

PLANNING AND DEVELOPMENT DEPARTMENT SCANNING COVER SHEET

Case No: V-0134-88

APN: 162-04-210-003

Location: 5 Crescent Dr

Applicant: Richard W. & Patricia G. Truesdell

Project Name:

To allow construction of a single-family residence on an irregular shaped lot with a 20' setback from the front property line, where a 50' minimum setback is required; and to allow a 10' setback from the rear property line, where a 50' setback is required.



FILE HISTORY

[illegible]

FILE NUMBER: V-134-88

INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT 1988	DATE RETURNED 1988	C O M M E N T S
BUILDING & SAFETY	10-21	10-26	No objection
FIRE SERVICES	10-21		
PUBLIC WORKS - R/W, ELEC.	10-21	11/14	No objection
LAND DEVELOPMENT DIV.	10-21		
DOWNTOWN REDEVELOPMENT			
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-134-88

PROPERTY OWNERS

PROTESTS

APPROVALS

1. Petition w/ 23 signatures (17 properties)

Petition 10 signatures (6 prop.)

2. Dexter Schwartz

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

17. _____

18. _____

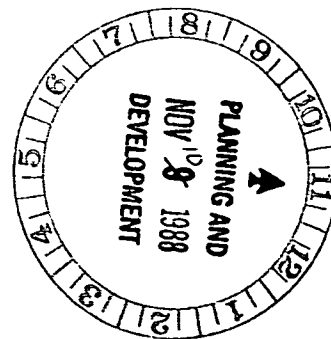
19. _____

20. _____

FILE NO. V-134-88

Milton I. Schwartz

2120 SILVER AVENUE
LAS VEGAS, NEVADA 89102
(702) 382-0002 / (702) 385-4487



November 8, 1988

Mr. Harold Foster
Director
Dept. of Community Planning & Development
400 East Stewart Avenue
Las Vegas, NV 89101

Re: Application of Richard W. & Patricia Truesdell
for property legally described as a portion of
the Southwest quarter (SW1/4) of the Northwest
quarter (NW1/4) fo Section 4, township 21 South,
Range 61 East, M.D.B.&M.

Dear Mr. Foster:

In response to your Notice of Public Hearing dated November 17, 1988, I oppose the application that Richard & Patricia Truesdell submitted. I do not want a "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 on property located at 5 Crescent Drive, in Zoning District R-E."

Cordially,

Milton I. Schwartz/srn

Milton I. Schwartz

encl.

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:

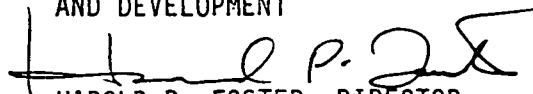
V-134-88

Application of RICHARD W. AND PATRICIA G. TRUESDELL for a 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 on property located at 5 Crescent Drive, in Zoning District R-E.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 4, TOWNSHIP 21 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.

