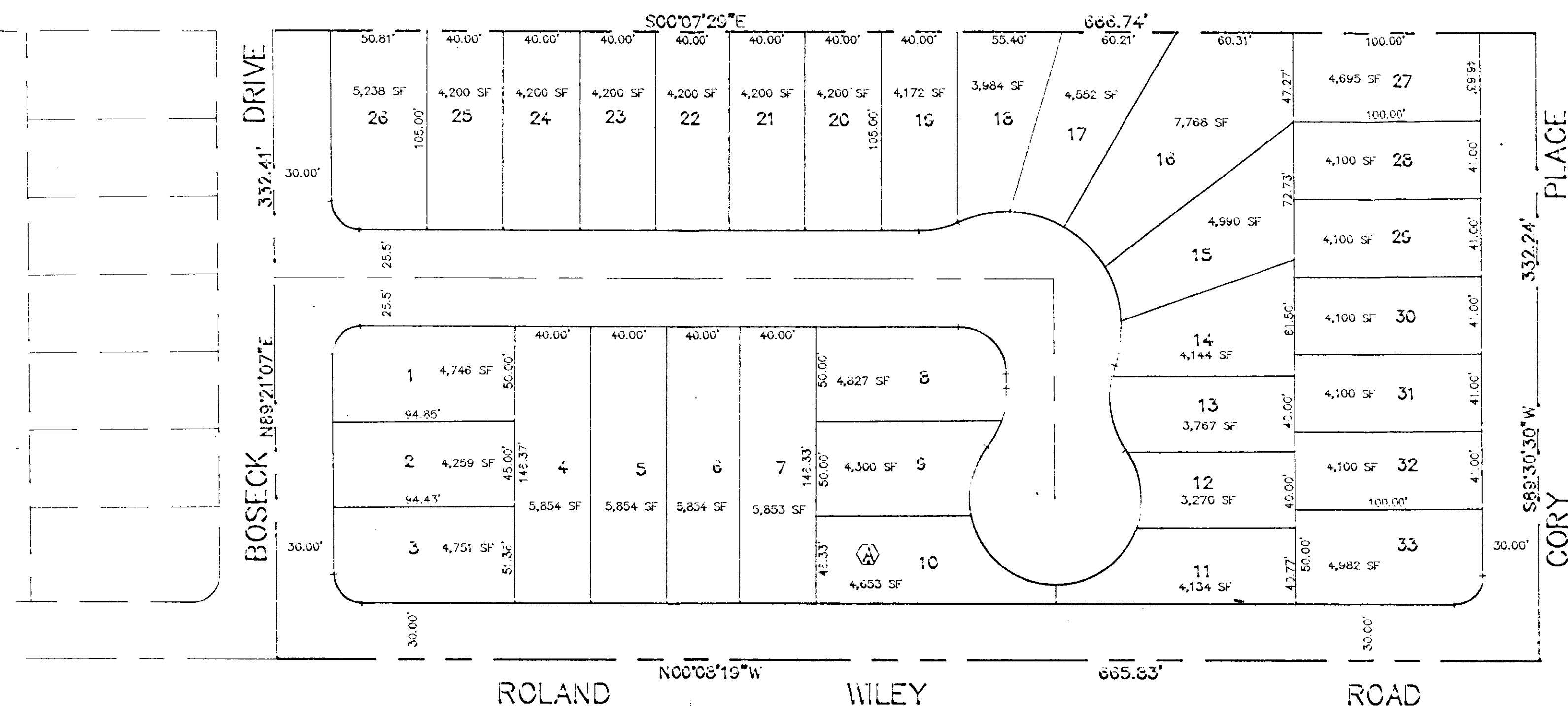
