

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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065286

December 22, 2006

Ms. Maria Ferra
1710 County Road, Suite #548
Hanceville, Alabama 35077

RE: VAR-17998 - VARIANCE

Dear Ms. Ferra:

Your request for a Variance TO ALLOW 15 PARKING SPACES WHERE 23 SPACES ARE REQUIRED FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH ON 0.52 acres at 4717 West Charleston Boulevard (APN 162-06-102-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on December 21, 2006.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-17999) shall be required.
2. 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.
3. Prior to the issuance of the Building Permit, a revised site plan shall be submitted to the Planning and Development Department that depicts a 15-foot by 25-foot loading space consistent with Title 19 – Section 19.10 .020 On-Site Loading Parking Standards.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

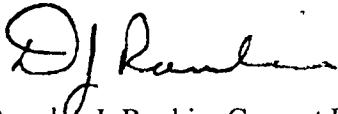
City Manager
Douglas A. Selby



Ms. Maria Ferra
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This item will be considered by the City Council on **January 17, 2007**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Douglas J. Rankin, Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:clb

cc: Mr. David Bonanni
LasCal Corporation dba
Taco Bell
3225-A South Rainbow Boulevard, Suite #102
Las Vegas, Nevada 89146

Mr. Ron Labar
LABAR Architecture, Inc.
458 West 15th Avenue
Spokane, Washington 99203