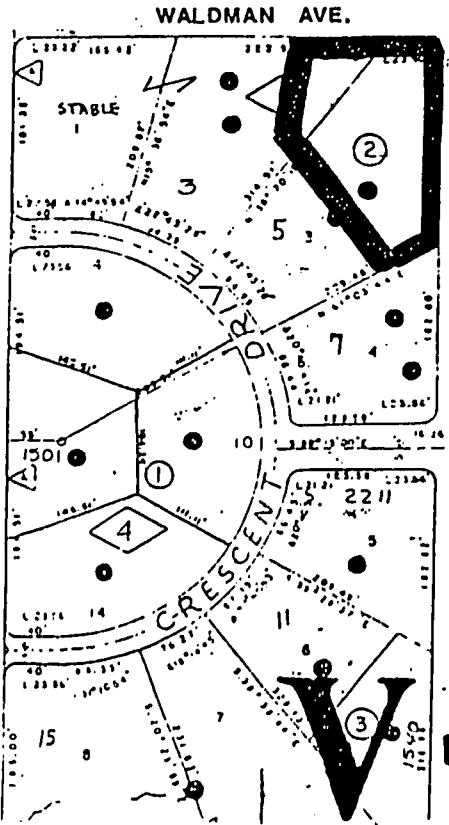
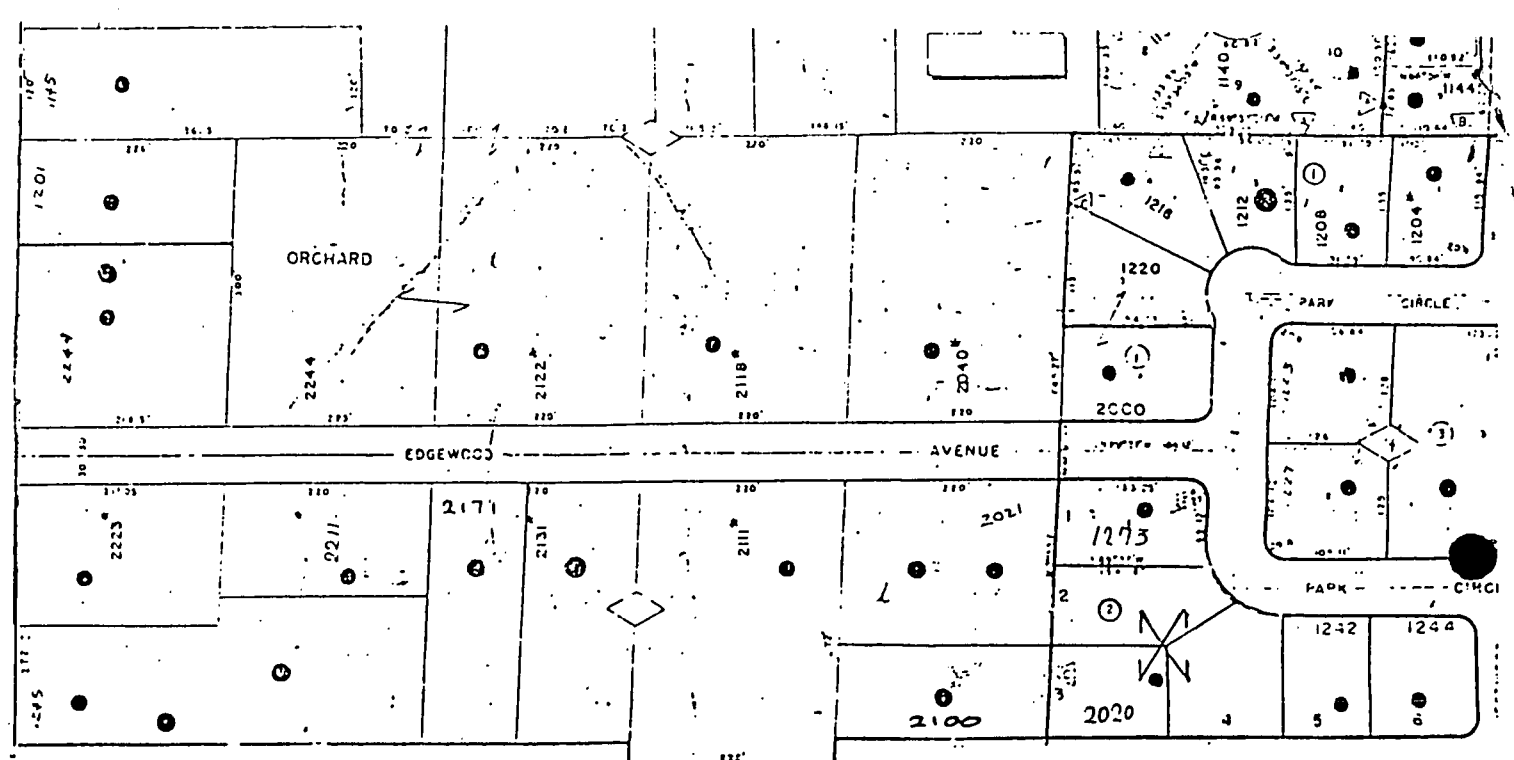
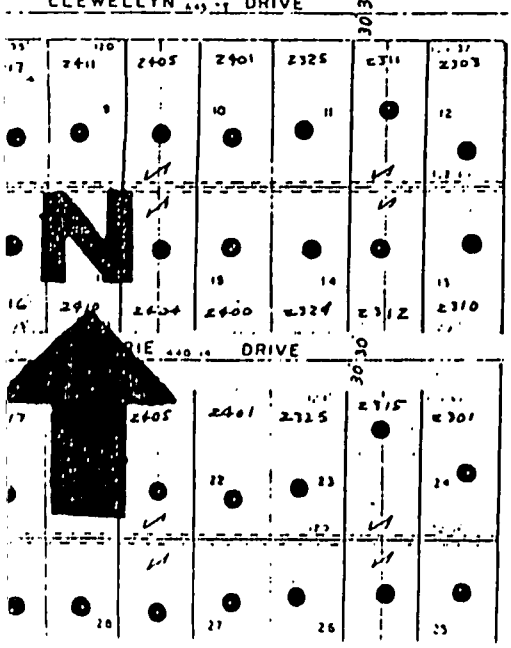
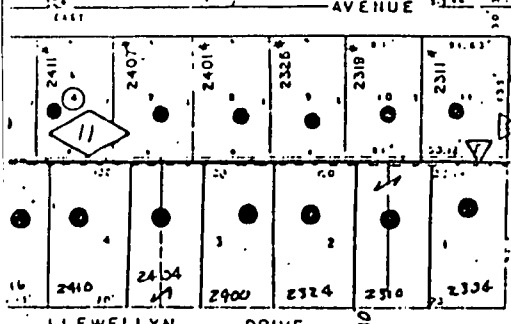
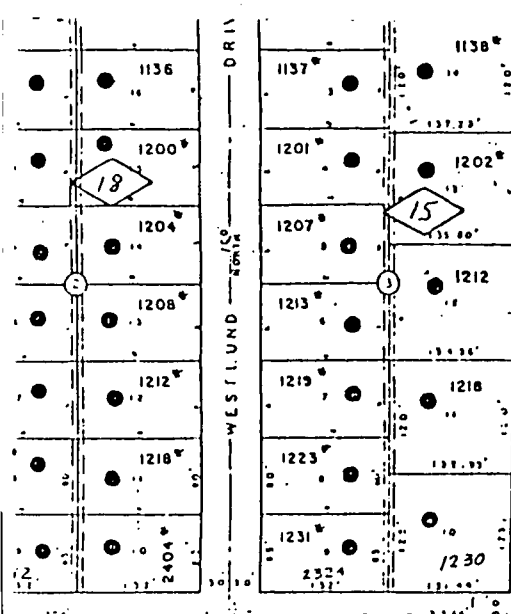
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

