

PLANNING AND DEVELOPMENT DEPARTMENT  
SCANNING COVER SHEET

Case No: V-0018-81

APN: 162-05-513-043

Location: 1212 S Rancho Dr

Applicant: Tom S. & Wilma A. Panos

**Project Name:**

To allow the construction of an additional dwelling unit for servants quarters making a total of two dwelling units where only one dwelling unit is permitted and to allow the rear dwelling to have a 5' setback from the rear property line where 15' is required.





PROPERTY OWNERS

PROTESTS

APPROVALS

1. ~~Walter~~ Grace Franklin (also @ BZA mtg.)
2. David R. Warren (BZA mtg.)
3. Ralph K. B. Clay (BZA mtg.)
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_
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14. \_\_\_\_\_
15. \_\_\_\_\_
16. \_\_\_\_\_
17. \_\_\_\_\_
18. \_\_\_\_\_
19. \_\_\_\_\_
20. \_\_\_\_\_

FILE NO. V-18-81

INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
BUILDING DEPARTMENT	3/30	4/16/81	no objections
FIRE SERVICES	3/30	4/1/81	no objections
PUBLIC SERVICES	3/30	4/6/81	no objections
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-18-81

April 8, 1981

NOTICE OF PUBLIC HEARING

APRIL 23, 1981

Notice is hereby given that on April 23, 1981, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-18-81        TOM S. AND WILMA A. PANOS FOR A VARIANCE TO ALLOW THE CONSTRUCTION OF AN ADDITIONAL DWELLING UNIT FOR SERVANTS QUARTERS MAKING A TOTAL OF TWO DWELLING UNITS WHERE ONLY ONE DWELLING UNIT IS PERMITTED AND TO ALLOW THE REAR DWELLING TO HAVE A FIVE FT. SETBACK FROM THE REAR PROPERTY LINE WHERE FIFTEEN FEET IS REQUIRED ON PROPERTY LOCATED AT 1212 SOUTH RANCHO DRIVE IN ZONING DISTRICT R-1 (SINGLE FAMILY RESIDENCE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS  
LOT 12, AND THE NORTH 20 FEET OF LOT 11,  
BLOCK 3, McNEIL TRACT #3.

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.

COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:bjl

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)





Voting was as follows:

"AYES" Mr. Swessel, Mr. Giles, Chairman Bugbee, Mrs. Myers

"NOES" None

Motion for APPROVAL carried unanimously.

⑧ V-18-81

DENIED

Application of TOM S. AND WILMA A. PANOS for a variance to allow the construction of an additional dwelling unit for servants quarters making a total of two dwelling units where only one dwelling unit is permitted and to allow the rear dwelling to have a five ft. setback from the rear property line where fifteen feet is required on property located at 1212 South Rancho Drive in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 12, and the North 20 feet of Lot 11, Block 3, McNeil Tract #3.

MR. FOSTER presented the plot plan and stated the property is located on the west side of Rancho Road with R-1 zoning to the west and R-E zoning to the east. The applicant is proposing construction of an accessory building on the rear property that will come to within 5 ft. where a 15 ft. setback is required and where servants quarters are not permitted. Staff finds nothing unique or unusual about the property to justify the request and recommended denial. He noted there was one letter of protest on record.

CHAIRMAN BUGBEE declared the public hearing open and asked to hear from the applicant.

WILMA A. PANOS, the applicant, 1212 South Rancho Drive, was present. She said because of the existing landscaping in the rear yard which they would like to preserve they could not meet the rear yard setback requirements if a second dwelling is constructed. She said the purpose for a servants quarters is to have someone there to assist her husband who is ill. She said she spoke with some of the neighbors who did not object.

MRS. MYERS asked how much square footage the addition would contain.

MRS. PANOS replied approximately 500 sq. ft. with a living room, bedroom and kitchen facilities; however, she would agree to dispense with the kitchen facilities if necessary.

DAVID WARREN, 1207 Westlund Avenue, appeared in protest and stated he felt the integrity of the neighborhood should be maintained. He said the lot is large enough that the quarters could be attached to the existing house.

