

SETBACK LINES

ZONING	R-1	R-D	R-E
FRONT	20'	25'	50'
SIDE	BOTH SIDES TOTAL 14' MINIMUM 5'	10'	10'
CORNER	15'	15'	10'
REAR	15'	30'	50' or 25% OF LOT DEPTH 35' MINIMUM



VICINITY MAP

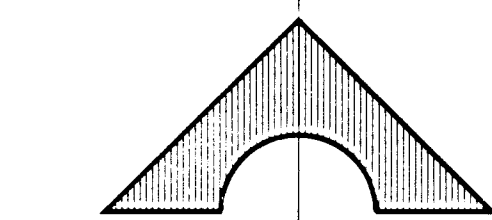
TABULATION

LAND USE DESIGNATION	R-1	R-D	R-E	NET ACRES	DENSITY
NO. OF LOTS	224	6	5	60.21	3.90

TYPICAL MINIMUM LOT SIZE

ZONING	FRONT WIDTH	MIN. AREA, S.F.	LOT #
R-1	65'	6,500	1-145, 151-186
R-D	90'	11,000	& 193-235
R-E	100'	20,000	187-192 146-150

* NOTE: LOTS 188 THROUGH 192 FACE NORTH.



SCALE: 1" = 100'
Z-142-89(4)

UTILITY SERVICES BY:

LAS VEGAS VALLEY WATER DISTRICT
SEWER BY CITY OF LAS VEGAS
SILVER STATE DISPOSAL
NEVADA POWER COMPANY
CENTRAL TELEPHONE COMPANY
SOUTHWEST GAS CORPORATION

LEGAL

BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF (N1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISED STANDARDS, SPECIFICATIONS AND DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CITY OF LAS VEGAS, NEVADA.
- A MINIMUM 7' WIDE UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO BACK OF CURB ON BOTH SIDES OF ROADWAY FOR SIGNAGE AND UTILITY PURPOSES.

LEGEND

- 7 LOT NUMBER
- EXISTING CONTOURS
- W EXIST. WATER LINE
- S EXIST. SEWER LINE
- W WATER LINE
- S SEWER LINE WITH MANHOLE
- UNIT BOUNDARY
- 5 BLOCK NUMBER

OWNER & DEVELOPER

DEL WEBB'S COVENTRY HOMES, INC.
4550 NORTH BLACK CANYON HIGHWAY
PHOENIX, ARIZONA 85017
(602) 433-5280

PREPARED BY

S. WILLIAM NEIGHBORS, G.C. WALLACE, INC.
1555 SOUTH RAINBOW BLVD.
LAS VEGAS, NV. 89102
(702) 363-1200

DEL WEBB'S COVENTRY HOMES, INC.

MOUNTAIN MEADOWS
RESIDENTIAL HOUSING SUBDIVISION
LOT LAYOUT

SHEET

1

OF 1 SHEETS

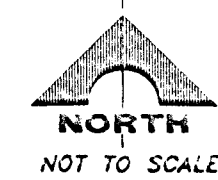
G.C. WALLACE, INC.
Engineering/Architecture

1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89102

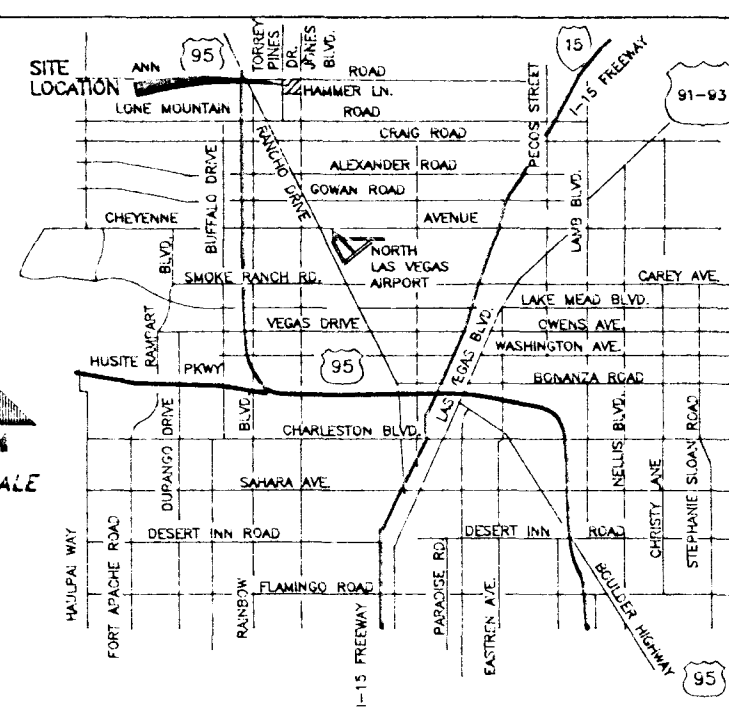
Z-142-89 P/O 1/13/94-RR C/C 2/2/94-APP

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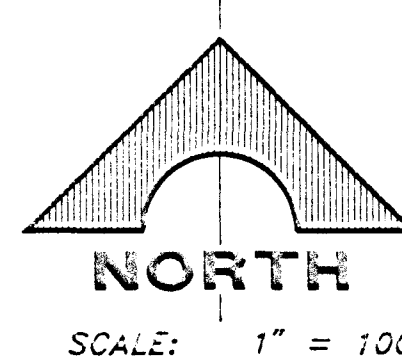
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LEGAL

