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MICHAEL J. MCDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN

CITY MANAGER
VIRGINIA VALENTINE

July 6, 1999

Mr. Paul Robarts
6450 Spring Mountain Road, #12
Las Vegas, Nevada 89146

RE: V-30-99 - VARIANCE (Related to Z-21-99)

Dear Mr. Robarts:

The City Council at a regular meeting held June 28, 1999 considered the review requested by City Council for a Variance on properties located at 4011 and 4013 West Sahara Avenue TO ALLOW A PROPOSED COMMERCIAL BUILDING 0 FEET FROM THE SIDE PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED, AND 4 FEET 8 INCHES FROM THE REAR PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED; A PROPOSED TRASH ENCLOSURE 20 FEET FROM A RESIDENTIAL USE WHERE 50 FEET IS THE MINIMUM SETBACK REQUIRED; AND 29 PARKING SPACES WHERE 32 ARE THE MINIMUM REQUIRED, C-1 (Limited Commercial) and R-3 (Medium Density Residential) Zones, Ward 1 (McDonald), APN's: 162-07-511-010 and 011.

The City Council APPROVED Variance. The Notice of Final Action was filed with the Las Vegas City Clerk on June 29, 1999. This approval is subject to:

1. All development must be in conformance with the plot plans and elevations.
2. City Code requirements and design standards of all City Departments not affected by this Variance must be satisfied.
3. The Variance approval is subject to 4011 West Sahara Avenue being rezoned from R-3 to C-1 (Z-21-99). If the site is not rezoned to C-1, this Variance shall be null and void.
4. Submit an application for a Site Development Plan Review to the Planning and Development Department for review.
5. A parking analysis for the retail center shall be submitted to the Planning and Development Department for review prior to the issuance of any building permits, business licenses, or certificates of occupancy for any use other than general retail.

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6. Remove all substandard public street improvements and driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.

Sincerely,

A handwritten signature in black ink, appearing to read "Barbara Jo Ronemus", with a long horizontal flourish extending to the right.

BARBARA JO RONEMUS
City Clerk 

/ac

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