

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0123-84

APN: 139-34-710-007

Location: 401 S 6th St and 408 S 7th St

Applicant: Andre Rochat, et al

Project Name:

To allow the following: 1) an addition to an existing restaurant to extend to the north side property line where a 5' setback is required; 2) a patron parking lot in an R-3 Zone, which is not permitted; 3) 46 parking spaces where 55 are required for the restaurant.



MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 20, 1984

ANDRE ROCHAT, ET AL
401 South 6th Street
Las Vegas, Nevada 89101

Dear Mr. Rochat:

RE: V-123-84

Your request for a Variance to allow the following:

1. An addition to an existing restaurant to extend to the north side property line where a 5' setback is required.
2. A patron parking lot in an R-3 Zone, which is not permitted.
3. 46 parking spaces where 55 are required for the restaurant.

was considered by the Board of Zoning Adjustment at its regular meeting on November 15, 1984. The above request is on property located at 401 South Sixth Street in Zoning District R-4, and 408 South Seventh Street in Zoning District R-3.

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. Recording of Vacation action - VAC-11-81.
2. Close the existing driveway on Lewis Avenue and pave the alley as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
3. Approval of an encroachment agreement for the installation and maintenance of landscaping in the right-of-way of 7th Street and Lewis Avenue as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
4. Conformance to the plot plan and elevations.
5. 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



ANDRE ROCHAT, ET AL
November 20, 1984
Page 2
RE: V-123-84

underground sprinkler system shall be cause for revocation of a business license.

6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Satisfaction of City Code requirements and design standards of all City departments.
9. Approval of the parking and driveway plans by the Traffic Engineer.
10. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.

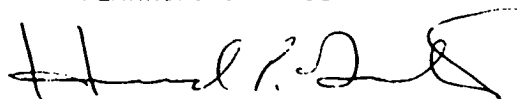
This action by the Board of Zoning Adjustment on November 15, 1984 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter or there is a review action filed by the City Council within fourteen days of the date of this letter.

Building permits or business licenses cannot be acted upon until after the fourteen-day review period has elapsed or after the required hearing on any appeal or review.

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,

DEPARTMENT OF COMMUNITY
PLANNING & DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:jcd

cc: City Clerk
LD & FC
Design & Dev.

INTER-OFFICE MEMORANDUM

Date

NOVEMBER 20, 1984

TO:

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FROM:

CITY CLERK

SUBJECT:

APPEAL OR CITY COUNCIL REVIEW INFORMATION ON BOARD OF ZONING ADJUSTMENT ACTIONS

COPIES TO:

This is to certify the following action relative to the Board of Zoning Adjustment decision on the application of:

File No.

V-123-84

Applicant:

ANDRE ROCHAT, ET AL

Appeal by applicant or any other aggrieved person:

Yes

No

Review requested by the City Council

Yes

No

DATE

12-5-84

CITY CLERK

Carl J. Hawley

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT INFORMATION:

Date of Board of Zoning Adjustment Action:

NOVEMBER 15, 1984

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the notice of BZA action is mailed to applicant.)

NOVEMBER 30, 1984

Last day for a review being requested by the City Council. (Review period is 14 days after the notice of BZA action is mailed to applicant.)

DECEMBER 4, 1984

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

3. **V-123-84 - ANDRE ROCHAT, ET AL**

Application of ANDRE ROCHAT, ET AL, for a Variance to allow the following

1. An addition to an existing restaurant to extend to the north side property line where a 5' setback is required.
2. A patron parking lot in an R-3 Zone, which is not permitted.
3. 46 parking spaces where 55 are required for the restaurant.

The above request is on property located at 401 South Sixth Street in Zoning District R-4, and 408 South Seventh Street in Zoning District R-3.

STAFF RECOMMENDED APPROVAL, subject to:

1. Recording of VAC-11-81.
2. Close the existing driveway on Lewis Ave. and pave the alley as required by the Land and Flood Control Division of the Department of Community Planning and Development.
3. Approval of an encroachment agreement for the installation and maintenance of landscaping in the right-of-way of 7th Street and Lewis Ave. as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
4. Standard Conditions 1-8.

PROTESTS: 0

4. **V-124-84 - C&H INVESTMENTS**

Application of C&H Investments for a Variance to allow 3-story apartment buildings where only 2-stories are allowed on property located on the southeast corner of Cedar Avenue and 28th Street in Zoning District R-E (Proposed R-4).

STAFF RECOMMENDED APPROVAL, subject to:

1. Approval of Zoning action - Z-77-84
2. Conformance to the conditions of approval of Z-77-84.
3. Standard conditions 1-8.

PROTESTS: 0

JUNIEL
APPROVED, subject to conditions.
Unanimous
(Emmett & Myers excused)

Harold Foster presented the plot plan and indicated the variance was approved for essentially the same request but it had expired.

Jim Butler and Andre Rochat appeared on behalf of the application.

No one appeared in opposition.