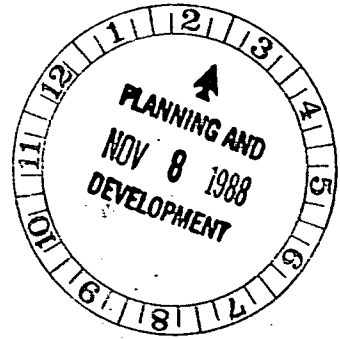
HPF:gm

(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



November 6, 1988



Dept. of Community Planning and Development
City of Las Vegas

SUBJECT: V - 134 - 88

Gentlemen:

We believe that subject application should not be granted unless it complies with all aspects of the existing zoning of the Scotch Eighty Addition, this would include the minimum property requirements, set back, and so forth.

<u>Linda Zucchi</u>	<u>1920 Bannies Ave</u>
<u>[Signature]</u>	<u>1920 Bannies Ave</u>
<u>Margaret H. Duckel</u>	<u>1415 Westwood Dr.</u>
<u>Maryanne Robinson</u>	<u>1407 Westwood Dr</u>
<u>Stephen Smith</u>	<u>1801 BANNIES AVE</u>
<u>[Signature]</u>	<u>1725 BANNIES LANE</u>
<u>Marcella L. Boone</u>	<u>1920 Bannies Lane</u>
<u>Reuben S. Mann</u>	<u>2111 Edgewood</u>
<u>[Signature]</u>	<u>2131 Edgewood Ave.</u>
<u>Kathleen A. Stewart</u>	<u>2131 Edgewood Avenue</u>
<u>Jared Boyer</u>	<u>2115 Edgewood Avenue</u>
<u>Robertay Boyer</u>	<u>2118 Edgewood Ave.</u>
<u>John Giovanni</u>	<u>2040 Edgewood Ave</u>
<u>Kathleen Giovanni</u>	<u>2040 Edgewood Ave</u>
<u>Kelina Lockwood</u>	<u>1227 Park Circle</u>
<u>Meriel P. Shuring</u>	<u>2009 Bannies Lane</u>
<u>Minna Shuring</u>	<u>2009 Bannies Lane</u>
<u>E'aine Wynn</u>	<u>2020 Bannies Lane</u>



November 6, 1988

Dept. of Community Planning and Development
City of Las Vegas

SUBJECT: V - 134 - 88

Gentlemen:

We believe that subject application should not be granted unless it complies with all aspects of the existing zoning of the Scotch Eighty Addition, this would include the minimum property requirements, set back, and so forth.

