



006791

December 8, 1999

Mr. Sam Ventura  
Ventura Enterprises  
4431 South Eastern Avenue, #2  
Las Vegas, Nevada 89119

RE: V-81-99 - VARIANCE

Dear Mr. Ventura:

Your request for a Variance on property located on the west side of Rainbow Boulevard, north of the intersection of Rainbow Boulevard and Rancho Drive TO ALLOW 706 PARKING SPACES WHERE 780 PARKING SPACES ARE THE MINIMUM REQUIRED, C-2 (General Commercial), Ward 4 (Brown), APN: 125-34-712-002, 004, 006, 007, 009, 010, 011, and 012, was considered by the Board of Zoning Adjustment on December 7, 1999.

The Board of Zoning Adjustment unanimously voted to recommend APPROVAL of your request, subject to the following:

1. A Site Development Plan Review will be required before the City of Las Vegas Planning Commission.
2. City Code requirements and design standards of all City Departments which are not affected by approval of this Variance must be satisfied.
3. Site development to comply with all applicable Conditions of Approval for Z-4-92 and all other site related actions as required by the Departments of Planning and Development and Public Works.

This item will be considered by the City Council January 19, 2000, 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 choose not to attend, the City Council may act in your absence without your input.

Sincerely,

Joel V. McCulloch, Senior Planner  
Planning and Development Department  
Current Planning Division

JVM:rlr

cc: Mr. David Strait  
D. W. Strait  
101 West Brooks Avenue, Suite C  
North Las Vegas, Nevada 89030

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VIRGINIA VALENTINE

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

VOICE 702.229.6011  
TDD 702.386.9108  
www.ci.las-vegas.nv.us