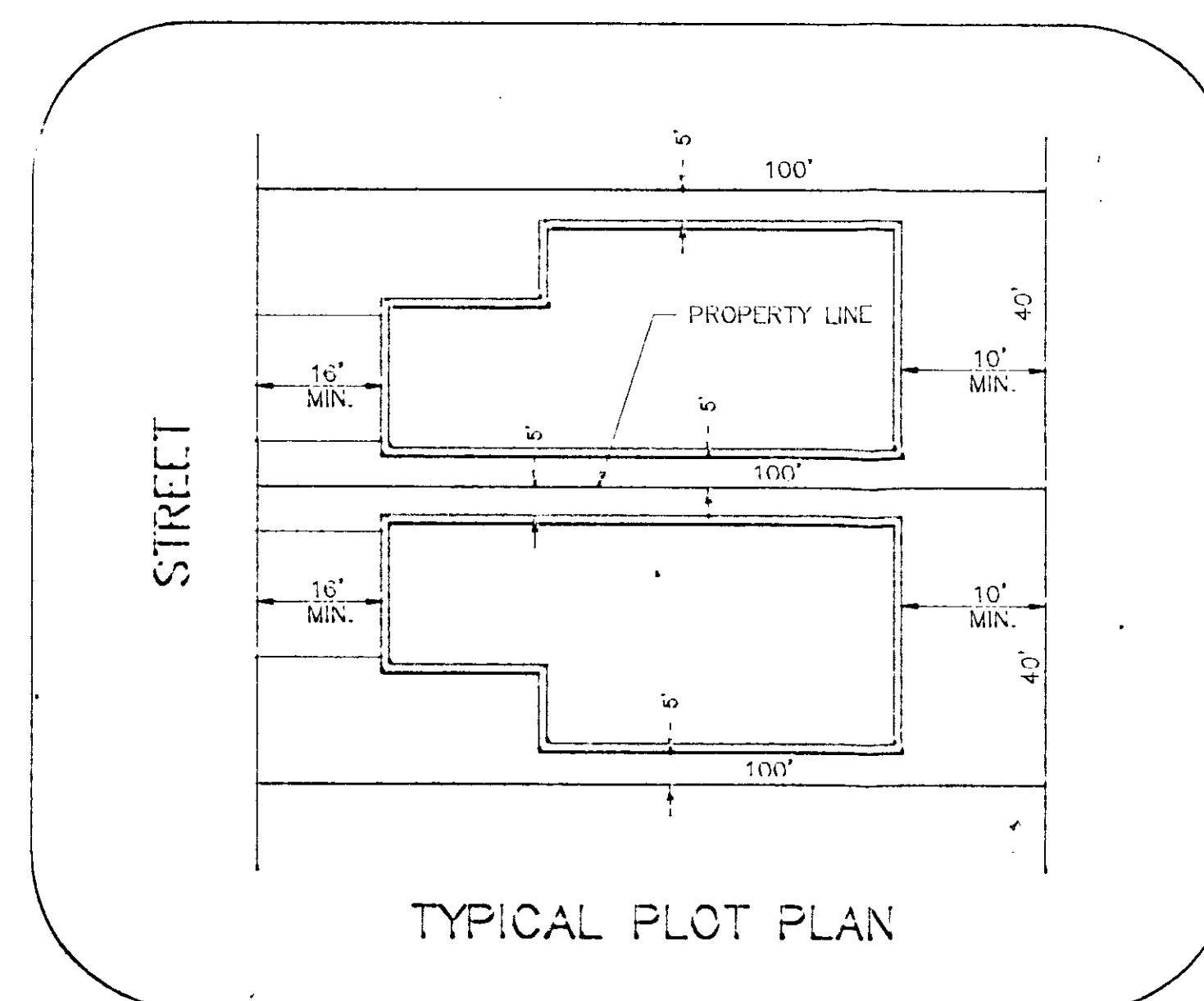


