

October 1, 1979

A. & A., Inc.
844 E. Sahara Avenue
Las Vegas, Nevada 89104

Re: V-66-79

Gentlemen:

Your request for a Variance to allow a restaurant with twenty-four parking spaces where this use is not permitted on property located at 407 South 6th Street in Zoning District R-4, was considered by the Board of Zoning Adjustment at its regular meeting held September 27, 1979.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Revise parking plan to allow a minimum 24 ft. space on the south tier of parking spaces (this would eliminate space 22) as required by the Department of Public Services.
2. The proposed 43 ft. driveway opening must be reduced to the 25 ft. maximum as required by the Department of Public Services.
3. Remove and replace the damaged sidewalks as required by the Department of Public Services.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to the plot plan.

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8. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

This action by the Board of Zoning Adjustment on September 27, 1979, is final unless an appeal, in writing, is filed with the City Clerk within eleven days, or there is a review action filed by the City Commission within fourteen days.

An approved Variance must be exercised within six months or it becomes null and void, unless a request for an extension of time is duly filed and approved by the Board within the six month time limit.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

D. W. BROWN
Supervisor of Zoning

DWB:rw

cc: City Clerk
Public Services

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