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OWNER & DEVELOPER

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4550 NORTH BLACK CANYON HIGHWAY
PHOENIX, ARIZONA 85017
(602) 433-5280

PREPARED BY

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1555 SOUTH RAINBOW BLVD.
LAS VEGAS, NV 89102
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MOUNTAIN MEADOWS
RESIDENTIAL HOUSING SUBDIVISION
LOT LAYOUT

G.C. WALLACE, INC.
Engineering/Architecture
1555 SOUTH RAINBOW BLVD., LAS VEGAS, NEVADA 89102

SHEET

1

STAFF Z-14289 P/C 1/13/94

TORREY PINES DRIVE
Torrey Pines Drive

RE
undeveloped

ANN ROAD

RE
undeveloped

Maverick

MUSTANG ST

undeveloped
RE

RE

S81°23'27" - 626.20'

RD

RD

R1

R1

R1

R1

R1

R1

R1

R1

Hammer Lane

undeveloped
RE

Maverick

HAMMER LANE

S81°04'36" - 2525.50'

Ann Road

N81°42'26" - 2508.19'

Jones Blvd

JONES BOULEVARD

ZONING/DENSITY

PRESENT - RE (EAST HALF UNDER RESOLUTION OF INTENT TO R1)
PROPOSED - R1 & RD
NUMBER OF LOTS - R1 - 267
RD - 11
TOTAL - 278
GROSS ACREAGE - R1 - 62.43 ACRES
RD - 5.0 ACRES
TOTAL - 67.43 ± ACRES
DENSITY - 4.2 ± LOTS/ACRE
MIN. BUILDING SITE AREA = R1 - 6,500 SQ. FT.
RD - 11,000 SQ. FT.

