

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov



061929

May 26, 2006

Mr. Paul Roberts  
Sahara 2, LLC  
6450 Spring Mountain Road, Suite #12  
Las Vegas, Nevada 89146

**RE: VAR-12903 - VARIANCE**

Dear Mr. Roberts:

Your request for a Variance TO ALLOW 29 PARKING SPACES WHERE 34 SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED BARBER SHOP WITHIN AN EXISTING RETAIL CENTER on 0.49 acres at 4011 West Sahara Avenue (APNs 162-07-511-010 and 011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on May 25, 2006.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

### Planning and Development

1. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

This item will be considered by the City Council on **June 21, 2006**, 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 chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Gary Leibold, Planning Supervisor  
Planning and Development Department  
Current Planning Division

GL:clb

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross

City Manager  
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061928

May 26, 2006

Ms. Gloria Casido  
2345 Shadetree Lane  
San Jose, California 95131

**RE: SDR-12783 - SITE DEVELOPMENT PLAN REVIEW**

Dear Ms. Casido:

Your request for a Site Development Plan Review FOR A PROPOSED 7,000 SQUARE-FOOT ADDITION TO AN EXISTING COMMERCIAL DEVELOPMENT on 0.62 acres adjacent to the north side of Cheyenne Avenue, approximately 580 feet east of Jones Boulevard (APN 138-12-416-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross), was considered by the Planning Commission on May 25, 2006.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for related Variances (VAR-12784 and VAR-13307) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site and landscape plan date stamped 05/04/06 and building elevations date stamped 04/03/06, except as amended by conditions herein.
4. A Waiver from Title 19.12.040.A is hereby approved, to allow no perimeter buffers or landscaping along the north, west and east property lines.
5. An Exception from Title 19.10.010.J(11) is hereby approved, to allow no additional landscape islands or landscaping within the parking area.
6. Only retail uses shall be permitted.
7. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to provide two handicap-accessible spaces. One of the spaces shall be van-accessible.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
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Steve Wolfson  
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City Manager  
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8. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect features and materials that show visual interest on the east elevation. These features must match those of the south elevation.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

15. Remove all substandard public street improvements, if any, on Cheyenne Avenue adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
16. No building or structures shall be allowed to encroach within the existing sanitary sewer and drainage easements (Documents No. 1402:1361692 and No. 1402:1361693) located at the northeast corner of this site.

Ms. Gloria Casido  
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May 26, 2006

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.
18. Site development to comply with all applicable conditions of approval for Z 120 78, the Cheyenne Plaza (Commercial Subdivision) and all other site related actions as required by the Department of Public Works.

This item will be considered by the City Council on **June 21, 2006**, 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 chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Gary Leobold, Planning Supervisor  
Planning and Development Department  
Current Planning Division

GL:clb

cc: Mr. Richard Threlfall  
6512 West Diablo Drive  
Las Vegas, Nevada 89118