

PLANNING AND DEVELOPMENT DEPARTMENT  
SCANNING COVER SHEET

Case No: V-0012-77

APN: 162-04-210-035

Location: 4 Crescent Dr

Applicant: Jack Kent Cooke

Project Name:

To allow the Crescent street side of the property to be the legal front of the lot with the front and rear setbacks to be applicable from said street; allow a front yard setback of 21' and a rear yard setback of 40' where 50' is required; and to allow an 8' setback from the west side property line where 10' would be required.





PROPERTY OWNERS

PROTESTS

APPROVALS

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
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- 19. \_\_\_\_\_
- 20. \_\_\_\_\_

*James Michael Kelley*

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FILE NO. V-12-77

NEVADA PAY TELEVISION  
4220 MARYLAND PARKWAY  
SUITE 108A  
LAS VEGAS, NEVADA 89109  
(702) 739-7794

V-12-77

February 10, 1977



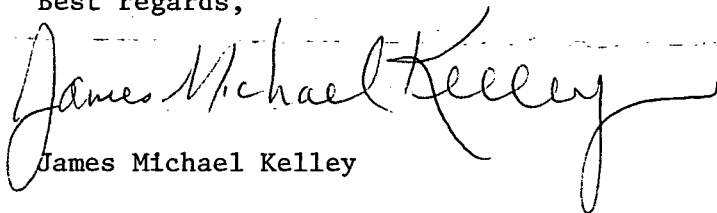
Mr. Don J. Saylor  
Department of Community Planning and Development  
400 East Stewart Avenue  
Las Vegas, Nevada 89101

Dear Mr. Saylor;

Please accept this letter as my written approval of the proposed variance that my neighbor, Jack Kent Cooke, has requested regarding his property at # 4, Crescent Drive, Las Vegas, Nevada 89102.

I have lived on Crescent Drive for several years and feel his variance approval will be an asset to the neighborhood.

Best regards,

  
James Michael Kelley

JMK/kl

cc: Jack Kent Cooke

INTER-DEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
BUILDING DEPARTMENT	2-1-77	2-15-77	OK
PUBLIC SERVICES DEPT.	2-1-77	2-11-77	sign A.D. agreement for st. lighting + sidewalk on
FIRE DEPARTMENT	2-1-77	2-3-77	OK Rancho Dr. + Crescent Drive.
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. V-12-77

NOTICE OF PUBLIC HEARING

FEBRUARY 24, 1977

February 9, 1977

Notice is hereby given that on February 24, 1977, 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-12-77 JACK KENT COOKE FOR A VARIANCE TO ALLOW THE CRESCENT STREET SIDE OF THE PROPERTY TO BE THE LEGAL FRONT OF THE LOT WITH THE FRONT AND REAR SETBACKS TO BE APPLICABLE FROM SAID STREET; ALLOW A FRONT YARD SETBACK OF 21' AND A REAR YARD SETBACK OF 40' WHERE 50' IS REQUIRED; AND TO ALLOW AN 8' SETBACK FROM THE WEST SIDE PROPERTY LINE WHERE 10' WOULD BE REQUIRED, ON PROPERTY LOCATED AT #4 CRESCENT DRIVE ON THE SOUTHEAST CORNER OF CRESCENT DRIVE AND SOUTH RANCHO DRIVE IN ZONING DISTRICT R-E (RESIDENCE ESTATES).

THE ABOVE PROPERTY LEGALLY DESCRIBED AS THAT PORTION OF  
IRREGULAR BLOCK 1, SCOTCH EIGHTY ADDITION (RESUBDIVISION)  
MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST  
CORNER OF SAID SCOTCH EIGHTY ADDITION (RESUBDIVISION);  
THENCE SOUTH 0°47' WEST 356.52 FEET TO THE TRUE POINT OF  
BEGINNING; THENCE NORTH 0°47' EAST 90.51 FEET TO A TANGENT  
CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 15 FEET  
AND SUBTENDING A CENTRAL ANGLE OF 90°00'; THENCE NORTHEASTERLY  
ALONG SAID CURVE 23.56 FEET; THENCE SOUTH 89°13' EAST 40.  
FEET; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF CIRCLE  
DRIVE (NOW KNOWN AS CRESCENT DRIVE) AS DELINEATED ON SAID  
SUBDIVISION PLAT 204.50 FEET; THENCE SOUTH 56°42' WEST 111.11  
FEET; THENCE NORTH 69°31' WEST 145 FEET TO THE POINT OF  
BEGINNING.