(20:01 - 20:12)

GILES
APPROVED, subject to conditions.
Unanimous
(Emmett & Myers excused)

Harold Foster presented the plot plan.

The applicant was not present.

No one appeared in opposition.

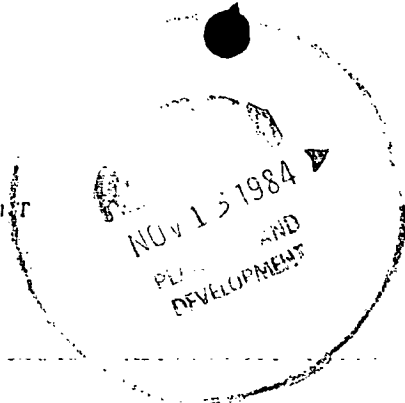
This item will be heard at the City Council meeting on December 5, 1984.

(20:12 - 20:14)

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION BUREAU

SUBJECT: V-123-84



✓

- 1. No Objections.
- 2. Fire hydrant(s) to be installed when water is available to area.
- 3. Fire hydrant to be installed within 300 feet of the building or existing hydrant.
- 4. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- 5. Fire flow requirements to be determined when final construction plans are submitted.
- 6. Hydrants are to be installed and charged with water before construction begins.
- ✓ 7. Must meet requirements of Uniform Fire Code.
- 8. Dead end fire lanes not to exceed 150'.
- 9. Cul-de-sacs not to exceed 400'. Minimum turning radius of 45' 6".
- 10. Crash gate(s) shall be approved by the Fire Department prior to installation.
- 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

R. Peep
11/13/84

INTER-OFFICE MEMORANDUM

Date

November 6, 1984

TO:

Community Planning & Development

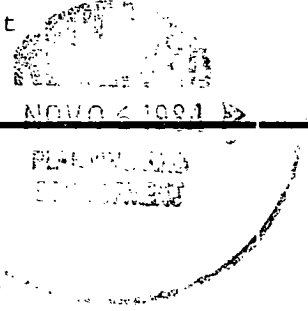
FROM:

Design & Development

SUBJECT:

Andre Rochat, et al
V-123-84

COPIES TO:

LDFC
Right-of-Way
Survey
Traffic Engineering

Your memorandum dated October 29, 1984 requested comments from this Department prior to November 8, 1984 concerning the application submitted by Andre Rochat, et al for a variance to allow an addition to an existing restaurant in an R-4 zone to extend to the side property line where five (5) feet is required; a parking lot in a R-3 zone which is not allowed and forty-four (44) parking spaces where fifty-five (55) are required on property located at 401 South Sixth Street in a zoning district designated R-4 (apartment residence).

This department requests that the following be made conditions of approving this application.

1. Redesign the parking to conform to City of Las Vegas Standards and submit to the Traffic Engineer.
2. Close the existing driveway on Lewis Avenue and pave the alley all in conformance to City of Las Vegas standards and specifications.
3. During development any damage done to the existing off-site improvements adjacent to the property will have to be repaired or replaced to current City of Las Vegas standards and specifications as required by the Department of Design and Development.
4. Obtain all permits and inspections required by the City of Las Vegas Municipal Code.

A handwritten signature in cursive script, appearing to read "C. D. Peterson", is written above the typed name.

CARL D. PETERSON, RLS

CDP/jb

✓

INTER-OFFICE MEMORANDUM

November 2, 1984

<p>TO:</p> <p>COMMUNITY PLANNING AND DEVELOPMENT</p>	<p>FROM:</p> <p>DEPARTMENT OF BUILDING AND SAFETY</p>
<p>SUBJECT:</p> <p>V-123-84 Rock t</p>	<p>COPIES TO:</p> <div data-bbox="1136 420 1542 756"> </div>

In answer to your memorandum of October 29, 1984,
on the above variance request at 401 South 6th Street

_____ ,
this Department has no objections provided all required permits
and inspections are obtained.

✓

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

November 5, 1984

TO:

Doug Peterson, Chief
Survey Department

FROM:

N. Miller
Nancy Miller
Assistant Right of Way Agent

SUBJECT:

V-123-84

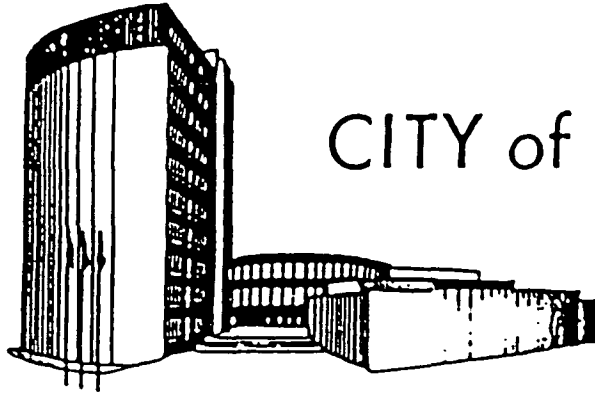
COPIES TO:

RECEIVED
NOV 5 1984
PLANNING AND
DEVELOPMENT

This Department approves subject Vacation.

