



003144

December 1, 2000

Mr. John Bauchman
Bauchman Gaming Ventures, Ltd. Liability Co.
1901 North Rancho Drive
Las Vegas, Nevada 89106

RE: V-0034-99 - VARIANCE
CITY COUNCIL MEETING OF NOVEMBER 1, 2000

Dear Mr. Bauchman:

The City Council at a regular meeting held November 1, 2000 APPROVED the request for a Variance on property located at 1901 North Rancho Drive TO ALLOW THE REPLACEMENT OF AN EXISTING, 7,100 SQUARE FOOT, NON-CONFORMING USE (ERNIE'S CASINO AND TAVERN) WITH A PROPOSED 19,898 SQUARE FOOT, NON-CONFORMING USE (WILDFIRE CASINO), AND TO TEMPORARILY ALLOW 122 PROPOSED PARKING SPACES WHERE 162 ARE THE MINIMUM REQUIRED, C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 2, 2000. This approval is subject to the following:

1. The 4,975 square feet of building space added with this request shall be for office and storage uses only.
2. Approval for the temporary reduction in parking from 162 to 122 total spaces shall expire six months after the issuance of a certificate of occupancy for the new structure.
3. The applicant shall work with staff to determine an appropriate time frame within which to close all public access to the existing structure in order to expedite its demolition and installation of the remaining required parking.
4. The Variance approval is subject to all previous conditions of Special Use Permit U-0049-00 and all other site-related conditions of approval.
5. All development must be in conformance with the plot plans and elevations subsequently approved in accordance with this Variance.

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6. City Code requirements and design standards of all City Departments which are not affected by approval of this Variance must be satisfied.

Sincerely,



GABRIELA PORTILLO-BRENNER
Deputy City Clerk for
BARBARA JO RONEMUS, CITY CLERK

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