LEGAL DESCRIPTION

PART OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

OWNER

LARRY CARR
2221 LA MAR, SUITE #870
ARLINGTON, TEXAS 76006

DEVELOPER

B.B.S. INVESTMENTS, INC.
4550 W. OAKLEY BLVD., SUITE #101
LAS VEGAS, NEVADA 89102
(702) 877-0608

ARCHITECT

ARCHITECTURAL DESIGN CONCEPTS, INC.
3900 PARADISE ROAD, SUITE #165
LAS VEGAS, NEVADA 89103
(702) 737-8049

ENGINEERS & PLANNERS

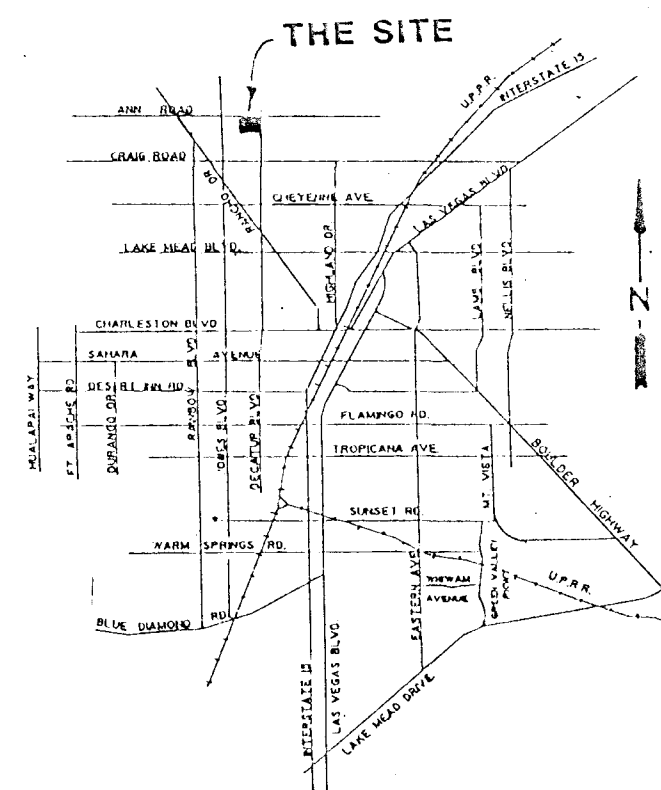
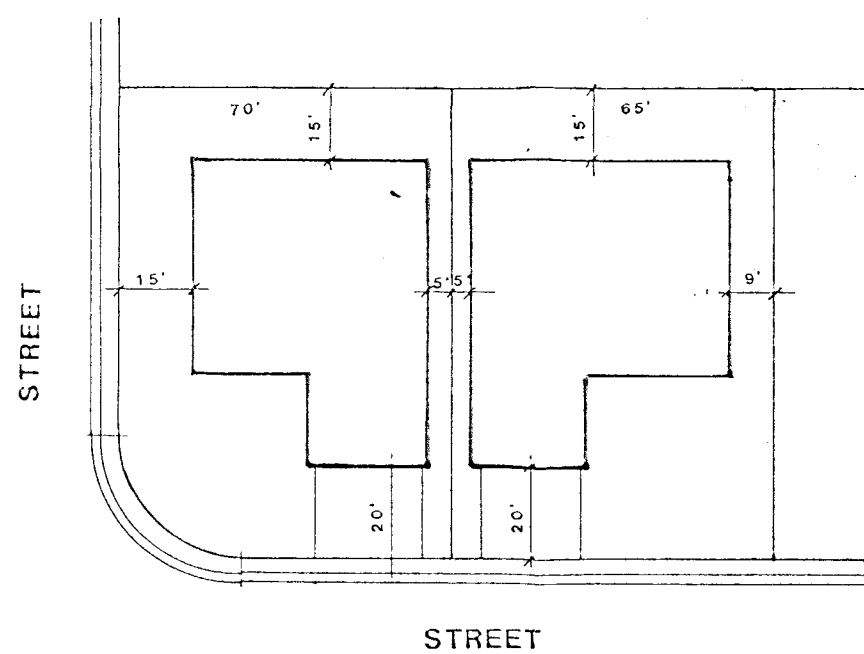
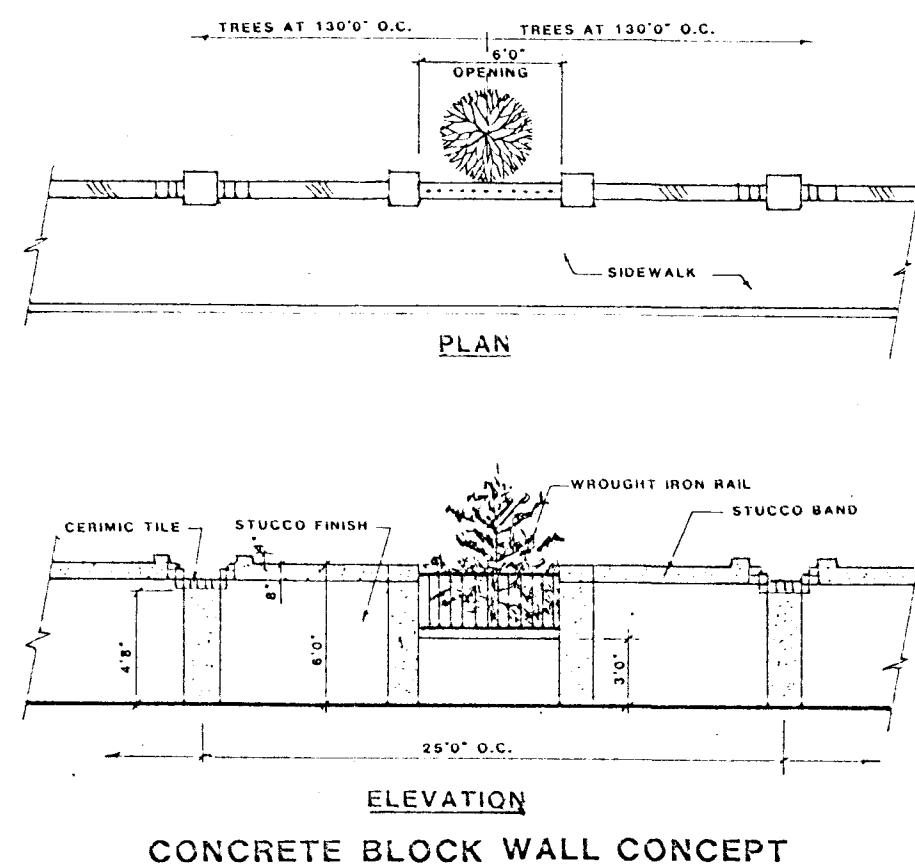
ENGINEERS & SURVEYORS, INC.
7018 W. CHARLESTON BLVD.
LAS VEGAS, NEVADA 89117
(702) 363-6415



MOUNTAIN MEADOWS
A MASTER PLANNED COMMUNITY
FOR B.B.S. INVESTMENTS

SITE PLAN

SITE PLAN



Z-142-89

PC-10/1/93-APP PC-9/24/90-APP
CC-1/2/93-APP CC-10/2/92-APP

PC-4/24/90-APP PC-5/22/90-APP
CC-6/24/90-APP CC-6/24/90-APP
CC-6/24/90-APP CC-6/24/90-APP

SHEET
A2

2