



000825



July 20, 2000

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CITY MANAGER
VIRGINIA VALENTINE

Mr. James Haas and Ms. Nora Dale Blehm
James Haas and Nora Dale Blehm on behalf of
946 East Sahara, Limited Liability Company
1249 Hayes Street
San Francisco, California 94117

RE: V-0026-00 - VARIANCE
CITY COUNCIL MEETING OF JULY 19, 2000

Dear Applicant:

The City Council at a regular meeting held July 19, 2000 APPROVED the request for a Variance TO ALLOW A ZERO FOOT FRONT YARD SETBACK WHERE TWENTY FEET IS THE MINIMUM SETBACK REQUIRED, A ZERO FOOT SIDE YARD SETBACK (EAST PROPERTY LINE) WHERE TEN FEET IS THE MINIMUM SETBACK REQUIRED, AND A THREE FOOT SIDE YARD SETBACK (WEST PROPERTY LINE) WHERE TEN FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED WEDDING CHAPEL located at 946 East Sahara Avenue (APN: 162-03-801-114), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 20, 2000. This approval is subject to:

1. An agreement or similar document, satisfactory to the City Attorney, which outlines the terms and conditions of the off-site parking use must be executed.
2. Provide two handicapped parking spaces, one of which is van-accessible. Standard handicapped parking stalls shall be nine feet wide and eighteen feet deep, with a five-foot wide access aisle on each side of the stall. Van-accessible stalls shall be nine feet wide and eighteen feet deep, with an eightfoot wide access aisle on one side of the stall and a five-foot wide access aisle on the other side. Two handicapped parking stalls may share a common access aisle.
3. Conformance to the Conditions of Approval for U-0014-00.
4. If this Variance is not exercised within two years from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.

Public Works

5. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Sahara Avenue public right-of-way adjacent to this site.

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

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Planning and Development

6. City Code requirements and design standards of all City Departments which are not affected by approval of this Variance must be satisfied.

7. All development must be in conformance with the plot plans and elevations as amended by the above conditions.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/dw

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

Mr. Elvin Cramer
1818 Industrial Road, Suite 107
Las Vegas, Nevada 89102

Toru Kikuchi
946 East Sahara, Limited Liability Company
946 East Sahara Avenue
Las Vegas, Nevada 89104