RALPH CLAY, 1219 Westlund Drive, appeared in protest. He also noted that the integrity of the neighborhood may be injured by placing the quarters to the rear of the property close to other neighboring properties. He said they may later sell the property and the next owner would be tempted to rent the second dwelling unit.

GRACE FRANKLIN, 1213 Westlund Drive, appeared in protest and stated she lives directly behind the subject property and she feels the new structure would be practically against her wall. She said the neighbors should not have to suffer because the applicant does not wish to change their own landscaping to provide for the servants quarters.

MRS. PANOS said they have been residents for 45 years and they do not desire to destroy the integrity of the neighborhood either. She said the quarters would not distract from any neighboring properties and would not be elevated.

MR. SWESSEL made a Motion for DENIAL of V-18-81.

*Full:  
V-18-81*

Voting was as follows:

"AYES" Mr. Swessel, Mr. Giles, Chairman Bugbee, Mrs. Myers

"NOES" None

Motion for DENIAL carried unanimously.

9. U-20-81(HO)

DENIED

Application of MILTON P. KASSIN for a home occupation permit to allow part-time individual counseling of persons on coping with stress on property located at 1321 Pauline Way in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 2, Block 2, Sunnyside Addition Tract #1.

MR. FOSTER presented the plot plan and stated this operation would involve persons coming to the house which violates the conditions for a home occupation permit. Staff recommended denial. He noted there were no protests on record.

CHAIRMAN BUGBEE declared the public hearing open and asked to hear from the applicant.

MILTON P. KASSIN, the applicant, was present. He said traffic would be minimal and limited to two clients per week maximum. He said he has a BA degree in Psychology and a Masters in Psychiatric Counseling and wishes to provide the service on a professional basis.

MR. SWESSEL stated this request constitutes a commercial use and rental of a commercial office.

MR. SWESSEL made a Motion for DENIAL of U-20-81(HO).

Voting was as follows:

"AYES" Mr. Swessel, Mr. Giles, Chairman Bugbee, Mrs. Myers

"NOES" None

Motion for DENIAL carried unanimously.

10. V-19-81

APPROVED

Application of MICHAEL J. ZAGORSKI for a variance to allow an addition twelve feet (12') from the rear property line where fifteen feet (15') is required on property located at 3912 Alameda Avenue in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 14, Block 6, Park Bonanza East No. 2.

MR. FOSTER presented the plot plan and stated the property is located northeast of Stewart Avenue and Sandhill Road. The proposed addition would be to the rear of the house. Staff feels there is nothing unique or unusual about the property that would justify granting the request and recommended denial.

CHAIRMAN BUGBEE declared the public hearing open and asked to hear from the applicant.

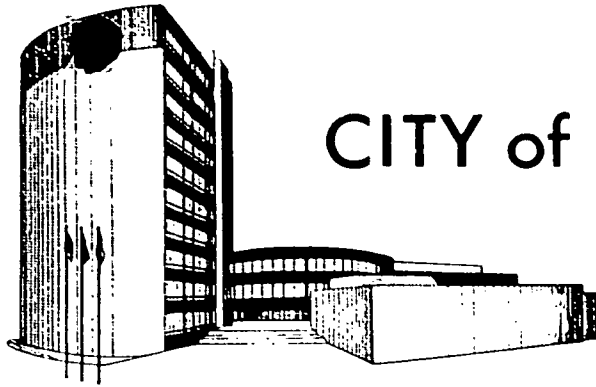
MICHAEL J. ZAGORSKI, the applicant, was present and stated the room addition will be a recreation room approximately 40 ft. wide and 15 ft. deep. He noted the exterior of the addition will be structured to conform to the exterior of the house.

MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

April 27, 1981

Mr. and Mrs. Tom S. Panos  
1212 South Rancho Drive  
Las Vegas, Nevada 89102

Re: 4V-18-81

Dear Mr. and Mrs. Panos:

Your request for a variance to allow the construction of an additional dwelling unit for servants quarters making a total of two dwelling units where only one dwelling unit is permitted and to allow the rear dwelling to have a five ft. setback from the rear property line where fifteen feet is required on property located at 1212 South Rancho Drive in Zoning District R-1, was considered by the Board of Zoning Adjustment at its regular meeting held April 23, 1981.