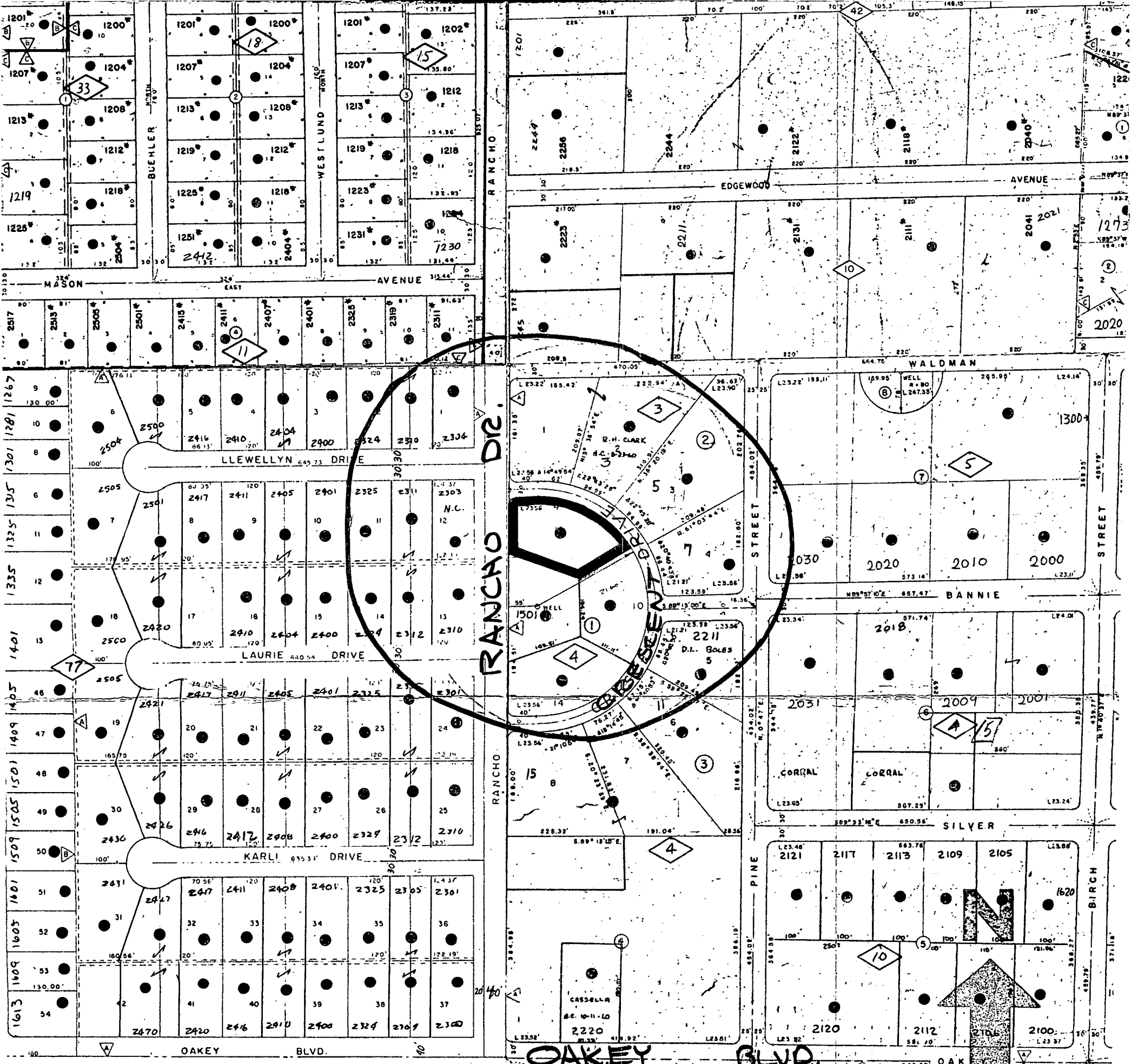
Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative and object to or express approval of the proposed Variance; or may, prior to this hearing, file with the Department of Community Planning and Development written objection thereto or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