Samuel Owens	1919 Waldman Ave.
Angelo J. Magan	1818 Waldman Ave.
Lottie L. Magan	1818 Waldman Ave.
Gloria Abrams	1921 Bonnie Lane
Ruby Madsen	2030 Bonnie Lane

I (we) the undersigned property owners, are in support of
of the proposed set back Variance # V-134-88. Property
located at the southwest corner of Pine Street and Waldman
Avenue.

Miriam C. Clark

Robert H. Clark

Frank Kline

John Y. Bolin

James J. Bolin

Judith Harris

Carolyn Bolin

Michael P. Sawaya

Jo Ellen Sawaya

3 Crescent Dr. 89102

3 Crescent Dr. (East door) ✓

15 Crescent Dr ✓

2711 BARNES LANE ✓

2711 Barnes Lane

10 Crescent Dr. LUNV 89102

10 Crescent Dr. LUNV

2000 Barnes 89102 ✓

~~1241~~ Shadow Lane 89102

1241 Shadow Lane 89102

511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 10/26/88
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name ERVIN KRALDepartment COMMUNITY DEVELOPMENT Phone 386-6301 Ext. I. D. Code V-134-88 Date to Be Completed Remarks

Information Needed:

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

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

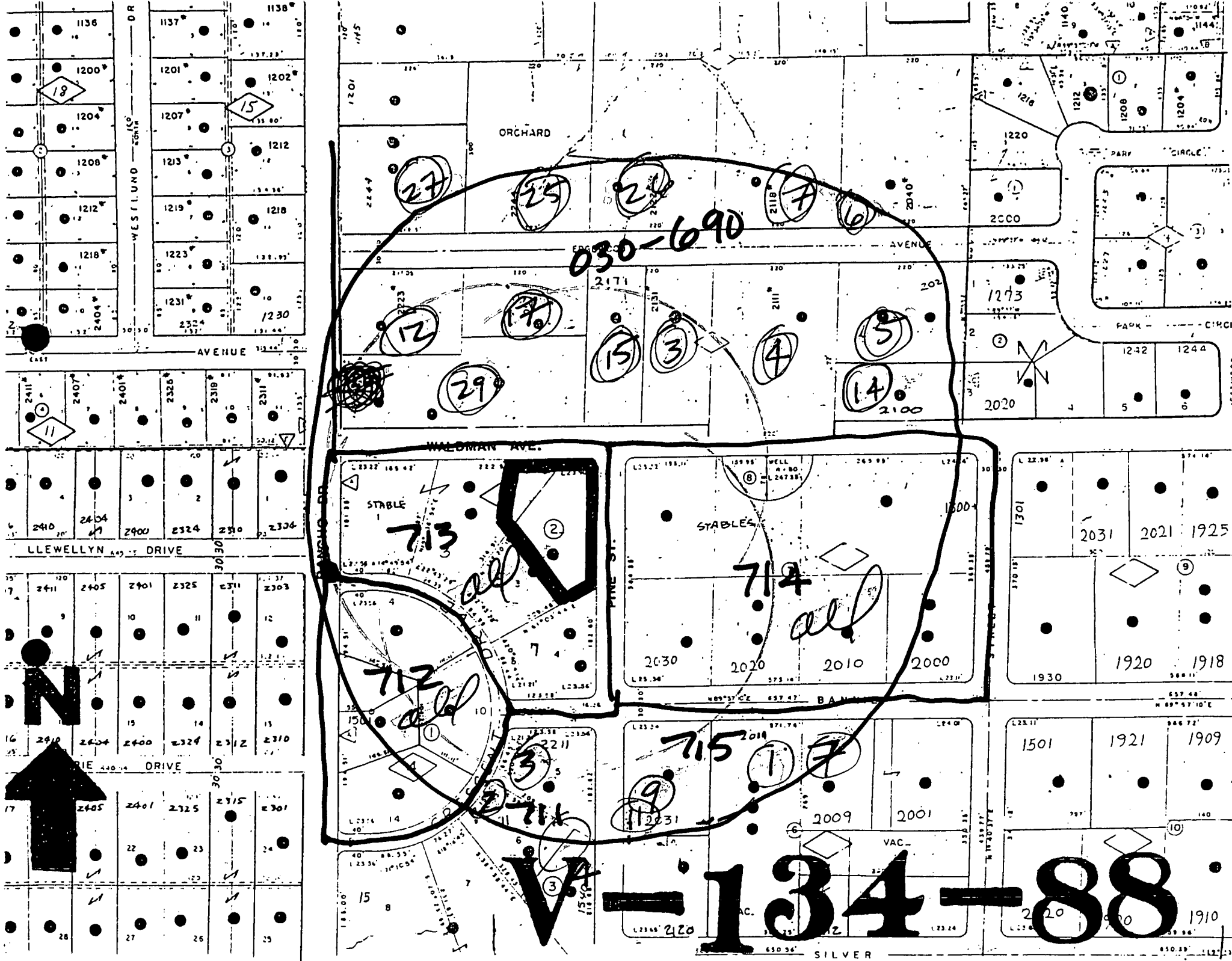
4. Selection by Partial Parcel Number; Parcel Bk (3 char.) Page (5 char.),
Partial Page (6 char.), Individual Parcel No. (9 char.)