It was voted by the Board of Zoning Adjustment to DENY your request because a second dwelling unit for servants quarters would not be compatible with the adjacent R-1 area.

This action by the Board of Zoning Adjustment on April 23, 1981, 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.

Sincerely,  
COMMUNITY PLANNING AND DEVELOPMENT

A handwritten signature in dark ink, appearing to read "Harold P. Foster".

Harold P. Foster, Director

HPF:bjl

cc: City Clerk  
Public Services



INTER-OFFICE MEMORANDUM

Date

APRIL 24, 1981

TO: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FROM: CITY CLERK

SUBJECT: APPEAL OR CITY COMMISSION 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-18-81

Applicant: Tom S. and Wilma A. Panos

Appeal by applicant or any other aggrieved person: Yes [ ] No [X]

Review requested by the City Commission: Yes [ ] No [X]

5/8/81 DATE

Carl A. Hawley CITY CLERK

COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: April 23, 1981

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.) May 4, 1981

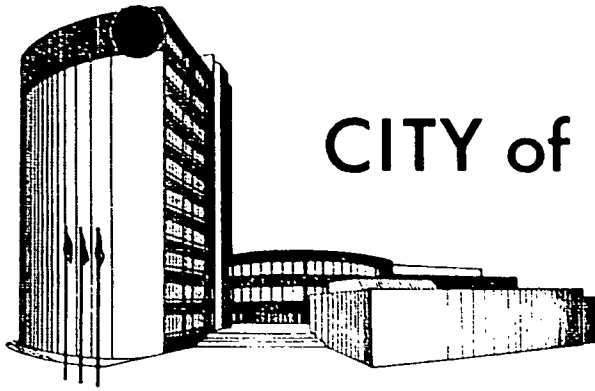
Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) May 7, 1981

MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

April 22, 1981

Mrs. Grace F. Franklin  
1213 Westlund Drive  
Las Vegas, Nevada 89102

RE: Variance Application - V-18-81

Dear Mrs. Franklin:

In your recent letter of protest to the variance application to allow servants quarters on the Panos property at 1212 S. Rancho Drive you inquired about the interpretation of servants quarters. If this application is approved, it will be restricted to servants quarters use only and cannot be used as a rental unit or for any other purpose.

If you have further questions on this matter, please let me know.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster".

HAROLD P. FOSTER, DIRECTOR

HPF:cme

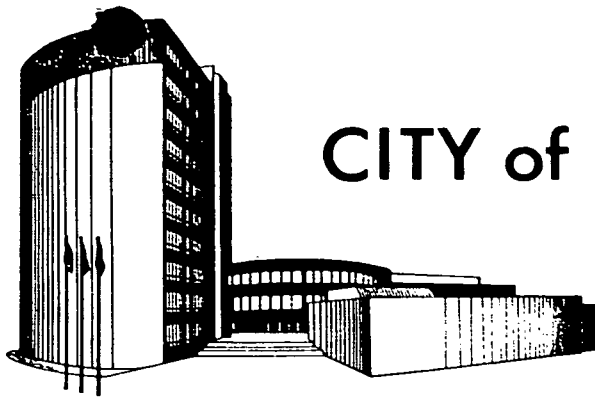


MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

April 16, 1981

Tom S. and Wilma A. Panos  
1212 South Rancho Drive  
Las Vegas, Nevada 89102

Re: V-18-81

Dear Applicant:

This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at their regular meeting on April 23, 1981.

This meeting will be held at 7:30 P.M. in the Commission 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,  
COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:bjl  
attachment



INTER-OFFICE MEMORANDUM

Date

April 16, 1981

**TO:**  
COMMUNITY PLANNING & DEVELOPMENT

**FROM:**  
DEPARTMENT OF BUILDING & SAFETY

**SUBJECT:**  
  
V-18-81

**COPIES TO:**

In answer to your memorandum of 3-30-81, on the above variance request at 1212 South Rancho Drive, this Department has no objections provided all required permits and inspections are obtained.