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

  
DON J. SAYLOR, AIP DIRECTOR

DJS:bjc

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



222  
 S. 1/2, N.E. 1/4  
**CITY OF**  
**DISTRICT M**  
 W.O. NO. \_\_\_\_\_ F.B.K. NO. \_\_\_\_\_  
 S.C. (H) 1" = 200' S.C. (V) 1" = \_\_\_\_\_  
 DES. \_\_\_\_\_  
 DR. \_\_\_\_\_  
 APPROVED BY DIRECTOR OF PUBLIC

R-4-3  
 SINGLE FAMILY UNITS  
 MULT.  
 MOBILE HOMES PARK  
 TOTAL

SCOTCH EIGHTY  
 GLEN HEATHER ET  
 SET CONC. MON.  
 ALL RADII 15' UNLESS OTHER

R-2

large number of children because she wants to teach for quality. She added that it is hard to find places where she can teach.

MR. MILLER asked if any remodeling will have to be done?

MS. TALL replied no, she would only have to put in some linoleum. She reexplained the parking situation.

MR. NULL stated there is a house in the front which is single family and then there is an apartment over the garage.

VICE CHAIRMAN SEGRETTI asked if she was living in the house and if she was going to rent the unit over the garage?

MS. TALL replied yes, she wants to live here and teach in the living room.

VICE CHAIRMAN SEGRETTI asked if the parking spaces were provided if staff would have any objection to this?

MR. NULL replied that staff is objecting on the fact that this proposed operation does not meet the home occupation standards. He stated that if the Board wants to approve this, he would suggest that they might want to permit a maximum number of students.

MR. MILLER asked about placing a time limit on it?

MR. NULL stated the Board could do that also; he stated that if there are any complaints that there could be a review.

VICE CHAIRMAN SEGRETTI asked if anyone else wished to be heard; there being no one, she declared the public hearing closed.

MRS. EMMETT stated she would ABSTAIN from voting on this item.

MR. MILLER made a Motion for APPROVAL of U-7-77(HO), subject to the following conditions:

1. Class size shall not exceed six students.
2. All advertising shall conform to the criteria for a Home Occupation Permit.
3. If a complaint is received regarding this operation, the surrounding property owners shall be notified and the Board will conduct a review and the approval may be rescinded.

Voting was as follows:

Mr. Miller - yes  
 Vice Chairman Segretti - yes  
 Mrs. Emmett - abstain  
 Mr. Canul - yes

Motion for APPROVAL carried unanimously with one abstention.

12. V-12-77  
 APPROVED

Application of JACK KENT COOKE for a Variance to allow the Crescent Street side of the property to be the legal front of the lot with the front and rear setbacks to be applicable from said street; allow a front yard setback of 21' and a rear yard setback of 40' where 50' is required; and to allow an 8' setback from the west side property line where 10' would be required, on property located at #4 Crescent Drive on the southeast corner of Crescent Drive and South Rancho Drive in Zoning District R-E (Residence

Estates); the above property legally described as that portion of Irregular Block 1, Scotch Eighty Addition (Resubdivision) more particularly described as: commencing at the northwest corner of said Scotch Eighty Addition (Resubdivision); thence South 0°47' west 356.52 feet to the true point of beginning; thence North 0°47' east 90.51 feet to a tangent curve concave to the southeast, having a radius of 15 feet and subtending a central angle of 90°00'; thence northeasterly along said curve 23.56 feet; thence South 89°13' east 40 feet; thence southeasterly along the westerly line of Circle Drive (now known as Crescent Drive) as delineated on said subdivision plat 204.50 feet; thence South 56°42' west 111.11 feet; thence North 69°31' west 145 feet to the point of beginning.

MR. NULL gave the staff report indicating staff has no objection to this. He stated there is no problem as there is no house on the side where the addition is being placed. He stated Public Services wants the applicant to sign an Assessment District Agreement for street lights and sidewalk on both Crescent and Rancho. He said there is a 20 ft. dedication for Rancho.

MR. MILLER asked if they were planning on widening the street in the future?

MR. NULL said he didn't know if they have that planned or not. He stated at the present time there is landscaping in the front of the wall and it is very pleasant. He stated there was one approval on record.

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

MR. GEORGE KALB, 1104 Ironwood, appeared representing the applicant. He stated that in regards to the sidewalk and street lights, that since the gentleman has already dedicated the 20 ft. for Rancho that he didn't think this should be required.

