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CITY of LAS VEGAS

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January 31, 998

Mr. Ernest A. Becker, Jr.
Charleston Heights Development Company
50 South Jones Boulevard, Suite 100
Las Vegas, Nevada 89107

RE: V-87-97 - VARIANCE

Dear Mr. Becker:

The City Council at a regular meeting held January 12, 1998 reviewed the approval by the Board of Zoning Adjustment of a request for a Variance on property located at 6740 West Cheyenne Avenue TO ALLOW A PROPOSED 2,346 SQUARE FOOT FREESTANDING SIX BAY AUTOMOTIVE SERVICE BUILDING ON THE SIDE PROPERTY LINE AND 20 FEET FROM THE REAR PROPERTY LINE WHERE 10 FEET AND 60 FEET ARE THE MINIMUM SETBACKS REQUIRED IN CONJUNCTION WITH AN EXISTING TIRE STORE (GOODYEAR TIRE CENTER), C-1 (Limited Commercial) Zone.

The City Council APPROVED the Variance, subject to:

1. The building shall be located on the side property line and 40 feet from the rear property line, and shall contain a maximum of four bays.

2. The applicant shall submit plans to the Building Permits Division of the Planning and Development Department depicting compliance to all applicable Uniform Building Code requirements including but not limited to fire resistive construction and accessibility issues.

3. Conformance to Conditions of Approval for Z-71-78 and all applicable site related actions.

4. Where new water mains are extended along streets, where hydrants are not needed for protection of structures, fire hydrants shall be spaced at maximum 1000 foot spacing to provide for transportation hazards.

5, An additional planter extending out ten feet to the west of the building shall be installed.

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6. All development must be in conformance with the plot plan and elevations.

7. City Code requirements and design standards of all City departments must be satisfied.

8. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,

BARBARA JO RONEMUS
City Clerk

/ac

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