KD:dh



INTER-OFFICE MEMORANDUM

April 1, 1981

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: PUBLIC SERVICES

SUBJECT: TOM S. AND WILMA A. PANOS  
V-18-81

COPIES TO:  
QUALITY CONTROL  
RIGHT-OF-WAY  
SUBDIVISIONS & PERMITS  
TRAFFIC ENGINEERING

Your memorandum dated March 30, 1981 requested comments from this Department prior to April 16, 1981 concerning the application of Tom S. and Wilma A. Panos for a variance to allow two (2) dwelling units where only one (1) dwelling unit is permitted on property located at 1212 South Rancho Drive in a land use zone designated as R-1 (Single Family Residence).

In as much as all off-site improvements and on-site concrete drives are existing this Department has no objections to the granting of this application for a variance.

*[Handwritten signature]*  
GARY W. HOLLER, P.E.  
CITY ENGINEER  
GWH:CDP:nf

RECEIVED  
APR 6 1981  
PLANNING AND DEVELOPMENT

*[Handwritten mark]*

DATE 3/30/81

TO : COMMUNITY PLANNING & DEVELOPMENT ✓

FROM : FIRE PREVENTION DIVISION

SUBJECT : V-18-81  
Tom S. & Wilma A. Pinner

- 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 City Ordinance 2077.
- 5. Fire flow requirements to be determined when final construction plans are submitted.
- 6. Two (2) sets of as-builts to be provided this office.
- 7. Must meet requirements of Uniform Fire Code.
- 8. Must meet requirements of Uniform Building Code.
- 9. Building is to conform to the occupancy use requirements.
- 10. To be approved under permit from the Las Vegas Building Department.
- 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

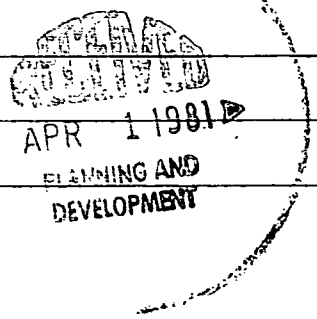
OTHER: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



*M. Byrne*  
FIRE PREVENTION OFFICER

3/30/81

NOTICE OF PUBLIC HEARING

APRIL 23, 1981

April 8, 1981

Notice is hereby given that on April 23, 1981, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-18-81

TOM S. AND WILMA A. PANOS FOR A VARIANCE TO ALLOW TWO DWELLING UNITS WHERE ONLY ONE DWELLING UNIT IS PERMITTED ON PROPERTY LOCATED AT 1212 SOUTH RANCHO DRIVE IN ZONING DISTRICT R-1 (SINGLE FAMILY RESIDENCE).

*to allow the 2nd dwelling to be on a 1/2 acre lot instead of the 1/4 acre property line where a 15' is required*

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT 12, BLOCK 3, McNEIL TRACT #3.

*AND THE NORTH 20' OF LOT 11,*

*THE CONSTRUCTION OF AN ADDITIONAL DWELLING UNIT FOR SERVANTS QUARTERS MAKING A TOTAL OF*

Initial and date  
CEPP 3/30/81  
HERBERT 3/30/81  
WILLIAMS 3/30/81  
CLEMMER 4/2/81  
~~DU BROWN~~  
FOSTER [Signature]

THIS FILE MUST BE RETURNED TO BARBARA  
BY 4/2/81

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/Home Occupation Permit; or may, prior to this hearing, file with the Department of Community Planning and Development written objection thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

(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.)

*2-4-1 2-5-2 m-32-8  
3 4 m-33-7*

INTER-OFFICE COMMUNICATION

DATE: March 30, 1981

TO: DEPARTMENT OF PUBLIC SERVICES  
DEPARTMENT OF BUILDING & SAFETY  
DEPARTMENT OF FIRE SERVICES

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT: FILE NO. V-18-81, BOARD OF ZONING ADJUSTMENT MEETING 4-23-81.

APPLICATION SUBMITTED BY: Tom S. and Wilma A. Panos

FOR A ~~USE PERMIT~~/VARIANCE TO: Allow two dwelling units where only one dwelling unit is permitted

PROPERTY LOCATED AT: 1212 South Rancho Drive

LAND USE ZONE: R-1 (Single Family Residence)

LEGALLY DESCRIBED AS: Lot 12, Block 3, McNeil Tract #3

Your remarks regarding this application prior to April 16, 1981, will be greatly appreciated.

