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006995

October 13, 1999

Mr. Mel Wolzinger
Alstate Enterprises, Inc.
1901 North Rancho Drive
Las Vegas, Nevada 89106

RE: V-34-99 VARIANCE

Dear Mr. Wolzinger:

The City Council at a regular meeting held August 4, 1999 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 14,923 SQUARE FOOT, NON-CONFORMING USE (ERNIE'S CASINO AND TAVERN), AND TO TEMPORARILY ALLOW 122 PROPOSED PARKING SPACES WHERE 162 ARE THE MINIMUM REQUIRED, C-2 (General Commercial) Zone, Ward 4 (Brown). The Notice of Final Action was filed with the Las Vegas City Clerk on August 5, 1999. This approval is subject to:

1. All development must be in conformance with the plot plans and elevations subsequently approved in accordance with this Variance.
2. City Code requirements and design standards of all City Departments which are not affected by approval of this Variance must be satisfied.
3. 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.
4. The Variance approval is subject to the approval, and related conditions, of Special Use Permit U-49-99. If that Special Use Permit is not approved, this Variance shall be null and void.
5. The Department of Public Works requires that all site-related conditions of approval are complied with.
6. 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.
7. Submit a revised site plan for review and approval by the City Planning Director (or designated representative) prior to the issuance of any building or grading permits or to the start of any work on the site. The revised site plan shall depict the following: a) relocate the trash enclosure no closer than fifty (50) feet from any residential use and screen according to City standards; b) relocate the grease trap access to the south side of the new building; c) the loading spaces shall be moved to be further away from existing residential uses; d) a minimum 26 foot wide landscape planter shall be located along the entire site frontage at Cypress Trail; e) all vehicular access to Cypress Trail shall be prohibited.

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8. Install an eight foot high, six inch wide block wall along the south property line as follows: a) the wall shall extend the length of the property line adjoining parcels 016 and 017; -b) the existing block wall along the property line adjoining parcel 019 shall be raised to an eight foot height in a manner consistent with Uniform Building Code requirements; c) both the old and new portions of the wall shall be stucco or split-face block finished on both sides; d) the stucco color and texture shall be consistent with that of the subject development; e) both the old and new portions of the wall shall be capped in a decorative manner; f) at Applicant's expense, a temporary fence shall be installed along the entire south property line prior to construction of the block wall and shall be removed following completion of the wall; g) total construction time for the wall shall not exceed thirty (30) consecutive days.
9. Submit a revised landscape plan for review and approval by the City Planning Director (or designated representative) prior to the issuance of any building or grading permits or to the start of any work on the site. The revised landscape plan shall depict 24-inch (minimum) box trees planted no more than 20 feet on-center along the entire landscape planter adjoining the south property line.
10. Parking in the western portion of the site, located between parcels 011 and 016, shall be designated for employees only.
11. Submit an outdoor lighting plan, acceptable to the homeowners of parcels 016, 017, and 019, for review and approval by the City Planning Director (or designated representative) prior to the issuance of any building or grading permits or to the start of any work on the site.
12. The use of outdoor loudspeakers shall be prohibited.
13. Install full curb, gutter, and sidewalk improvements along the Spring Road frontage of lots 016, 017, and 019 if all the owners of these properties consent to the improvements.
14. All development related construction activity shall be limited to the hours between 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 7:00 p.m. on Saturday.
15. Commence demolition of the existing building no later than thirty (30) days following the issuance of a Certificate of Occupancy for the new building.
16. Install a crash gate at the end of the parking lot adjacent to Cypress Trail. The gate shall be flanked on both ends by a six foot tall decorative block wall set back 26 feet from the west property line.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/ac

See Attached List

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

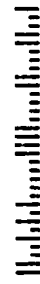
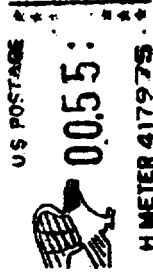
Mr. John Bauchman
6950 Rome Boulevard
Las Vegas, Nevada 89131

CITY of LAS VEGAS

OFFICE OF THE CITY CLERK
CITY HALL
400 EAST STEWART
LAS VEGAS, NEVADA 89101-2986

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1999 OCT 22 A 10:32



Mr. Mel Wolzinger
Alstate Enterprises, Inc.
1901 North F
Las Vegas,

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NO FORWARD ORDER ON FILE
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