



065498



January 10, 2007

Mr. Vitaly Scherbo  
3250 North Bronco Street  
Las Vegas, Nevada 89108

LAS VEGAS CITY COUNCIL

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MAYOR

GARY REESE  
MAYOR PRO TEM

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LAWRENCE WEEKLY  
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RE: VAR-14768 - VARIANCE  
CITY COUNCIL MEETING OF SEPTEMBER 20, 2006  
RELATED TO SDR-13796

DOUGLAS A. SELBY  
CITY MANAGER

Dear Mr. Scherbo:

The City Council at a regular meeting held September 20, 2006 APPROVED the request for a Variance TO ALLOW 54 PARKING SPACES WHERE 113 SPACES ARE REQUIRED on 1.39 acres at 3250 North Bronco Street (APN 138-11-804-021), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 21, 2006. This approval is subject to:

Added condition

- A. An administrative review shall be conducted six months after the final approval of the construction allowed by the accompanying SDR.

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-11-98) and Site Development Plan Review (SDR-13796) shall be required.
2. If approved, the applicant must provide two additional handicapped parking spaces as required by the City of Las Vegas Building Code.
3. All development shall be in conformance with the site plan, dated 09/13/06, landscape plan, and building plan elevations, date stamped 05/24/06, except as amended by conditions herein.

Sincerely,

Carmel Viado  
Deputy City Clerk I for  
Barbara Jo Ronemus, City Clerk

M. Margo Wheeler, AICP  
Director  
Planning and Development Department

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

cc: See Attached List

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18112-001-06-05  
CLV 7009



Mr. Vitaly Scherbo  
VAR-14768 – Page Two  
January 10, 2007

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

Mr. Vitaly Scherbo  
3250 North Bronco  
Las Vegas, Nevada 89108

Mr. Lee Bigelow  
Lee A. Bigelow, Architecture  
3903 Kohler Way  
North Las Vegas, Nevada 89032