VICE CHAIRMAN SEGRETTI explained this was for the future and would have to be approved by at least 51% of the property owners in the neighborhood.

MR. NULL explained it is a condition that Public Services puts on the application. He stated improvements were a normal condition.

MR. KALB stated that as long as this was for the future he would agree to it.

VICE CHAIRMAN SEGRETTI asked if anyone else wished to be heard; there being no one, she declared the public hearing closed.

MRS. EMMETT made a Motion for APPROVAL of V-12-77, subject to the following conditions:

1. Signing of an Assessment District Agreement for street lighting and sidewalk on Rancho Drive and Crescent Drive as required by the Department of Public Services.
2. Conformance to the plot plan.
3. Conformance to code requirements and design standards of City departments.

Voting was as follows:

Mrs. Emmett - yes  
Mr. Miller - yes  
Vice Chairman Segretti - yes  
Mr. Canul - yes

Motion for APPROVAL carried unanimously.

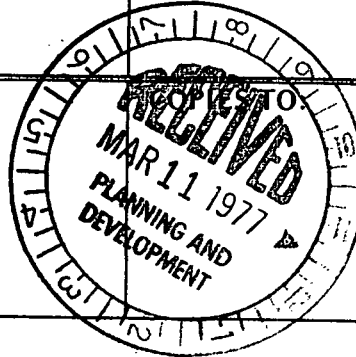
INTER-OFFICE MEMORANDUM

FEBRUARY 25, 1977

TO: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FROM: CITY CLERK

SUBJECT: APPEAL OR CITY COMMISSION REVIEW INFORMATION ON BOARD OF ZONING ADJUSTMENT ACTIONS



RECEIVED FEB 20 12 11 PM '77 CITY CLERK

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

File No. V-12-77

Applicant: Jack Kent Cooke

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

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

3/11/77 DATE

Betty J. Winter CITY CLERK

COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: February 24, 1977

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.) March 7, 1977

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) March 10, 1977

bjc

February 25, 1977

Mr. Jack Kent Cooke  
4 Crescent Drive  
Las Vegas, Nevada 89102

RE: V-12-77  
Variance Application

Dear Mr. Cooke:

Your request for a Variance to allow the Crescent Street side of the property to be the legal front of the lot with the front and rear setbacks to be applicable from said street; allow a front yard setback of 21' and a rear yard setback of 40' where 50' is required; and to allow an 8' setback from the west side property line where 10' would be required, on property located at #4 Crescent Drive on the southeast corner of Crescent Drive and South Rancho Drive in Zoning District R-E, was considered by the Board of Zoning Adjustment at their regular meeting held February 24, 1977.

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. Signing of an Assessment District Agreement for street lighting and sidewalk on Rancho Drive and Crescent Drive as required by the Department of Public Services.
2. Conformance to the plot plan.
3. Conformance to code requirements and design standards of City departments.

This action by the Board of Zoning Adjustment on February 24, 1977, is final unless an appeal, in writing, is filed with the City Clerk within 11 days, or there is a review action filed by the City Commission within 14 days.

-continued-

Mr. Jack Kent Cooke  
RE: V-12-77

February 25, 1977  
Page 2

An approved Variance must be exercised within six months or it becomes null and void, unless a request for an extension of time is duly filed and approved by the Board within the six-month time limit.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:bjc

cc: City Clerk  
George F. Kalb, President,  
George F. Kalb Construction Co.  
3250 Spring Mountain Road, Las Vegas, NV 89102

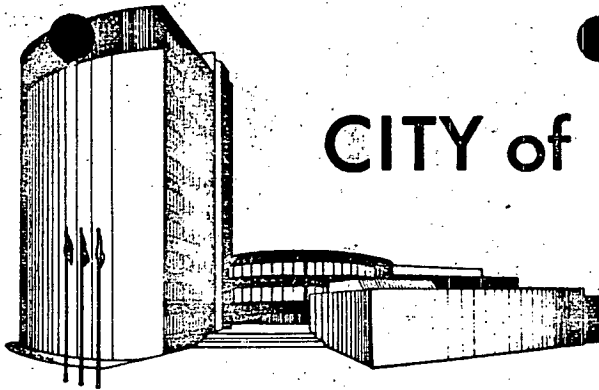


MAYOR WILLIAM H. BRIARE

COMMISSIONERS  
-PAUL J. CHRISTENSEN  
RON LURIE  
MYRON E. LEAVITT  
ROY WOOFER

CITY ATTORNEY  
CARL E. LOVELL, JR.

