MINIMUM SETBACK REQUIRED, TO ALLOW A FIVE-FOOT CORNER-YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK ALLOWED, TO ALLOW A MAXIMUM LOT COVERAGE OF 83.6 PERCENT WHERE 50 PERCENT IS THE MAXIMUM LOT COVERAGE ALLOWED, AND TO ALLOW A REDUCTION OF BUILDING STEP-BACK REQUIREMENTS FOR A PROPOSED MIXED-USE DEVELOPMENT on 1.88 acres at 2228 and 2230 West Bonanza Road; and 704, 706, 708, and 710 Dike Lane (APNs 139-29-704-019 through 025), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 20, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-11707) and Variance (VAR-11712).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

Angela Crolli  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk

cc: See Attached List

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18112-001-06-05  
CLV 7009

**EOT-27833**  
**06-04-08 CC**

Mr. Demetrius McWhorter  
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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

Mr. Demetrius McWhorter  
9054 Barium Rock Avenue  
Las Vegas, Nevada 89143

Mr. Demetrius McWhorter  
Mr. Jeff Jordan  
Rosebud Development  
710 Dike Lane  
Las Vegas, Nevada 89016

**EOT-27833**  
**06-04-08 CC**