Partial Page Partial Page Partial Page Partial Page

Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr
3	2	1	3	2	1	3	2	1	3	2	1
030	69	0003	030 69 0030			-END-					
		007		71	1 002						
		012			004						
		014			2						
		015			3						
		017			4						
		025			5 001						
		027			007						
		029			009						
					011						

Billing No.

(30)



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

October 20, 1989

Richard W. and Patricia G. Truesdell
5 Crescent Drive
Las Vegas, Nevada 89102

Re: V-134-88

Dear Mr. and Mrs. Truesdell:

Your application for a 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, on property located at 5 Crescent Drive, in Zoning District R-E, will expire on November 17, 1989.

If you wish to request an Extension of Time, the following items must be submitted to this Department:

1. A letter requesting an Extension of Time, including the reasons why construction has not been started on this property and when construction is proposed to commence. Your request should also include the period of time the extension is being requested (generally for a minimum of one year).
2. A fee payable to the City of Las Vegas in the amount of \$25.00.

If you have any questions or need additional information, please contact Kirk Crane, Principal Planner, at 386-6301.

Sincerely,

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


RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

HPF:RLW:gm



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-134-88

Applicant: RICHARD W. AND PATRICIA G. TRUESDELL

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 5

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

5. V-134-88 - 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

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Standard conditions 1 and 5.

PROTESTS: 19 (1 at meeting, 1 letter, petition with 17 protests)

APPROVALS: 6 (Petition representing 6 properties)

6. V-135-88 - 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)

STAFF RECOMMENDATION: DENIAL.

If approved, subject to:

1. Standard conditions 1 and 5.

PROTESTS: 0

SORENSEN
APPROVED, subject to Staff's recommendations
Unanimous

Mr. Williams presented the application and indicated the applicant intends to construct a large single family home facing northeast. The issue centers on the rear setback because the garage is connected to the residence by a breezeway. This setback would be legal if the garage were detached. Staff recommended approval of this application because of the irregular shaped lot, subject to the conditions.

Mr. Truesdell appeared on behalf of the application and concurred with staff's recommendations.

Dick Goran, 7 W. Crescent, appeared in protest to the application.

(2000-2012)

ASHWORTH
APPROVED, subject to Standard Conditions 1 and 5

Mr. Williams stated the applicant proposes to construct a 600 square foot building addition to extend within 3.5 feet of the side property line. Staff feels that it would not be difficult to redesign the structure to meet the 5 foot setback and recommended denial.

Mr. Malcolm J. Compton appeared on behalf of the application and indicated he had approval from the West Sahara Homeowners Association. He stated he must construct the addition as applied for to allow room to swing his motor home into the garage without going over his neighbor's property. He also stated his neighbor is in agreement with this application.