CITY MANAGER  
WILLIAM E. ADAMS, P.E.



# CITY of LAS VEGAS



February 17, 1977

Mr. Jack Kent Cooke  
4 Crescent Drive  
Las Vegas, Nevada 89102

RE: V-12-77  
Variance Application

Dear Applicant:

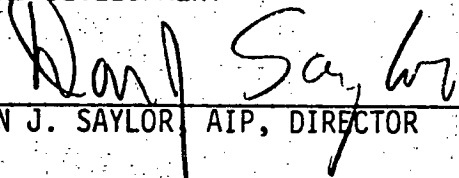
This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at their regular meeting on February 24, 1977.

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 yours,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

cc: George F. Kalb, President  
George F. Kalb Construction Company  
3250 Spring Mountain Road  
Las Vegas, Nevada 89102

INTER-OFFICE MEMORANDUM

February 14, 1977

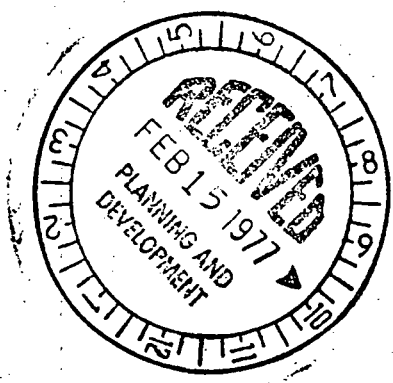
TO: COMMUNITY DEVELOPMENT

FROM: BUILDING AND SAFETY

SUBJECT: 1555 E. Charleston V-8-77 6721 Oveja Circle V-11-77  
14 Amber Circle V-9-77 218 N. 15th V-14-77  
15th Between Bonanza & Linden V-7-77  
1817 Griffith V-10-77  
4 Crescent Drive V-12-77  
Northwest Corner of Westwood and Oakey V-13-77

COPIES TO: B. Weber  
C. Hymer  
L. Lemmon  
File

We have no objections to the above Variances, providing all permits are taken out and inspections are made as required. And that all other Departments are satisfied.



## INTER-OFFICE MEMORANDUM

Date

February 9, 1977

TO:

Community Development

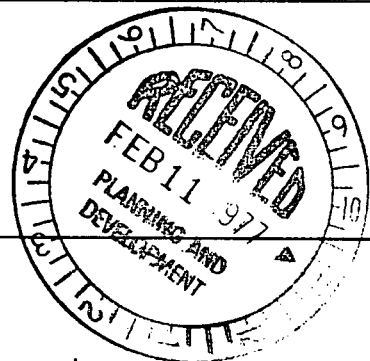
FROM:

Field Operations Engineer

SUBJECT:

V=12=77  
Jack Kent Cooke  
4 Crescent Dr.

COPIES TO:



Your memorandum of February 1, 1977 requested comments from the Public Services Department on the application for a Variance to allow Crescent as the legal front and to reduce the setbacks on property located at 4Crescent Dr.

It will be required that the applicant sign an Assessment District Agreement for street lighting and sidewalk on Rancho Dr. and Crescent Dr.

A handwritten signature in cursive script that reads "Robert D. Weber".

ROBERT D. WEBER, P.E.

RDW/ACW/s

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

February 1, 1977

Date

TO: DON J. SAYLOR, AIP, DIRECTOR  
DEPT. OF COMMUNITY PLANNING & DEVEL.

FROM: *George Judd*  
GEORGE JUDD, FIRE MARSHAL  
FIRE PREVENTION DIVISION

SUBJECT: V-12-77  
Jack Kent Cooke  
Front Yard Setback - See Attached

COPIES TO:

4 Crescent Drive

1. Construction to be approved under permit from the Las Vegas Building Dept., in accordance with applicable codes. (Provide fire warning system in accordance with Sec. 1413, U.B.C.).

