

PLANNING AND DEVELOPMENT DEPARTMENT
SCANNING COVER SHEET

Case No: V-0136-88

APN: 139-32-601-027

Location: 840 Rancho Cir

Applicant: Louis V. Difrancesco & Cynthia A. Cramer,
Trustees

Project Name:

To allow a two-story accessory building (garage on first floor and guest house on second floor) to be 6' higher than the single-family residence where accessory buildings are not permitted to exceed the height of the main residence; and to allow kitchen facilities in the guest house where kitchen facilities are not permitted.



INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT 1988	DATE RETURNED 1988	C O M M E N T S
BUILDING & SAFETY	10-24	10-26	NO OBJECTION - But see Comment on Memo
FIRE SERVICES	10-24		
PUBLIC WORKS - R/W, ELEC.	10-24	11/14	no objection
LAND DEVELOPMENT DIV.	10-24		
DOWNTOWN REDEVELOPMENT			
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. Y-136-88

PROPERTY OWNERS

PROTESTS

APPROVALS

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

Joseph G. Roberts - 711 Kansas St.

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FILE NO. V-136-88

NOTICE OF PUBLIC HEARING

NOVEMBER 17, 1988

Notice is hereby given that on **November 17, 1988**, at 7:30 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will consider the following:

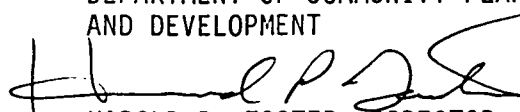
V-136-88

Application of LOUIS V. DIFRANCESCO AND CYNTHIA A. CRAMER, TRUSTEES, to allow a two-story accessory building (garage on first floor and guest house on second floor) to be six feet (6') higher than the single-family residence where accessory buildings are not permitted to exceed the height of the main residence; and to allow kitchen facilities in the guest house where kitchen facilities are not permitted, on property located at 840 Rancho Circle, in Zoning District R-A.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION
OF THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼)
OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M.

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 this application, or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