All rights of way are O.K. as shown.

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL CHRISTENSEN
AL LEVY
BOB MOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

November 5, 1984

ANDRE ROCHAT
401 S. 6th Street
LV NV 89101

RE: V-123-84

Dear Applicant:

This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at its regular meeting on NOVEMBER 15, 1984.

This meeting will be held at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

It is requested by the Board of Zoning Adjustment that you or your representative be present at this meeting to answer any pertinent questions which may arise regarding this request.

Sincerely yours,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:jcd

Attachment



INTER-OFFICE MEMORANDUM

Date

OCTOBER 29, 1984

TO:

DEPARTMENT OF BUILDING & SAFETY
DEPARTMENT OF DESIGN & DEVELOPMENT (2 Maps)
DEPARTMENT OF FIRE SERVICES

FROM:

ROBERT C. CLEMMER
CHIEF OF ZONING
DEPARTMENT OF COMMUNITY
PLANNING & DEVELOPMENT

SUBJECT:

REQUEST FOR COMMENTS RE:

VARIANCE # V-123-84

(OR)

USE PERMIT # _____

COPIES TO:

Subject Variance ~~or Use Permit~~ will be heard at the NOVEMBER 15, 1984

Board of Zoning Adjustment Meeting (BZA).

We have attached all the pertinent information regarding this application,
including plot plans.

Your recommendations and comments prior to NOVEMBER 8, 1984
will be greatly appreciated.

Thank you.

RCC:jcd

Attachments:

1. Info. Sheet
2. Plot Plan

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

Pursuant to Chapter 19.88, Title 19, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby present(s) this application requesting that certain property be allowed to deviate from the zoning requirements as herein described. Also, accompanying this application is the prescribed fee of \$ 100.00.

The undersigned, Andre Rochat, the Owner(s), respectfully petition(s) for a special Variance to allow an addition to an existing restaurant in a R-4 zone to the side property line where 5ft. is required and to allow a parking lot in a R-3 zone, which is not allowed and to allow 44 parking where 55 are required.

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS ARE HEREWITH SUBMITTED:

The property is situated at 401 So. Sixth St., between 6th and Lewis and 7th and Lewis, in Zoning District R-4. Said property is legally described as follows, to wit:

401 So. Sixth St., Las Vegas, NV 89101

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) of record of the property involved in this application, that the information on the attached map and all plans, drawings, and sketches attached hereto and all statements and answers contained herein are in all respects true and correct to the best of (my, our) knowledge and belief.

(SIGNED IN INK)

[Signature]

401 S. Six stn. 89101 385 5016

SIGNATURE(S) OF OWNER(S) OF RECORD MAILING ADDRESS ZIP CODE PHONE NO.

Subscribed and sworn to before me this 22nd day of October, 1984.

[Signature]

Notary Public in and for said County and State



JOANNE OAKS Notary Public - State of Nevada CLARK COUNTY My Appointment Expires Apr. 6, 1987 (Seal)

SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS AND FURTHER INFORMATIONAL REQUIREMENTS, INCLUDING THE ENVIRONMENTAL INFORMATION STATEMENT.

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Secretary of the Board of Zoning Adjustment in accordance with the provisions of Chapter 19.88, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 100.00

Received by: [Signature]

Receipt No.: 00553

CASE NO: V-123-84

Date: 10-22-84

cc given to les 10/23/84 cm

NOTICE OF PUBLIC HEARING

NOVEMBER 15, 1984

Notice is hereby given that on NOVEMBER 15, 1984 in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-123-84 ANDRE ROCHAT, ET AL, FOR A VARIANCE TO ALLOW THE
FOLLOWING:

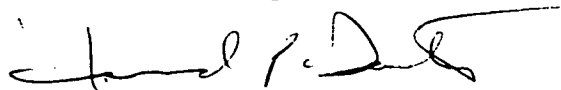
1. AN ADDITION TO AN EXISTING RESTAURANT
TO EXTEND TO THE NORTH SIDE PROPERTY
LINE WHERE A 5' SETBACK IS REQUIRED;
2. A PATRON PARKING LOT IN AN R-3 ZONE,
WHICH IS NOT PERMITTED;
3. 46 PARKING SPACES WHERE 55 ARE REQUIRED
FOR THE RESTAURANT.

THE ABOVE REQUEST IS ON PROPERTY LOCATED AT
401 SOUTH SIXTH STREET IN ZONING DISTRICT R-4,
AND 408 SOUTH 7TH STREET IN ZONING DISTRICT R-3.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS LOTS 1 - 4 AND LOTS 29 AND 30, BLOCK 5,
WARD I.E. ADDITION.

Any and all interested persons may appear before the Board of Zoning Adjustment, either in person or by representative, and object to or express approval of the proposed VARIANCE; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:jcd

(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete, detailed legal description is on file in the Department of Community Planning and Development.)

(SEE LOCATION MAP ON REVERSE SIDE)