(2013-2018)

AGENDA

NOVEMBER 17, 1988

City of Las Vegas

BOARD OF ZONING ADJUSTMENT

Page 3

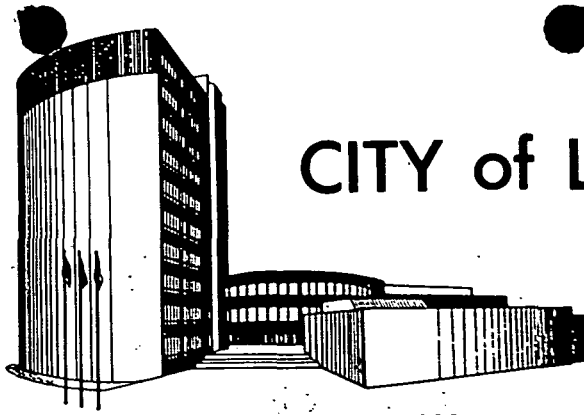
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

-
- | | |
|-------------|---|
| 5. V-134-88 | <p>Applicant: RICHARD W. AND PATRICIA G. TRUESDELL</p> <p>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</p> <p>Location: 5 Crescent Drive</p> <p>Zone: R-E</p> |
| 6. V-135-88 | <p>Applicant: MALCOLM J. AND MERETE K. COMPTON</p> <p>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</p> <p>Location: 8801 Bayside Circle</p> <p>Zone: N-U (under Resolution of Intent to R-CL)</p> |
| 7. V-136-88 | <p>Applicant: LOUIS V. DIFRANCESCO AND CYNTHIA A. CRAMER, TRUSTEES</p> <p>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</p> <p>Location: 840 Rancho Circle</p> <p>Zone: R-A</p> |
| 8. V-137-88 | <p>Applicant: TERRIBLE HERBST, INC. A NEVADA CORPORATION, AND JOHNNY RIBEIRO</p> <p>Application: Variance to allow the sale of used books in conjunction with the sale of new books, where such secondhand use is not permitted</p> <p>Location: 101 Rainbow Boulevard</p> <p>Zone: C-1</p> |

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 22, 1988

Richard W. and Patricia G. Truesdell
5 Crescent Drive
Las Vegas, Nevada 89122

Re: V-134-88

Dear Applicant:

Your request for a 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 on property located at 5 Crescent Drive, in Zoning District R-E, 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



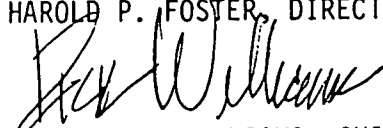
Richard W. and Patricia G. Truesdell
V-134-88 - Page 2
November 22, 1988

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

A handwritten signature in dark ink, appearing to read "Rich Williams", is written over the typed name of Richard L. Williams.

RICHARD L. WILLIAMS, CHIEF
CURRENT PLANNING DIVISION

HPF:RLW:gm

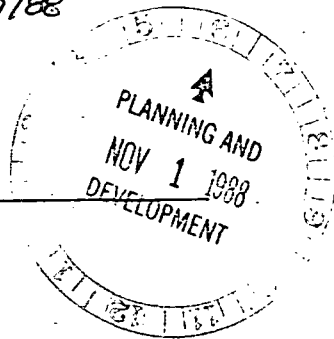
TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION *[Signature]*

SUBJECT: V-134-88

DATE: 10/28/88

11/17/88

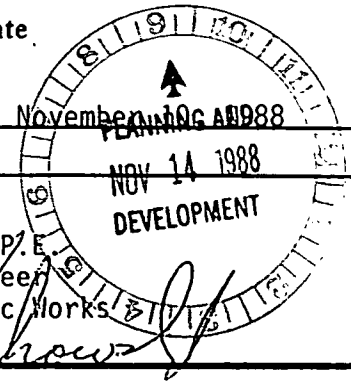


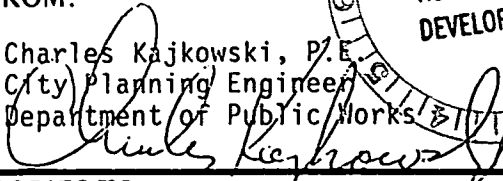
- Fire hydrants are to be installed with spacing not to exceed 500 feet for commercial buildings (including multi-family housing developments) and 600 feet for residential developments.
 - Fire hydrants shall be installed in accordance with City of Las Vegas Ordinance #3318 and the Las Vegas Valley Water 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.
- 11 work must comply with the 1985 Uniform Fire Code and City Ordinance 3318.
- ✓ private street names shall be approved by the Fire Department communications office.