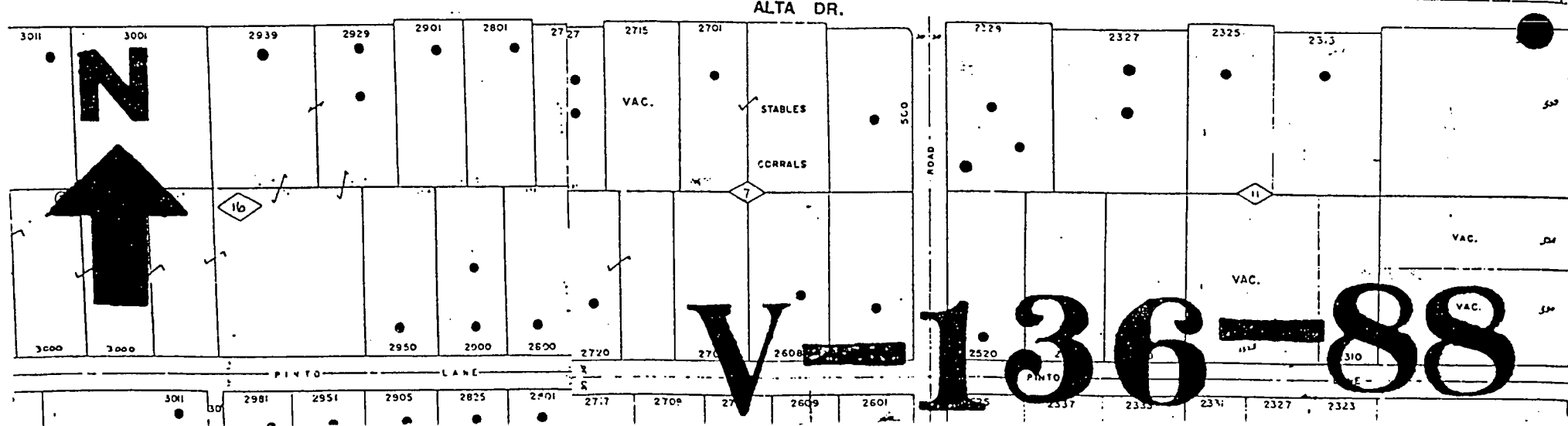
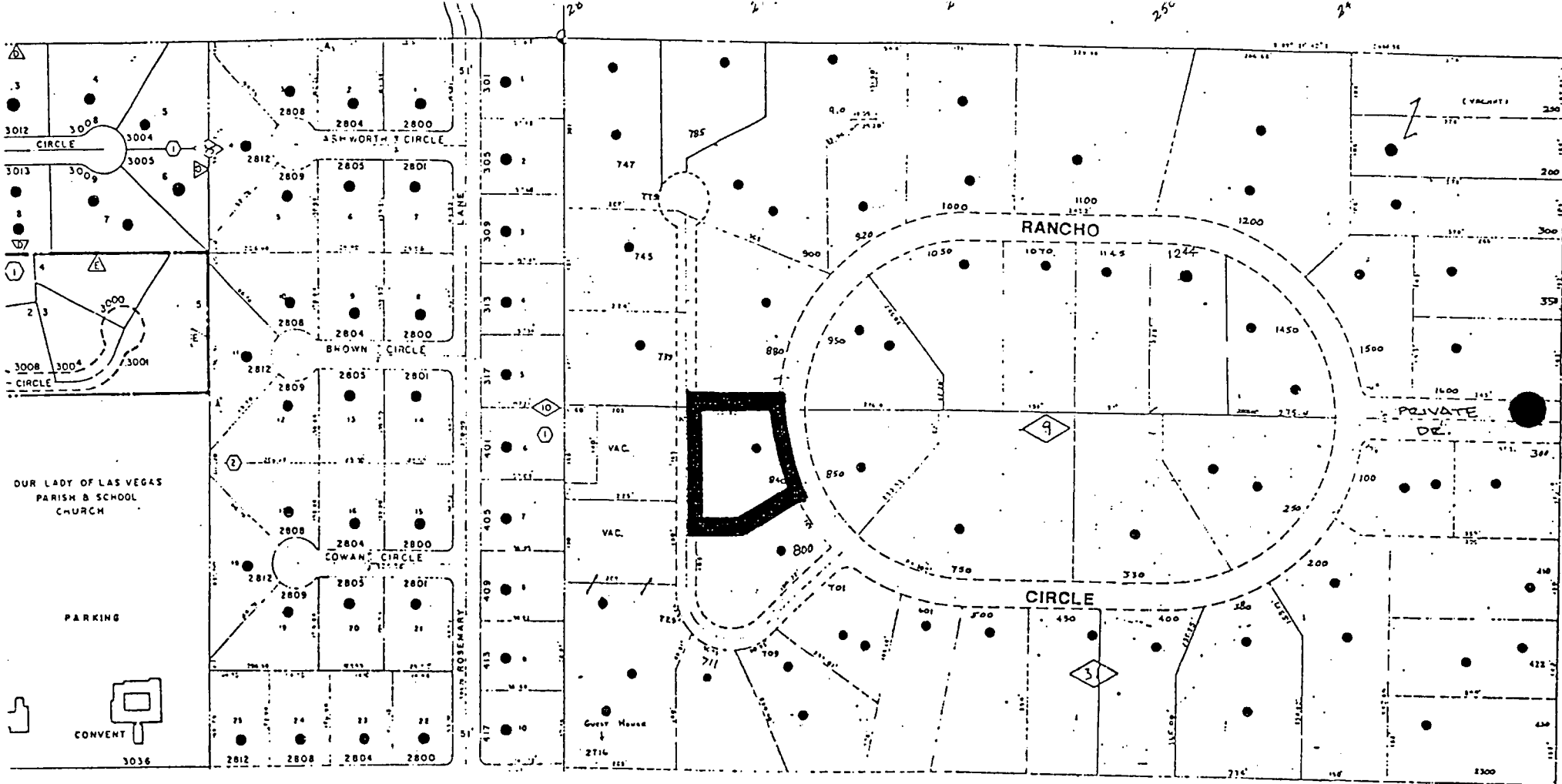
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:gm

(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



CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

511-50

Date: 10/26/88
Page: 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name ERVIN KRAL

Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext.

I. D. Code V-136-88 Date to Be Completed

Remarks

Information Needed:

1. Labels No. of Sets Label Tape
 2. Print Format: No Print (A) Valuation (F)
 Name, Address, Legal Description (G)

3. Selection by Tax District (List Tax Districts Needed):

4. Selection by Partial Parcel Number; Parcel Bk (3 char.) Page (5 char.),
Partial Page (6 char.), Individual Parcel No. (9 char.)

Partial Page Partial Page Partial Page Partial Page

Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr
03A	191		030	260	032	030	260	054			
030	260	001			035			END			
		003			038						
		004			041						
		012			043						
		024			044						
		027			046						
		029			050						
		031			053						