Plot Plan Attached: Yes xxx  
No       

Building: Existing         
Proposed xxx

Fire Zone: #3

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

/bjl

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

Pursuant to Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby presents his 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<sup>00</sup>.

The undersigned, TOM S. PANOS & WILMA A. PANOS, the owner, respectfully petitions for a special Variance to allow TWO DWELLING UNITS WHERE ONLY ONE DWELLING UNIT IS PERMITTED (SERVANT QUARTERS)

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at 1212 SOUTH RANCHO DRIVE between \_\_\_\_\_ and \_\_\_\_\_ in Zoning District R1. Said property is legally described as follows, to wit:

LOT 12, BLOCK 3, McNEIL TRACT #3

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 (we, are, I am) 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 knowledge and belief. (SIGNED IN INK)

Tom S. Panos & Wilma A. Panos 1212 So Rancho Dr. 89102 878-9009  
SIGNATURE OF OWNER(S) OF RECORD MAILING ADDRESS (ZIP CODE) PHONE NO.

Subscribed and sworn to before me this 27 day of March, 1981.

J. G. Hooper  
Notary Public in and for said County and State



Notary Public-State of Nevada  
CLARK COUNTY  
J.A. Hooper  
My Commission Expires Jan. 18, 1982

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 Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$ 100<sup>00</sup>  
Receipt No.: 409354  
Case No. V-1081

Received by: \_\_\_\_\_  
Date: 3-28-81

April 23 BZA mtg

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. ~~Six~~<sup>Seven (7)</sup> copies of a plot plan of the applicant's property drawn to scale and fully dimensioned showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed buildings or structures, when requested.
3. Any other pertinent information which may be requested.
4. Copy of Deed submitted for verification of ownership.  
\*\*\*\*\*

PLOT PLAN SPECIFICATIONS FOR VARIANCES:

1. ~~Six~~<sup>Seven (7)</sup> copies.
2. Minimum size - 24 x 36 inches
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking layout showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

\*\*\*\*\*

VISUAL ENVIRONMENTAL STATEMENT:

I, as owner(s), representative(s), developer(s), feel that this proposed development will improve  , have an adverse effect on  , not alter  , the visual environment of the City of Las Vegas.

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

Pursuant to Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby presents his 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<sup>00</sup>.

The undersigned, TOM RAMOS & WILMA RAMOS the owner, respectfully petitions for a special Variance to allow TWO DWELLING UNITS WHERE ONLY ONE DWELLING UNIT IS PERMITTED (SERVANTS QUARTERS)

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at 1212 So Rancho Drive between \_\_\_\_\_ and \_\_\_\_\_ in Zoning District R1. Said property is legally described as follows, to wit:

LOT 12, Block 3, McNEIL TRACT # 3

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 (we, are, I am) 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 knowledge and belief.  
(SIGNED IN INK)

Tom S. Ramos Wilma Ramos 1212 So Rancho Dr 89102 878-9009  
SIGNATURE OF OWNER(S) OF RECORD MAILING ADDRESS (ZIP CODE) PHONE NO.

Subscribed and sworn to before me this 27 day of March, 1981.

J. Hooper  
Notary Public in and for said County and State



Notary Public-State of Nevada  
CLARK COUNTY  
J.A. Hooper  
My Commission Expires Jan. 18, 1982

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 Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$ \_\_\_\_\_  
Receipt No.: \_\_\_\_\_  
File No. \_\_\_\_\_

Received by: \_\_\_\_\_  
Date: \_\_\_\_\_

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. ~~Five~~<sup>Seven (2)</sup> copies of a plot plan of the applicant's property drawn to scale and fully dimensioned showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed buildings or structures, when requested.
3. Any other pertinent information which may be requested.
4. Copy of Deed submitted for verification of ownership.  
\*\*\*\*\*

PLOT PLAN SPECIFICATIONS FOR VARIANCES:

1. ~~Five~~<sup>Seven (2)</sup> copies.
2. Minimum size - 24 x 36 inches
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking layout showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

\*\*\*\*\*

VISUAL ENVIRONMENTAL STATEMENT:

I, as owner(s), representative(s), developer(s), feel that this proposed development will improve  , have an adverse effect on  , not alter  , the visual environment of the City of Las Vegas.

