

PLANNING &
DEVELOPMENT
DEPARTMENT



DEVELOPMENT
SERVICES CENTER

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006780

July 12, 1999

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

RE: V-34-99 VARIANCE

Dear Mr. Wolzinger:

Your 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 49,440 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), APN: 139-19-703-032, was considered by the Board of Zoning Adjustment on July 6, 1999.

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

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.



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5. The Department of Public Works requires that all site-related conditions of approval are complied with.
6. The applicant must submit for review an application for a Site Development Plan Review to the Planning and Development Department.
7. 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.

This item will be considered by the City Council on July 26, 1999, at 2:00 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,

A handwritten signature in black ink that reads "David Petrovich". The signature is written in a cursive, flowing style.

David Petrovich, Planning Supervisor
Current Planning Division

DP:rlr

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