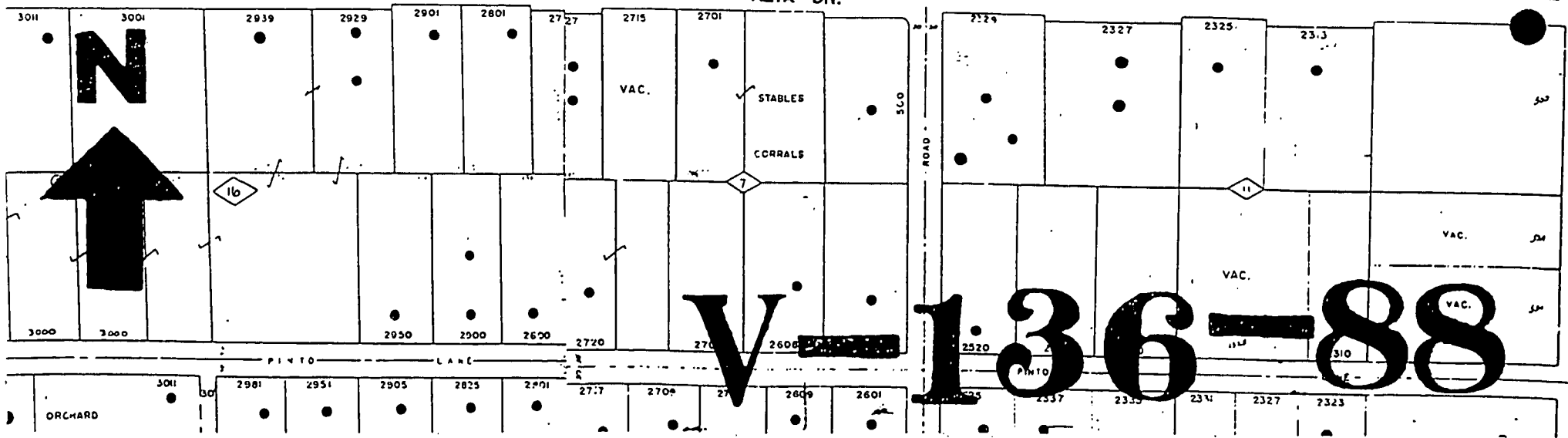
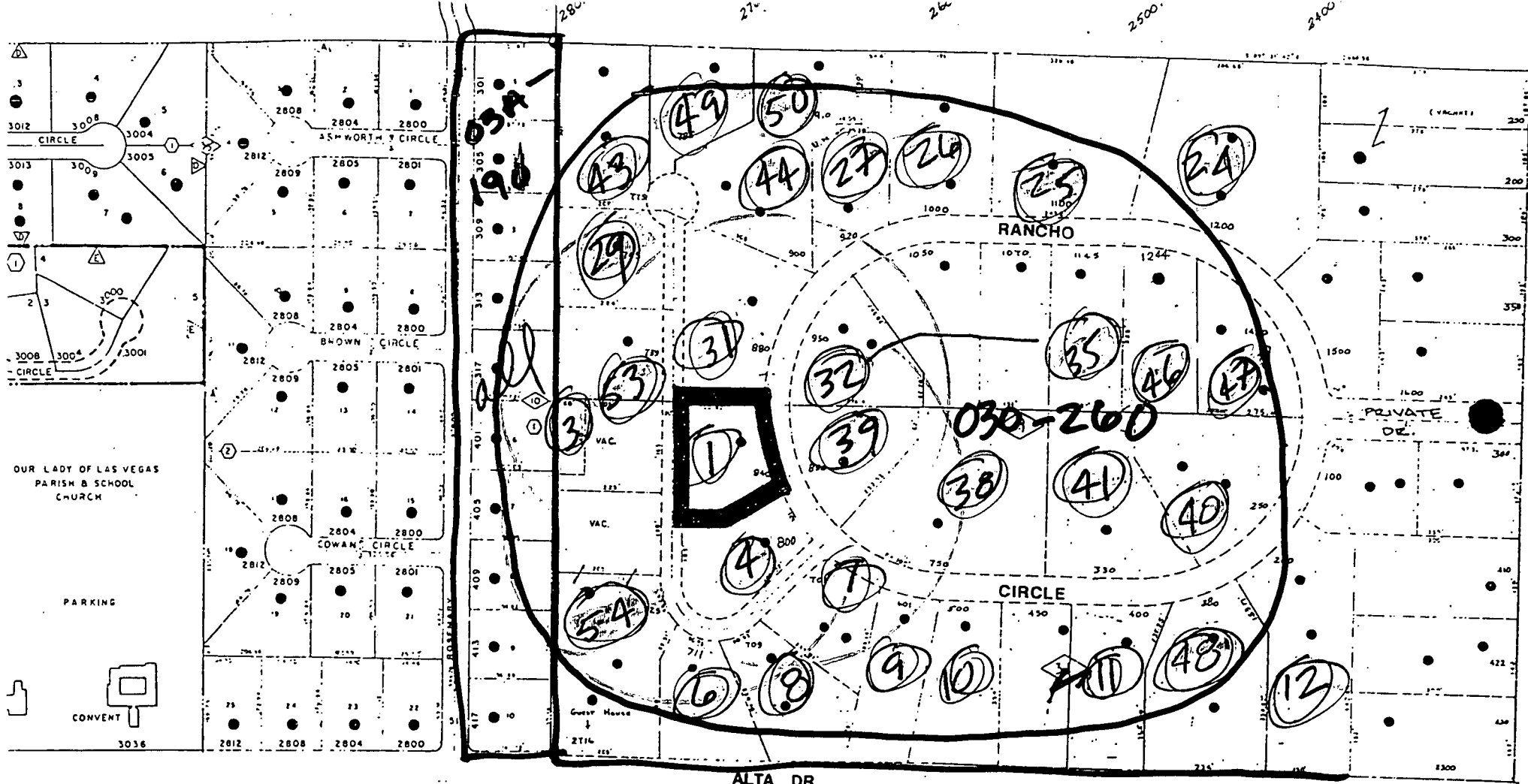


Approval

Billing No.

