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CITY of LAS VEGAS

May 2, 1983

Andre Rochat, Et Al
401 South 6th St.
Las Vegas, Nevada 89101

Re: V-16-83

Dear Mr. Rochat:

Your request for a variance to allow an addition to an existing restaurant, which would extend the north side property line where a five foot (5') setback is required on property located at 401 South 6th Street in Zoning District R-4; and for a variance to allow a patron parking lot where such use is not permitted, on property located at 408 South 7th Street in Zoning District R-3 was considered by the Board of Zoning Adjustment at its regular meeting held April 28, 1983.

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. Conformance to the plot plan and elevations.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Satisfaction of City Code requirements and design standards of all City departments.

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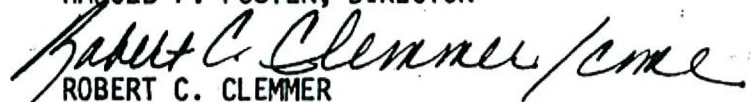
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6. Approval of the satellite parking lot by the City Commission.
7. Recording of VAC-11-81.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Pave the alley as required by the Department of Engineering Services.
10. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
11. Remove and replace all deteriorated sidewalk as required by the Department of Engineering Services.

This item will be considered by the Board of City Commissioners on May 18, 1983 at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


ROBERT C. CLEMMER
Acting Chief of Zoning

HPF:jk

cc: City Clerk
Engineering Services
Dennis Dean

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