GJ/aj



NOTICE OF PUBLIC HEARING

FEBRUARY 24, 1977

February 9, 1977

Notice is hereby given that on February 24, 1977 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-12-77 JACK KENT COOKE FOR A VARIANCE TO ALLOW THE CRESCENT STREET SIDE OF THE PROPERTY TO BE THE LEGAL FRONT OF THE LOT WITH THE FRONT AND REAR SETBACKS TO BE APPLICABLE FROM SAID STREET; ALLOW A FRONT YARD SETBACK OF 21' AND A REAR YARD SETBACK OF 40' WHERE 50' IS REQUIRED; AND TO ALLOW A 8' SETBACK FROM THE (west) SOUTH SIDE PROPERTY LINE WHERE 10' WOULD BE REQUIRED, ON PROPERTY LOCATED AT 4 CRESCENT DRIVE ON THE SOUTHEAST CORNER OF CRESCENT DRIVE AND SOUTH RANCHO DRIVE IN ZONING DISTRICT R-E (RESIDENCE ESTATES).

THE ABOVE LEGALLY DESCRIBED AS THAT PORTION OF IRREGULAR BLOCK 1, SCOTCH EIGHTY ADDITION (RESUBDIVISION) MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SCOTCH EIGHTY ADDITION (RESUBDIVISION); THENCE SOUTH 0°47' WEST 356.52 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°47' EAST 90.51 FEET TO A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 15 FEET AND SUBTENDING A CENTRAL ANGLE OF 90°00'; THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 23.56 FEET; THENCE SOUTH 89°13' EAST 40 FEET; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF CIRCLE DRIVE (NOW KNOWN AS CRESCENT DRIVE) AS DELINEATED ON SAID SUBDIVISION PLAT A DISTANCE OF 204.50 FEET; THENCE SOUTH 56°42' WEST 111.11 FEET; THENCE NORTH 69°31' WEST 145 FEET TO THE POINT OF BEGINNING.

Initial and date:

SMITH Mel FEB 2 1977
WILLIAMS [Signature]
BROWN
CLEMMER [Signature] 2/3/77
NULL [Signature] 2/3/77
SAYLOR [Signature] 2-4-77

THIS FILE MUST BE RETURNED TO

Barbara BY February 3, 1977

ORIGINAL DEVELOPMENT PLANS CALL FOR 21' OR 22' FRONT SETBACK FROM CRESCENT DR.

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.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

R-4-3

INTER-OFFICE COMMUNICATION

DATE: February 1, 1977

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

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT: FILE NO. V-12-77, BOARD OF ZONING ADJUSTMENT MEETING 2-24-77

APPLICATION SUBMITTED BY: **Jack Kent Cooke**

FOR A ~~USE PERMIT~~/VARIANCE TO: **Allow the Crescent Street side of the property to be the legal front of the lot with the front and rear setbacks to be applicable from said street; allow a front yard setback of 24' and a rear yard setback of 48' where 50' is required; and to allow a 8.75' setback from the south side property line where 10' would be required on property located at:**

PROPERTY LOCATED AT: **4 Crescent Drive on the southeast corner of Crescent Drive and Rancho Drive.**

LAND USE ZONE: **R-E (Residence Estates)**

LEGALLY DESCRIBED AS:

Your remarks regarding this application prior to February 11, 1977 will be greatly appreciated.

Plot Plan Attached: Yes XX  
No \_\_\_\_\_

Building: Existing \_\_\_\_\_  
Proposed \_\_\_\_\_

Fire Zone: #3

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT  
DON J. SAYLOR, AIP, DIRECTOR

DJS:bjc

# GEORGE F. KALB CONSTRUCTION CO.

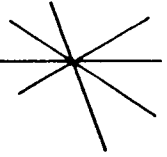
TELEPHONE (702) 876-5515

3250 SPRING MOUNTAIN ROAD

LAS VEGAS, NEVADA 89102

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January 28, 1977



Board of Zoning Adjustment  
City Hall  
Las Vegas, Nevada

Gentlemen:

This property, #4 Crescent Drive, has had two variances as of this date. We are requesting a third variance to align the property as it should have been done in the original concept.

As you know, Rancho Drive is designated as the front of the property; this is incorrect, since the front of the residence is located at #4 Crescent Drive. This difference has necessitated the request for the variance to be granted, in order to conform with front and rear yard setbacks, since the legal front of the lot is designated as facing Rancho Road.