(43)

Handwritten initials



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 22, 1988

Louis V. DiFrancesco and
Cynthia A. Cramer, Trustees
840 Rancho Circle
Las Vegas, Nevada 89107

Re: V-136-88

Dear Applicant:

Your request for a Variance to allow a two-story accessory building (garage on first floor and guest house on second floor) to be six feet (6') higher than the single-family residence where accessory buildings are not permitted to exceed the height of the main residence; and to allow kitchen facilities in the guest house where kitchen facilities are not permitted, on property located at 840 Rancho Circle, in Zoning District R-A, was considered by the Board of Zoning Adjustment on November 17, 1988.

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. Satisfaction of City Code requirements and design standards of all City departments.

This action by the Board of Zoning Adjustment on November 17, 1988 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 the letter.

continued



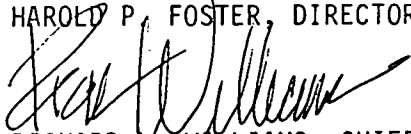
Louis V. DiFrancesco and
Cynthia A. Cramer, Trustees
V-136-88 - Page 2
November 22, 1988

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 one year or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board of Zoning Adjustment within the one year time limit.

Sincerely,

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



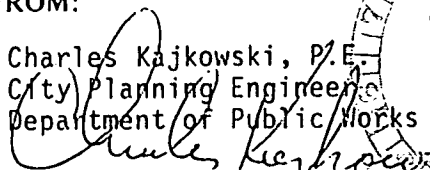
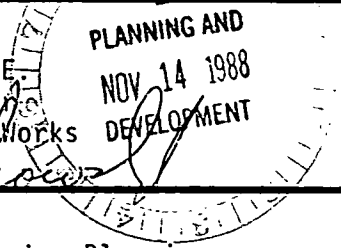
RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

HPF:RLW:gm

cc: Osburn Construction
212 Sam Jonas Drive
Las Vegas, Nevada 89128

INTER-OFFICE MEMORANDUM

November 10, 1988

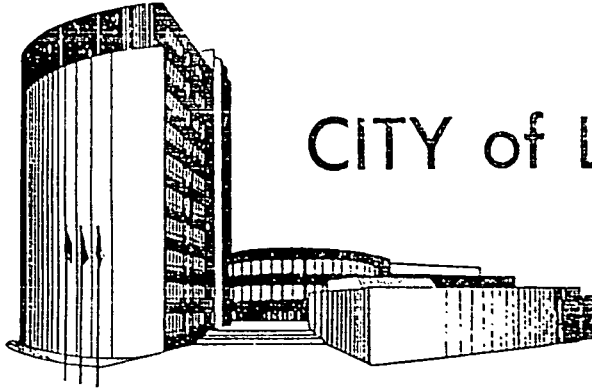
<p>TO:</p> <p>Harold P. Foster, Director Department of Community Planning and Development</p>	<p>FROM:</p> <p>Charles Kajkowski, P.E. City Planning Engineer Department of Public Works</p>  
<p>SUBJECT: COMMENTS RE:</p> <p>V-136-88 DeFrancesco and Cramer</p>	<p>COPIES TO:</p> <p>John McNellis, Engineering Planning Chuck Turk, Land Development Nancy Miller, Right-of-Way Doug Peterson, Survey (FM, PM & A's only)</p>

1. No objection to the variance request allowing a garage with living quarters and a height 6' higher than main residence.

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 7, 1988

Louis V. DiFrancesco and
Cynthia A. Cramer, Trustees
840 Rancho Circle
Las Vegas, Nevada 89107

Re: V-136-88

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 17, 1988.

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,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "H. P. Foster". The signature is fluid and cursive, written over the typed name below.

HAROLD P. FOSTER, DIRECTOR

HPF:gm

Attachment: Agenda

cc: Osburn Construction
212 Sam Jonas Drive
Las Vegas, Nevada 89128



INTER-OFFICE MEMORANDUM

12-6-88

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 that the following action relative to the Board of Zoning Adjustment decision on the application of:

File No. V-136-88
Applicant: LOUIS V. DIFRANCESCO AND CYNTHIA A. CRAMER, TRUSTEES

Appeal by applicant or any other aggrieved person: Yes No
Review requested by City Council Yes No

12-6-88
DATE

[Signature]
CITY CLERK

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT INFORMATION:

Date of Board of Zoning Adjustment Action: November 17, 1988

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.) December 5, 1988

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 6, 1988

AGENDA

City of Las Vegas

November 17, 1988

BOARD OF ZONING ADJUSTMENT

Page 6

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

ITEM

BOARD ACTION

7. V-136-88 - LOUIS V. DIFRANCESCO AND CYNTHIA A. CRAMER, TRUSTEES

APPLICATION: Variance to allow a two-story accessory building (garage on first floor and guest house on second floor) to be six feet (6') higher than the single-family residence where accessory buildings are not permitted to exceed the height of the main residence; and to allow kitchen facilities in the guest house where kitchen facilities are not permitted.