CIMARRON ESTATÈS NO. 3

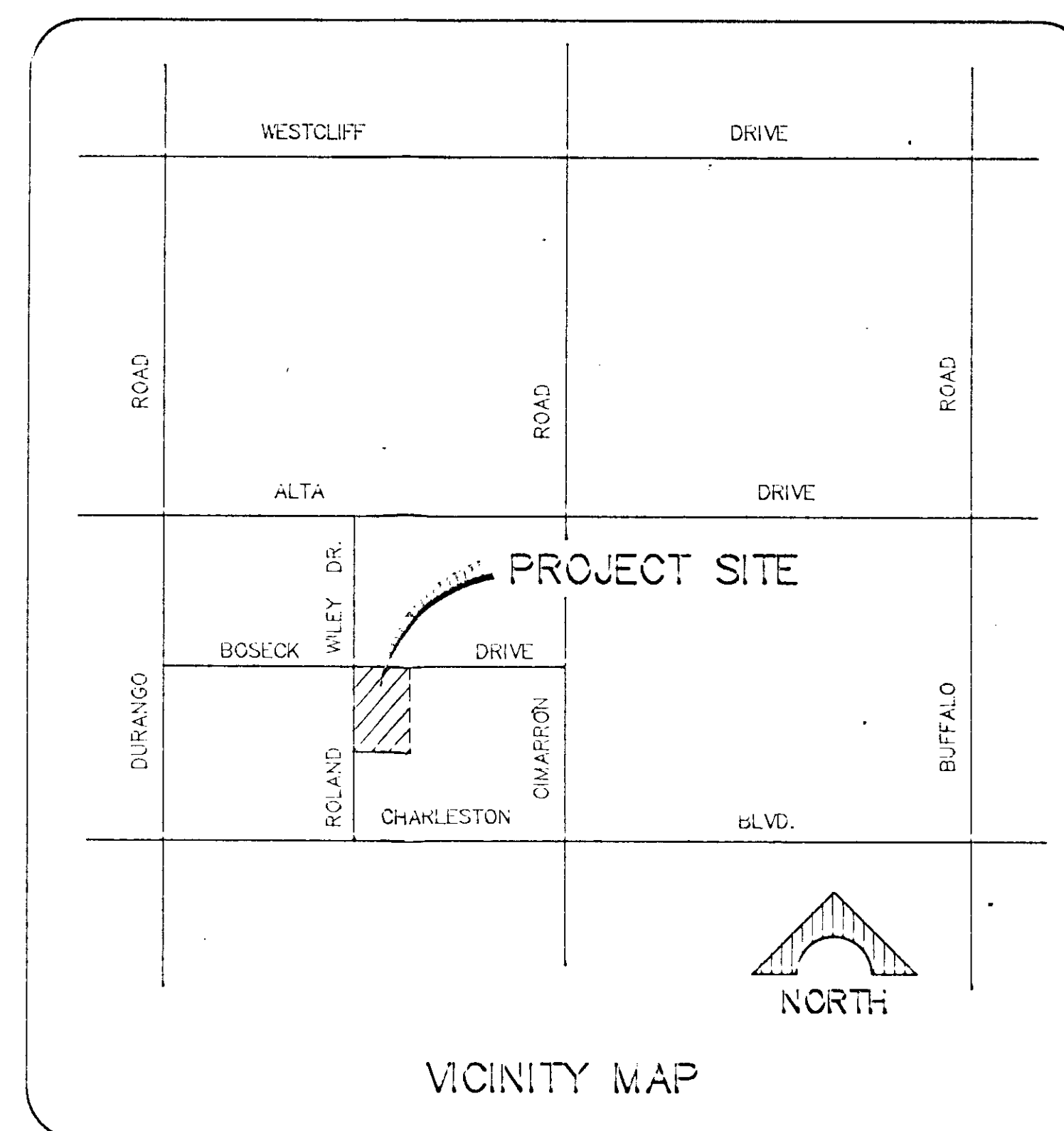
EXISTING R-CI. DEVELOPMENT
CIMARRON ESTATES NO. 2
BOOK 47 PAGE 80



UNDEVELOPED



UNDEVELOPED



LAND USE DATA

EXISTING ZONING	N-U
PROPOSED ZONING	R-CL
GROSS ACREAGE	5.0 ± AC.
MINIMUM LOT WIDTH	40' ±
NUMBER OF LOTS	33
DENSITY	6.60 ± DU/AC
PARKING SPACES REQUIRED	66
PARKING SPACES PROVIDED	66

LEGEND

	BLOCK NUMBER
14	LOT NUMBER
	EXISTING CONTOUR
	SEWER LINE
	WATER LINE
	EXISTING MANHOLE
	PROPOSED MANHOLE
	TRACT BOUNDARY

SETBACK REQUIREMENTS

FRONT YARD	10' *
REAR YARD	10'
SIDE YARD	5' **
CORNER SIDE YARD	10'

* MIN. OF 16' TO GARAGE DOOR

** MAY BE REDUCED TO ZERO IF THE OTHER SIDE IS A MIN. OF 10'

RECORD OWNER

STEVE REBEIL
C/O GEM HOMES, INC.
9916 CORAL SANDS DR.
LAS VEGAS, NEVADA 89117
TEL. (702) 254 - 7331

DEVELOPER

GEM HOMES, INC.
9916 CORAL SANDS DR.
LAS VEGAS, NEVADA 89117
TEL. (702) 254 - 7331

LEGAL DESCRIPTION

BEING THE WEST HALF (W 1/2), OF THE NORTHWEST QUARTER (NW 1/4),
OF THE SOUTHEAST QUARTER (SE 1/4), OF THE SOUTHWEST QUARTER (SW 1/4),
OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF
LAS VEGAS, CLARK COUNTY, NEVADA.

[illegible]

DeLUNA, INC.
ENGINEERING • PLANNING • SURVEYING
1101 SOL. RAINBOW E-NO., SUITE 21 LAS VEGAS, NEVADA 89178, (702) 670-8393

