



050441

October 22, 2004

Mr. Rodrigo Herrera
21602 32nd Place West
Brier, Washington 98036

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

RE: VAR-4986 - VARIANCE
CITY COUNCIL MEETING OF OCTOBER 20, 2004

Dear Mr. Herrera:

The City Council at a regular meeting held October 20, 2004 APPROVED the request for a Variance TO ALLOW 21 PARKING SPACES WHERE 32 ARE REQUIRED on 0.44 acres at 946 East Sahara Avenue (APN 162-03-801-114), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 21, 2004. This approval is subject to:

Planning and Development

1. Variance granted is for 24 parking spaces where 27 spaces are required based upon revised site plan date stamped September 17, 2004.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review SDR-4990.
3. 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 Council. New Construction
4. The applicant shall execute an off-site parking agreement satisfactory to the City Attorney to meet Parking Requirements of Section 19.10.010 (H) of the City Zoning Ordinance as required by the Planning and Development, prior to the issuance of any building permits.
5. The site plan shall be revised, prior to the issuance of any building permits, to depict two handicap parking spaces; one van accessible and one standard handicap space, directly adjacent to the entrance of the building to be in conformance with Section 19.10.010 (G) of the City Zoning Ordinance.

CITY OF LAS VEGAS
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18112-001-6/04



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Public Works

6. Conformance to all site-related conditions of approval of Site Development Plan Review SDR-4990.

Sincerely,



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

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

Mr. Dennis Rusk
3960 East Patrick Lane, Suite #203
Las Vegas, Nevada 89120