LOCATION: 840 Rancho Circle

ZONE: R-A

STAFF RECOMMENDATION: DENIAL

If approved, subject to:

1. Standard conditions 1 and 5.

PROTESTS: 0

8. V-137-88 - TERRIBLE HERBST, INC., A NEVADA CORPORATION, AND JOHNNY RIBEIRO

APPLICATION: Variance to allow the sale of used books in conjunction with the sale of new books, where such secondhand use is not permitted.

LOCATION: 101 Rainbow Boulevard

ZONE: C-1

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Standard conditions 1 and 5.

PROTESTS: 0

ASHWORTH APPROVED, subject to Standard Conditions 1 and 5
Motion carried with Dixon voting "No".

Mr. Williams presented the application and indicated he couldn't find any unusual circumstances to warrant a Variance and recommended denial.

Louis V. Difrancesco and Cynthia Cramer appeared on behalf of the application. They indicated they wished to construct this building to accommodate their elderly parents and they propose to utilize the guest home to care for their family and to allow for kitchen facilities so there will be privacy for both generations.

No one appeared in opposition.

(2019-2030)

SORENSEN APPROVED, subject to Staff's Conditions
Unanimous

Mr. Williams presented the application. He indicated this application is consistent with other used book stores in the City and recommended approval.

George Connor of the Ribeiro Corporation appeared on behalf of the application. He concurred with staff's recommendations.

No one appeared in opposition.

This item will be considered by the City Council on December 21, 1988.

(2030 - 2032)

AGENDA

NOVEMBER 17, 1988

City of Las Vegas

BOARD OF ZONING ADJUSTMENT

Page 3

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

5. V-134-88
- Applicant: RICHARD W. AND PATRICIA G. TRUESDELL
- Application: Variance to allow construction of a single-family residence on an irregular shaped lot with a twenty foot (20') setback from the front property line, where a fifty foot (50') minimum setback is required; and to allow a ten foot (10') setback from the rear property line, where a fifty foot (50') setback is required
- Location: 5 Crescent Drive
- Zone: R-E
6. V-135-88
- Applicant: MALCOLM J. AND MERETE K. COMPTON
- Application: Variance to allow an addition to the existing residence with a three foot six inch (3'6") setback from the side property line, where a five foot (5') setback is required
- Location: 8801 Bayside Circle
- Zone: N-U (under Resolution of Intent to R-CL)
7. V-136-88
- Applicant: LOUIS V. DIFRANCESCO AND CYNTHIA A. CRAMER, TRUSTEES
- Application: Variance to allow a two-story accessory building (garage on first floor and guest house on second floor) to be six feet (6') higher than the single-family residence where accessory buildings are not permitted to exceed the height of the main residence; and to allow kitchen facilities in the guest house where kitchen facilities are not permitted
- Location: 840 Rancho Circle
- Zone: R-A
8. V-137-88
- Applicant: TERRIBLE HERBST, INC. A NEVADA CORPORATION, AND JOHNNY RIBEIRO
- Application: Variance to allow the sale of used books in conjunction with the sale of new books, where such secondhand use is not permitted
- Location: 101 Rainbow Boulevard
- Zone: C-1

AGENDA

NOVEMBER 17, 1988

City of Las Vegas

BOARD OF ZONING ADJUSTMENT

Page 3

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

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- Applicant: LOUIS V. DIFRANCESCO AND CYNTHIA A. CRAMER, TRUSTEES
- Application: Variance to allow a two-story accessory building (garage on first floor and guest house on second floor) to be six feet (6') higher than the single-family residence where accessory buildings are not permitted to exceed the height of the main residence; and to allow kitchen facilities in the guest house where kitchen facilities are not permitted
- Location: 840 Rancho Circle
- Zone: R-A
8. V-137-88
- Applicant: TERRIBLE HERBST, INC. A NEVADA CORPORATION, AND JOHNNY RIBEIRO
- Application: Variance to allow the sale of used books in conjunction with the sale of new books, where such secondhand use is not permitted
- Location: 101 Rainbow Boulevard
- Zone: C-1

NOTICE OF PUBLIC HEARING

NOVEMBER 17, 1988

Notice is hereby given that on **November 17, 1988**, at 7:30 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will consider the following:

V-136-88

Application of LOUIS V. DIFRANCESCO AND CYNTHIA A. CRAMER, TRUSTEES to allow kitchen facilities in a guest house where kitchen facilities are not permitted; and to allow the two-story accessory building (garage on first floor and guest house on second floor) to be six feet (6') higher than the single-family residence where accessory buildings are not permitted to exceed the height of the main residence, *and* on property located at 840 Rancho Drive, in Zoning District R-A.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M.

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 this application, 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:gm

(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

NOTICE OF PUBLIC HEARING

NOVEMBER 17, 1988

Notice is hereby given that on **November 17, 1988**, at 7:30 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will consider the following:

V-136-88

Application of LOUIS V. DIFRANCESCO AND CYNTHIA A. CRAMER, TRUSTEES to allow ^{*kitchen facilities in a guest house*} construction of a two-story detached ~~accessory building~~ ^{*the first*} garage on ~~second floor~~ and the ~~guest house with kitchen facilities on the second floor~~ ^{*where kitchen facilities are not permitted; and to allow the*} ^{*two story*} accessory building ^{*(Garage on first floor and guest house on second floor)*} to be six feet (6') higher than the single-family residence where accessory buildings are not permitted to exceed the height of the main ^{*residence*} building, on property located at 840 Rancho Drive, in Zoning District R-A.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M.

