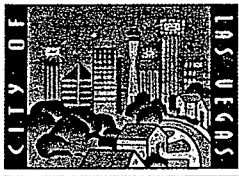


# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

Voice: 702-229-6301  
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[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

August 27, 2010

Mr. Andy Van  
Ms. Jenny Huynh  
9932 DeBoiois Avenue  
Fountain Valley, California 92708

**RE: VAR-38827 - VARIANCE  
PLANNING COMMISSION MEETING OF AUGUST 26, 2010**

Dear Applicant:

Your request for a Variance TO ALLOW 74 PARKING SPACES WHERE 91 ARE REQUIRED TO EXPAND AN EXISTING RESTAURANT on 1.49 acres at 821 North Lamb Boulevard (APN 140-29-301-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on August 26, 2010.

The Planning Commission voted to **APPROVE** your request, subject to the following:

### Planning and Development

1. Conformance to the approved conditions for Rezoning (Z-0077-86) and Site Development Plan Review [Z-0077-86(1)].
2. This approval shall be void two years from the date of final approval, unless, a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Mayor  
Oscar B. Goodman

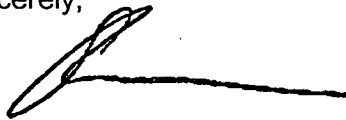
City Council  
Gary Reese  
(Mayor Pro Tem)  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross  
Ricki Y. Barlow  
Stavros S. Anthony  
City Manager  
Elizabeth N. Fretwell



Mr. Andy Van  
Ms. Jenny Huynh  
VAR-38827 - Page Two  
August 27, 2010

This action by the Planning Commission on **August 26, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **September 7, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Galentin Nenchev  
Sofia's Pizza  
821 North Lamb Boulevard  
Las Vegas, Nevada 89110

Mr. Tom Gallina  
Sofia's Pizza  
821 North Lamb Boulevard  
Las Vegas, Nevada 89110