OBJECTIONS

INTER-OFFICE MEMORANDUM

Date



TO: Harold P. Foster, Director Department of Community Planning and Development	FROM: Charles Kajkowski, P.E. City Planning Engineer Department of Public Works 
SUBJECT: COMMENTS RE: V-134-88 Richard and Patricia Truesdell	COPIES TO: John McNellis, Engineering Planning Chuck Turk, Land Development Nancy Miller, Right-of-Way Doug Peterson, Survey (FM, PM & A's only)

1. No objection to the request for reduction of front and rear setbacks.

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 7, 1988

Richard W. and Patricia G. Truesdell
5 Crescent Drive
Las Vegas, Nevada 89102

Re: V-134-88

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



HAROLD P. FOSTER, DIRECTOR

HPF:gm

Attachment: Agenda



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

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-134-88

Application of RICHARD W. AND PATRICIA G. TRUESDELL for a Variance to allow construction of a single-family residence ^{with a} twenty feet (20') from the front property line, where a fifty foot (50') minimum setback is required; and to allow a ten foot (10') ~~setback~~ setback from the rear property line, where a fifty foot (50') setback is required on an irregular shaped lot on property located at 5 Crescent Drive, in Zoning District R-E.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 4, TOWNSHIP 21 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:

V-134-88

Application of RICHARD W. AND PATRICIA G.

TRUEDELL for a Variance to allow a front yard

~~setback of twenty feet (20') where fifty feet (50') is required and a ten foot (10') rear yard setback where fifty feet (50') is required~~

on property located ~~at 5 Crescent Drive, in~~ *at the southwest corner of WALDMAN AVE & PINE ST*
Zoning District R-E.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A
PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE
NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 4, TOWNSHIP
21 SOUTH, RANGE 61 EAST, M.D.B.&M.

construction of a single-family residence twenty feet (20') from the front property line, where a fifty foot (50') ~~the~~ minimum setback is required; to allow a ten foot (10') setback from the rear property line, where a fifty foot (50') is ~~the~~ minimum setback required on an irregular shaped lot

	(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.)

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

10-26-88

TO:

COMMUNITY PLANNING AND DEVELOPMENT

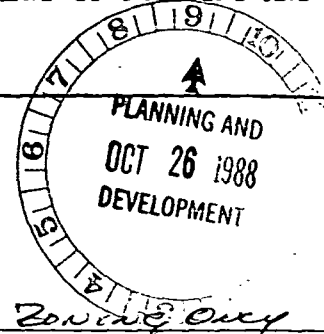
FROM:

DEPARTMENT OF BUILDING AND SAFETY

SUBJECT:

V134-88 VARIANCE
RICHARD TRUESTELL ZONE: RE
Parcel No: 030-713-009

COPIES TO:



In answer to your memorandum of 10-21-88,
on the above variance request at SW. CORNER OF
WALDMAN & PINE

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

NO ADDITIONAL COMMENTS

A handwritten signature, likely of the official responsible for the department's response.

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

October 21, 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-134-88 Richard W. and Patricia G. Truesdell PARCEL NO.: 030-713-009	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.

The undersigned, Richard Truesdell,
the Owner(s), respectfully petition(s) for a special Variance to allow
A FRONT SETBACK OF 20 FEET WHERE 50 FEET IS
REQUIRED & A 10 FOOT REAR SETBACK WHERE 50
FEET IS REQUIRED.

Assessor's Parcel No.: 030-713-009

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS ARE HERewith SUBMITTED:
The property is situated at South West corner of Waldman and Pine
(street name and number)
between _____ and _____
(street name) (street name)
in Zoning District RE. Said property is legally described as follows,
to wit:

Portion of Lot Two as shown by map on file
in File 40 of Parcel maps, Page 58, in office of County
Recorder, Clark County, NV

OWNER'S AFFIDAVIT

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

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), Richard Truesdell,
(please print or type)

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) [Signature]
SIGNATURE OF OWNER OF RECORD

384.3688
PHONE NUMBER

5 crescent Dr
MAILING ADDRESS

Las Vegas
CITY

NV
STATE

ZIP

(2) [Signature]
SIGNATURE OF OWNER OF RECORD

PHONE NUMBER

MAILING ADDRESS

CITY

STATE

ZIP

Subscribed and sworn to before me this 26th day of September, 1988.