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 this application, 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:gm

(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

NOTICE OF PUBLIC HEARING

NOVEMBER 17, 1988

(Date)

Notice is hereby given that on November 17, 1988 at 7:30 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will consider the following:

Have Rich read - if correct
↓ V-136-88

two story detached accessory building (garage and on ground floor) with kitchen facilities on the second floor where kitchen use is not permitted; and to allow the accessory building to be six feet higher than the existing single-family residence where accessory buildings are not permitted to exceed the height of the main building.

Application of LOUIS V. DIFRANCESCO AND CYNTHIA A. CRAMER, TRUSTEES to allow construction of a garage with living quarters above, with kitchen, six feet (6') higher than existing single family dwelling, on property located at 840 Rancho Drive, in Zoning District R-A.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.

	(Initial)	(Date)
K. CRANE	<u>KC</u>	<u>10/25/88</u>
R. GENZER	<u>[Signature]</u>	<u>10/28</u>
R. WILLIAMS	<u>[Signature]</u>	<u>10/28</u>
H. FOSTER	<u>[Signature]</u>	<u> </u>
D. PARTIN	<u> </u>	<u> </u>

PLEASE RETURN THIS FILE TO GRETA BY: 10-27-88

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/USE PERMIT, 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:jrm

(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.)

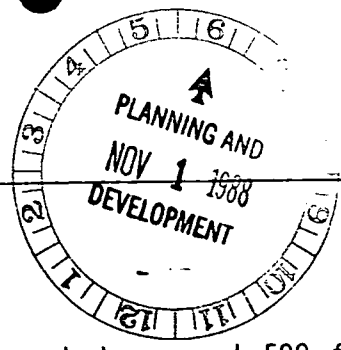
11/17/88

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION *Ed [Signature]*

SUBJECT: V-136-88

DATE: 11/1/88



- Fire hydrants are to be installed with spacing not to exceed 500 feet for commercial buildings (including multi-family housing developments) and 600 feet for residential developments.
- Fire hydrants shall be installed in accordance with City of Las Vegas Ordinance #3318 and the Las Vegas Valley Water District Standard Plate #7.
- Hydrants are required to be in service prior to any combustible construction or on-site storage of combustibles.
- Fire Department access shall be provided to within 150 feet of all building areas.
- All Fire Department access roadways shall be at least 20 feet unobstructed width and a minimum of 13 feet 6 inches vertical clearance.
- Large multi-family residential developments shall be provided with at least two (2) remote means of fire apparatus access.
- All access roadways of 32 feet or less in width shall be designated as a fire lane with red curbs and approved signs spaced at 40 feet on centers. Additional requirements will be noted upon civil drawing submittal.
- An approved turn around shall be provided for all dead end fire lanes in excess of 150 feet.
- Cul de Sacs shall have a turning radius of at least 40 feet 6 inches to back of curb.
- Crash gates shall be a minimum of 20 feet in width. Crash gates shall be over an all weather road surface. Any chain or lock used to secure crash gates shall be no larger than 3/8 of an inch in diameter.
- Determine the required fire flow in accordance with the 1974 I.S.O. Guide. Submit fire flow and building data with civil drawings. The required fire flow shall be available to within 500 feet of all building areas. On-site water availability shall be based on the required fire flow and peak demands of domestic and irrigation water.
- All work must comply with the 1985 Uniform Fire Code and City Ordinance #3318.
- New private street names shall be approved by the Fire Department Communications office.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

10-26-88

TO:

COMMUNITY PLANNING AND DEVELOPMENT

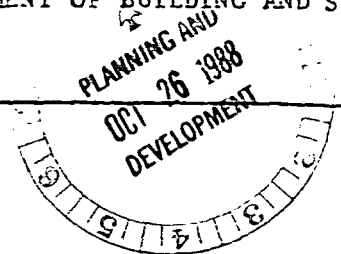
FROM:

DEPARTMENT OF BUILDING AND SAFETY

SUBJECT:

V136-88 VARIANCE
LOUIS D. FRANCESCO & CYNTHIA CRAMER

COPIES TO:



ZONE: RA PARCEL NO: 030-260-001

2ND DWELLING ON
SAME PROPERTY

In answer to your memorandum of 10-24-88
on the above variance request at 840 RANCHO CIRCLE

This department has no objections provided all required permits
and inspections are obtained.

*THIS BECOMES A SECOND DWELLING ON
SAME PROPERTY OR GUEST HOUSE.*

*DOES THIS AREA HAVE ACRES
IF SO DOES IT ALLOW?*

INTER-OFFICE MEMORANDUM

October 24, 1988

TO: DEPARTMENT OF BUILDING & SAFETY
 DEPARTMENT OF FIRE SERVICES
 DEPARTMENT OF PUBLIC WORKS (R/W & ELEC.)
 DIVISION OF LAND DEVELOPMENT

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

SUBJECT: REQUEST FOR COMMENTS RE: V-136-88
 Louis V. DiFrancesco and Cynthia
 A. Cramer, Trustees

PARCEL NO.: 030-260-001

COPIES TO:

Subject item will be heard at the November 17, 1988 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 7, 1988 will be greatly appreciated.