We request a variance to allow the Crescent Street side of the property to be the legal front of the lot. This request states the existing front yard setback to be 25 feet and the rear yard setback to be 48 feet, where 50 feet setbacks are required. The easterly existing setback is 31 feet 6 inches, where 10 feet would be required; the westerly existing setback is 56.75 feet, less 20 feet for the right-of-way, which makes existing setback 36.75 feet.

We wish to build a bedroom and bath addition on the westerly side and hereby request, in lieu of the standard 10 feet side yard setback, that it be reduced to 8.75 feet in order to build the 28 feet wide bedroom and bath unit.

Sincerely,

George F. Kalb  
President

GFK:1a

ON PROPERTY LEGALLY DESCRIBED AS THAT PORTION OF  
IRREGULAR BLOCK 1, SCOTCH EIGHTY ADDITION (RESUBDIVISION) MORE PAR-  
TICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID  
SCOTCH EIGHTY ADDITION (RESUBDIVISION); THENCE SOUTH  $0^{\circ}47'$  WEST  
356.52 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH  $0^{\circ}47'$  EAST  
90.51 FEET TO A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A  
RADIUS OF 15 FEET AND SUBTENDING A CENTRAL ANGLE OF  $90^{\circ}00'$ ; THENCE  
NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 23.56 FEET; THENCE SOUTH  
89 13' EAST 40 FEET; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF  
CIRCLE DRIVE ( NOW KNOWN AS CRESCENT DRIVE) AS DELINEATED ON SAID  
SUVDIVISION PLAT A DISTANCE OF 204.50 FEET; THENCE SOUTH  $56^{\circ}42'$  WEST  
111.11 FEET; THENCE NORTH  $69^{\circ}31'$  WEST 145 FEET TO THE POINT OF  
BEGINNING

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 \$ 100.00.

The undersigned, JACK KENT COOKE, the owner, respectfully petitions for a special Variance to allow the addition of a 28' X 34' bedroom and bath addition.

-----See Plot Plans-----

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at 4 Crescent Drive between \_\_\_\_\_ and \_\_\_\_\_ in Zoning District RE. Said property is legally described as follows, to wit:

-----SEE ATTACHED-----

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

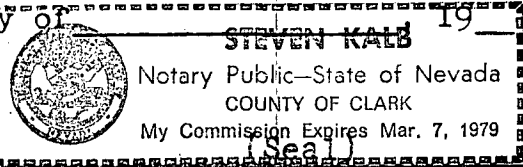
COUNTY OF CLARK)

(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)

Jack Kent Cooke 4 Crescent Drive, Las Vegas, Nevada 89102 385-2600  
SIGNATURE OF OWNER(S) OF RECORD MAILING ADDRESS (ZIP CODE) PHONE NO.

Subscribed and sworn to before me this January 27, 1977 day of \_\_\_\_\_ 1977  
Notary Public in and for said County and State



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  
Receipt No.: 272.105  
Case No. V-12-77

Received by: [Signature]  
Date: 1/31/77

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. Five (5) 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.

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PLOT PLAN SPECIFICATIONS FOR VARIANCES:

1. Five (5) copies.
2. Minimum size - 18 X 24 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.

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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 FORM

CASE NUMBER \_\_\_\_\_

<input type="checkbox"/>	REZONING APPLICATION
<input type="checkbox"/>	USE PERMIT APPLICATION
<input checked="" type="checkbox"/>	VARIANCE APPLICATION
<input checked="" type="checkbox"/>	FEE PAID
<input checked="" type="checkbox"/>	LEGAL DESCRIPTION PROVIDED
<input type="checkbox"/>	LEGAL DESCRIPTION CHECKED
<input checked="" type="checkbox"/>	EXISTING ZONING <u>RE</u>
<input checked="" type="checkbox"/>	USE ALLOWED IN THE ZONING DISTRICT <u>SFO</u>
<input checked="" type="checkbox"/>	APPLICATION SIGNED AND NOTARIZED
<input type="checkbox"/>	AGENT <u>GEORGE KALB</u> NAME <u>876-5515</u> PHONE _____
<input checked="" type="checkbox"/>	APPLICATION FORM ACCEPTABLE