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

(Note not set out) for use in the Counties of Clark, White Pine, Esmeralda, Nye and Lincoln, in the State of Nevada

THIS DEED OF TRUST, made this 28th day of November, 1961

between TOM S. PANOS and WILMA A. PANOS, his wife

herein called GRANTOR or TRUSTOR,

whose mailing address is 2320 Beverly Way, Las Vegas, Nevada

Pioneer Title Insurance Company of Nevada, a Nevada corporation, herein called Trustee, and

FRONTIER FIDELITY SAVINGS AND LOAN ASSOCIATION, a Nevada Corporation herein called BENEFICIARY,

WITNESSETH: THAT WHEREAS Trustor has borrowed and received from Beneficiary in lawful money of the United States the

sum of FIFTY FIVE THOUSAND and no/100- - - - - DOLLARS and has agreed to repay the same, with interest, to Beneficiary in lawful money of the United States according to the terms of a promissory note of even date herewith, executed and delivered therefor by Trustor;

NOW, THEREFORE, for the purpose of securing each agreement of the Trustor herein contained including payment of the said promissory note and of any money with interest thereon that may be advanced by or otherwise become due to Trustee or Beneficiary under the provisions hereof and for the purpose of securing payment of such additional sums as may hereafter be advanced for the account of Trustor by Beneficiary with interest thereon, Trustor irrevocably GRANTS AND TRANSFERS TO TRUSTEE, IN TRUST, WITH POWER

OF SALE, all that property in Clark County, Nevada, described as:

Lot 12 and the North 20 feet of Lot 11 in Block 3 of McNeil Tract No. 3, as shown by Map thereof on file in Book L of Plats, page 54 in the Office of the County Recorder of said County

TOGETHER WITH all appurtenances in which Trustor has any interest, including water rights benefiting said realty whether represented by shares of a company or otherwise; and

TRUSTOR ALSO ASSIGNS to Beneficiary all rents, issues and profits of said realty, reserving the right to collect and use the same except during continuance of some default hereunder and during continuance of such default authorizing Beneficiary to collect and use the same by any lawful means in the name of any party hereto.

TO HAVE AND TO HOLD said property upon and subject to the trusts and agreements herein set forth and incorporated herein by reference, and in that behalf the parties incorporate herein by this reference all of the agreements set forth in the paragraphs numbered I to XV, both inclusive, of the statement of express trusts attached to and incorporated by reference in those certain deeds of trust recorded in Book 63 of Trust Deeds, page 591, in the office of the County Recorder of Clark County, Nevada, and in Book 196 of Real Estate Record, pages 420-422, in the office of the County Recorder of White Pine County, Nevada, and in Book 3-F of Official Records, page 106, in the office of the County Recorder of Esmeralda County, Nevada, and in Book 10 of Official Records, page 499, in the office of the County Recorder of Nye County, Nevada, and in Book N of Mortgages, page 368, in the office of the County Recorder of Lincoln County, Nevada, inclusive of incorporations of statutory covenants therein by reference, EXCEPT ONLY that the amount agreed upon by the parties to this instrument with respect to covenant number 2 incorporated by reference in paragraph XII of such trusts and agreements is the amount of \$ 55,000.00. Such provisions so incorporated shall have the same force and effect as though specifically set forth and incorporated verbatim in this deed of trust.

THE UNDERSIGNED TRUSTOR REQUESTS that a copy of any notice of default and any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

IN WITNESS WHEREOF Grantor has executed this instrument.

Signature of Trustor

Tom S. Panos

Wilma A. Panos

STATE OF NEVADA, COUNTY OF Clark ss. On November 2, 1961 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Tom S. Panos and Wilma A. Panos

I, the undersigned, to be the person described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Notary Public in and for said County and State

Notary Public in and for said County and State

ORDER NO. 70425 WHEN RECORDED MAIL TO

267806 RECEIVED DEPARTMENT OF Pioneer Title Insurance Co of Nevada

Dec 7 8 42 AM '61

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