Thank you.

HPF:gm

Attachments:

- 1. Info. Sheet
- 2. Plot Plan

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION FOR VARIANCE

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, Louis V. DiFrancesco, M.D. and Cynthia A. Cramer, the Owner(s), respectfully petition(s) for a special Variance to allow construction of a garage with living quarters above, WITH KITCHEN, 6' HIGHER THAN EXISTING SFD

Assessor's Parcel No.: 030-260-001

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS ARE HEREWITH SUBMITTED: The property is situated at 840 Rancho Circle, between Rancho Drive and Rosemary in Zoning District R-A. Said property is legally described as follows, to wit:

See attached Exhibit A for legal description.

OWNER'S AFFIDAVIT

(owner shall mean owner(s) of record only)

STATE OF NEVADA)
COUNTY OF CLARK)

ss:

(I, We), Louis V. DiFrancesco, M.D. and Cynthia A. Cramer, 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.

(SIGN IN INK)

(1) Louis V. DiFrancesco M.D. SIGNATURE OF OWNER OF RECORD

840 Rancho Circle MAILING ADDRESS

258-0013 PHONE NUMBER

Las Vegas, Nevada 89107 CITY STATE ZIP

(2) Cynthia A. Cramer SIGNATURE OF OWNER OF RECORD

840 Rancho Circle MAILING ADDRESS

258-0013 PHONE NUMBER

Las Vegas, Nevada 89107 CITY STATE ZIP

Subscribed and sworn to before me this 5 day of Oct., 1988

Notary Public in and for said County and State



MARLYS A. OSBURN Notary Public - State of Nevada CLARK COUNTY My Appointment Expires Feb. 15, 1989

My Commission Expires

(seal)

FOR DEPARTMENT 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 Case No.: V-136-88 Received by: MP

Receipt No.: 45624 Meeting Date: 11/17/88 Date: 10/5/88

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME Louis V. Di Francesco, M.D. & Cynthia A. Cram
 REP'S NAME _____
 ADDRESS 840 RANCHO CIR.
LAS VEGAS, NV. 89107
 PHONE 258-0013

TRUSTEES

AGENT: NAME OSBURN CONSTRUCTION
 REP'S NAME _____
 ADDRESS 212 SAM JONES
LAS VEGAS NV. 89126
 PHONE 363-1528

APPLICATION TYPE:

- REZONING PLOT PLAN REVIEW VARIANCE USE PERMIT
 QTA OTHER _____
 PUBLIC HEARING: IF YES, LEGAL A part of SW 1/4, NE 1/4, Sec 32, T20S, R61E

ZONING: EXISTING R-A PROPOSED SAME

LAND USE: EXISTING SFD
PROPOSED SFD with garage & GUEST HOUSE w/KITCHEN
& HIGHER THAN EXIST. SFD

PAST ACTIONS: CASE NO. _____ ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. M-324 ASSESSOR'S PARCEL NO. 030-260-001
 GENERAL LOCATION: W. side of Rancho Five DR
N of other DR.

FLOOD ZONE "A": YES _____ NO X
 IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X
 SPECIAL NOTICE REQUIRED?: YES _____ NO X
 IF YES: _____

CHECKED BY: L. Kulesza DATE 10-5-88
 GENERAL RECEIPT NO. 45624 CASE NO. V-136-88
 PC DATE: _____ BZA DATE: 11/17/88

All of the Estate of Virginia Mallin Egyed's right, title and interest in that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

That portion of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 32, Township 20 South, Range 61 East, M. D. & M., described as follows:
COMMENCING at the East Quarter corner of said Section 32; thence North 0° 5' 35" East a distance of 681.13 feet to a point; thence North 89° 30' 11" West a distance of 2237.60 feet to the Northwest corner of that certain parcel of land conveyed by Robert B. Griffith et ux to Gilbert W. Ecklund et ux by deed recorded December 31, 1952 as Document No. 397869, Clark County, Nevada Records, the true point of beginning; thence continuing North 89° 30' 11" West a distance of 200.82 feet to a point; thence South 0° 00' 55" East a distance of 243.00 feet to a point; thence South 89° 30' 11" East a distance of 95.99 feet to a point; thence North 43° 12' 44" East a distance of 152.24 feet to a point; thence North 68° 29' 39" East a distance of 25.00 feet to a point on the West line of the said conveyed parcel; thence from a tangent whose bearing is North 21° 30' 21" West turning to the right along a curve having a radius of 325.00 feet and subtending a central angle of 22° 00' 10" an arc length of 124.81 feet to the true point of beginning.