PLOT PLAN

<input checked="" type="checkbox"/>	PLOT PLAN SUBMITTED, NUMBER <u>5</u>
<input checked="" type="checkbox"/>	NORTH ARROW AND SCALE SHOWN
<input checked="" type="checkbox"/>	STREETS, ALLEYS AND PUBLIC ACCESS SHOWN
<input checked="" type="checkbox"/>	LOT LINES, BUILDINGS, STRUCTURES AND SETBACKS DIMENSIONED
<input checked="" type="checkbox"/>	EXISTING AND PROPOSED BUILDINGS, STRUCTURES AND USES SHOWN, HOURS OF OPERATION
<input checked="" type="checkbox"/>	PROPOSED DEMOLITIONS AND REMOVALS SHOWN
<input type="checkbox"/>	FLOOR PLANS SUBMITTED AS MAY BE REQUIRED
<input type="checkbox"/>	BUILDING ELEVATION PROVIDED
<input type="checkbox"/>	PARKING PROVIDED AND ACCEPTABLE

NUMBER REQUIRED \_\_\_\_\_

NUMBER PROVIDED \_\_\_\_\_

<input type="checkbox"/>	LOADING SPACES, NUMBER _____
<input type="checkbox"/>	CURB CUTS AND WIDTHS SHOWN
<input type="checkbox"/>	LANDSCAPING SHOWN
<input type="checkbox"/>	TRASH ENCLOSURE SHOWN
<input type="checkbox"/>	UTILITIES AND MECHANICAL EQUIPMENT SCREENED
<input type="checkbox"/>	FENCES, AND WALLS WITH HEIGHT AND LOCATION SHOWN
<input checked="" type="checkbox"/>	PLOT PLAN ACCEPTABLE
<input type="checkbox"/>	PRIOR ACTION ON PROPERTY

\_\_\_\_\_ CASE NO. \_\_\_\_\_ ACTION TAKEN \_\_\_\_\_ DATE

\_\_\_\_\_ CASE NO. \_\_\_\_\_ ACTION TAKEN \_\_\_\_\_ DATE

\_\_\_\_\_ CASE NO. \_\_\_\_\_ ACTION TAKEN \_\_\_\_\_ DATE

LAND USE MAP NUMBER R-4-3

ASSESSOR PARCEL NUMBER \_\_\_\_\_

INFORMATION TO BE CONFIRMED

- LEGAL DESCRIPTION
- OWNER OF RECORD
- ZONING PER LEGAL DESCRIPTION
- USES AS SHOWN
- STRUCTURES AS SHOWN
- PARKING AS SHOWN
- ADDITIONAL ITEMS REQUIRED

- AESTHETIC APPROVAL BY \_\_\_\_\_
- LANDSCAPING APPROVAL BY \_\_\_\_\_
- SATELLITE PARKING APPROVAL BY CITY COMMISSION
- DOWNTOWN RESOLUTION BY CITY COMMISSION
- TRAFFIC CIRCULATION APPROVAL (TRAFFIC ENGINEERING FOR 100 SPACE LOTS, INDUSTRIAL DEVELOPMENT)
- TRAFFIC & PARKING COMMISSION (CURB CUT WIDTHS, LOCATIONS, ETC.)
- PUBLIC SERVICES, RIGHT-OF-WAY, UTILITIES, ETC.
- PRIOR CITY COMMISSION ACTION FOR NEW REQUEST
- RIGHT OF WAY DEDICATION APPROVAL BY PLANNING COMMISSION
- SUBDIVISION
- LOT DIVISION
- VACATION
- VARIANCE
- USE PERMIT
- ZONING
- PLOT PLAN REVIEW
- PLANNING COMMISSION APPROVAL OF PARKS, PUBLIC BUILDINGS, ETC.
- RIGHT OF WAY DEDICATION FOR STREETS - ALLEYS
- RIGHT OF WAY DEDICATION FOR FLOOD CONTROL
- AIR POLLUTION CONTROL APPROVAL
- CITY COMMISSION
- BUSINESS ACTIVITY DEPT. FOR LIQUOR & GAMING APPROVAL PROCEDURE.
- OUTSIDE AGENCY APPROVAL \_\_\_\_\_
- OTHER \_\_\_\_\_

APPLICANTS SIGNATURE: THAT THE APPLICANT IS AWARE OF DEFICIENCIES AND OTHER REQUIRED ACTIONS WHICH COULD RESULT IN HOLDING THIS ITEM IN ABEYANCE.

APPLICANT'S SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_