[Signature]
Notary Public in and for said County and State

Notary Public-State of Nevada

COUNTY OF CLARK

My Commission Expires:

April 17, 1990

(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-134-88

Received by: [Signature]

Receipt No.: 45611

Meeting Date: 11/17/88

Date: 9/30/88

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICANT: NAME Richard & Patricia Truesdell
REP'S NAME -
ADDRESS 5 Crescent Dr
Las Vegas, Nev (89102)
PHONE 384-3638

AGENT: NAME John Garrett
REP'S NAME 2
ADDRESS 250 W. Utah
LV, NV 89102
PHONE 384-0323

☐ REZONING ☐ PLOT PLAN REVIEW ☒ VARIANCE ☐ USE PERMIT
☐ QTA ☐ OTHER _____
☒ PUBLIC HEARING: IF YES, LEGAL port. of SW 1/4, NW 1/4, Sec 4, T21S,

ZONING: EXISTING R-E PROPOSED Same

LAND USE: EXISTING vacant

PROPOSED SFD

<u>PAST</u>	CASE NO.	ACTION	DATE
<u>ACTIONS:</u>			
	CASE NO. <u>Pm-9-83</u>	ACTION <u>approved</u>	DATE <u>May 13, 83</u>
	CASE NO.	ACTION	DATE

DISTRICT MAP NO. R-4-3 ASSESSOR'S PARCEL NO. 030-713-009

GENERAL LOCATION: SW corner of Waldman Ave +
Pine St

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES NO X

SPECIAL NOTICE REQUIRED?: YES NO ☒

IF YES: _____

CHECKED BY: L. Kulesza DATE 10/3/88

GENERAL RECEIPT NO. 45611 CASE NO. V-134-88

PC DATE: _____ BZA DATE: 11/17/88

BOOK 860115
TO REC NV (1-33)

860158

AR: R. P. T. T. 24750

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That MIRIAM C. CLARK, TRUSTEE UNDER AGREEMENT DATED 6/1/79, FRANCES C. HAYS, and THEODORE E. CALLETON, WAS CO-TRUSTEES UNDER THAT DECLARATION OF TRUST, EXECUTED 11/11/68, WHICH TRUST IS KNOWN AS THE THOMAS A. & THELMA D. CAMPBELL TRUST

In consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to RICHARD W. THURSDAY and PATRICIA C. THURSDAY, husband and wife as joint tenants

all that real property situate in the County of Clark State of Nevada, bounded and described as follows:

Lots One (1) and Two (2) as shown by map thereof on file in File 40 of Parcel Maps, Page 58, in the Office of the County Recorder, Clark County, Nevada.

- SUBJECT TO:
- (1) Taxes for the fiscal year 1983-1986.
 - (2) Covenants, conditions, restrictions, rights, rights of way, easements and reservations of record.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness our hand and the 16th day of December, 1985.

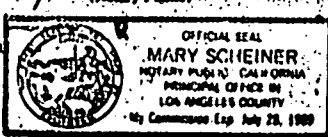
STATE OF NEVADA }
COUNTY OF LAS VEGAS } SS.

On DECEMBER 16, 1985
personally appeared before me, a Notary Public,
MIRIAM C. CLARK, TRUSTEE,
FRANCES C. HAYS, TRUSTEE,
THEODORE E. CALLETON, TRUSTEE

who acknowledged that they executed the above instrument.

Signature: Mary Scheiner
(Notary Public)

(Notarial Seal)



Miriam C. Clark, Trustee
Frances C. Hays, Trustee
Theodore E. Callerton, Trustee

ESCROW NO. 224021 NO. RECORDER'S INSTRUMENT NO.
WHEN RECORDED MAIL TO: M/M Richard Truesdell
5 Crescent Drive, Las Vegas, Nevada 89102

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF

TICOR TITLE INSURANCE COMPANY

JAN 15 8 00 AM '86

FEE \$20 DEPUTY
OFFICIAL RECORDS
BOOK INSTRUMENT

860115

860158