EXHIBIT "B"

Louis V. DiFrancesco & Cynthia A. Cramer, as Trustee.

is hereby vested with complete power of disposition of the real estate herein described, including the power to plat, sell, encumber mortgage and convey as a whole or in parcels, and no person dealing with said Trustee shall be obligated to look beyond the terms of this instrument for power in the Trustee to sell, encumber, mortgage and convey, nor shall any purchaser be obligated to see to the disposition of any purchase money paid to said Trustee.

Said Grantees are likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustee purporting to be done under or by virtue of the terms of this issue.

This conveyance is made in trust to and in accordance with "The Cramer & DiFrancesco Family Trust" executed on November 21, 1986.

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
CLARK GREENE AND ASSOC LTD
04-25-88 10:19 VS1 3
OFFICIAL RECORDS
BOOK: 688425 PAGE: 00395
FEE: 2.00 RPT: EX106

Osburn Construction
212 Samjonas
L. Vegas, Nev 89128


Att. City Planning or Zoning

Re. Required landscaping for zoning variance.

Inclosed are copies of existing land-scaping in the areas surrounding the proposed garage addition. Existing landscaping shall be maintained and only the area of the proposed garage shall be removed.

We respectfully request that these photographs fulfill the requirement of a landscape blueprint.

Respectfully



Dan Osburn

)ct. 4,1988

N. Architectural information:

(1) For new structures, elevations for each side of all proposed buildings without landscaping (additional elevations including landscaping may be submitted but are not required). Where only existing structures are involved, and no exterior modifications are proposed, one set of photographs, clearly depicting the entire property, may be substituted for the elevation drawings.

(2) Typical floor plans for each floor.

O. Landscape Layout:

(1) Indicate areas to be landscaped, fully dimensioned.

P. Anticipated number of Employees.

II. An application form and/or other required documents are to be submitted to:

City of Las Vegas
Department of Community Planning and Development
400 East Stewart Avenue
Las Vegas, Nevada 89101 Phone: (702) 386-6301

and shall include the following:

A. A copy of deed submitted for verification of ownership.

B. Required fees.

C. Any other information as may be required by the Department of Community Planning and Development to allow appropriate review of this request.

D. Drawing Submittals:

(1) Plot Plan: Folded to approximately 8½" x 14" (7 copies),
Rolled (1 copy).

(2) Elevations: Folded to approximately 8½" x 14" (1 copy),
Rolled (1 copy).

(3) Floor Plans: Folded to approximately 8½" x 14" (2 copies).
Required for all apartments, condominiums, townhouses, commercial uses, and all other projects as required by the Department of Community Planning and Development.

*** FOR DEPARTMENT USE ONLY ***

THE ABOVE PLOT PLAN HAS BEEN REVIEWED AND HAS BEEN FOUND:

COMPLETE

NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items):

NET RECORDED COPY OF DEED

THE APPLICANT IS AWARE OF DEFICIENCIES AND/OR OTHER REQUIRED ACTIONS NEEDED TO COMPLETE THIS SUBMITTAL WHICH COULD RESULT IN HOLDING THIS ITEM IN ABEYANCE.

APPLICANT WILL CORRECT DEFICIENCIES AND SUBMIT ADDITIONAL DATA AND/OR DOCUMENTS BY Oct 5 (date)

[Signature]
(Applicant's Signature)

Oct 5 88
(Date)

(Owner of Record)

(Date)

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DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION SUBMITTAL REQUIREMENTS

Compliance with the items listed below shall be required to provide adequate submittal information for review. Staff shall determine if additional information is needed based on the nature and complexity of the proposal. An appointment for submittal of this information is highly recommended.

ITEMS
COMPLETED

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- I. Eight (8) copies of the plot plan, two (2) copies of architectural elevations, two (2) copies of floor plans, and two (2) copies of the landscape plans shall be prepared on 24 x 36 inch sheets in a professional manner displaying reasonable clarity in detail and shall contain all of the following:
 - A. Date of preparation and all dates of revision.
 - B. North arrow and scale (the scale chosen should utilize the full size of the sheet).
 - C. Name, address and phone number of owner, developer and person who prepared the map.
 - D. Statement of the present use and the proposed use of the property.
 - E. A precise legal description of the property involved in this application and the number and street name.
 - F. A general vicinity map of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8½ x 14 inches).
 - G. Property Boundaries:
 - (1) Define property boundaries with heavy broken line.
 - (2) Indicate distance to nearest cross street(s).
 - (3) Identify and label adjoining land uses.
 - H. Total acreage (or square footage, if less than two (2) acres).
 - I. Building Footprints:
 - (1) Show location and outline to scale of each proposed building or structure above ground.
 - (2) Clearly dimension, indicating setback lines to adjacent structures, property lines, parking areas, etc.
 - J. Parking: All parking, roads and drive areas to be clearly dimensioned and to indicate number of parking spaces, covered and uncovered parking, and points of ingress and egress.
 - K. Easements: The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes.
 - L. Existing Structures:
 - (1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines.
 - (2) Show location and size of any existing or proposed fences, walls, etc.
 - M. Size and location of all existing and proposed on-premises signage.

--OVER--