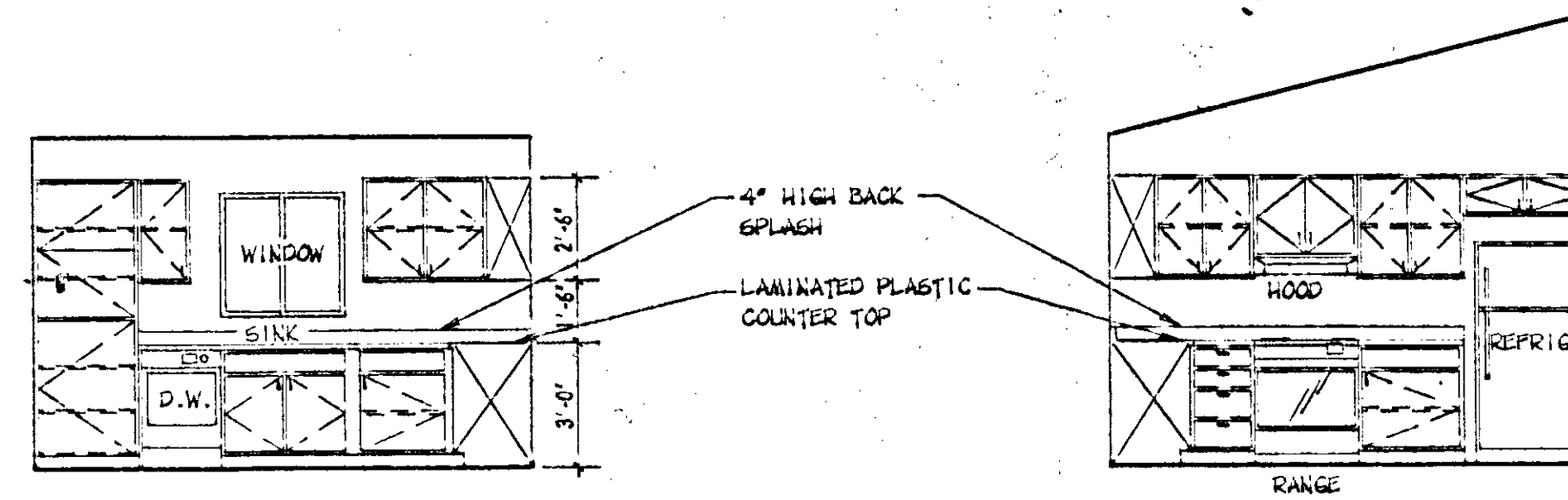
INTENTS: GEM HOMES, INC.
CIMARRON ESTATES NO. 3
ZONING MAP

SHEET
1
OF SHEETS

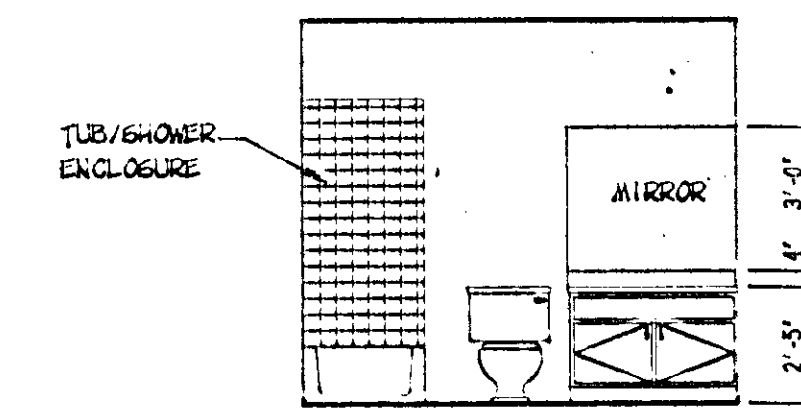
ZONING MAP

SEE REVISED

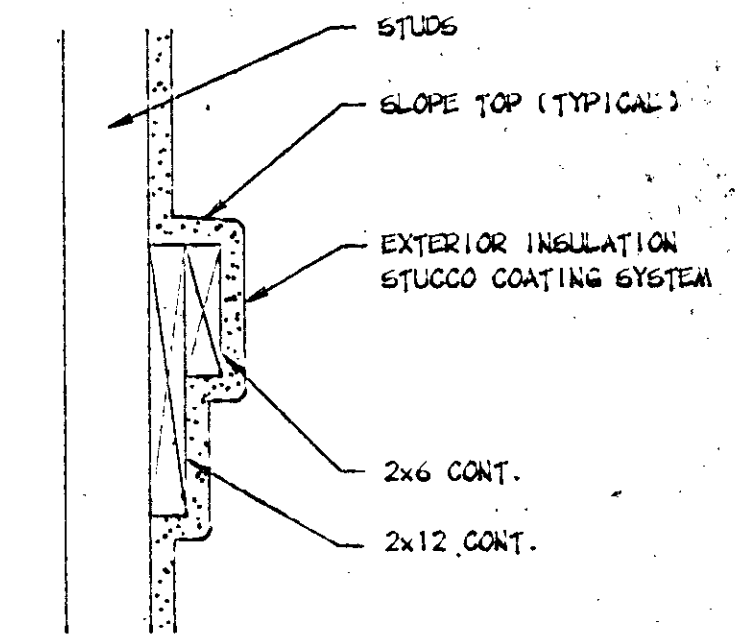
10/18/90



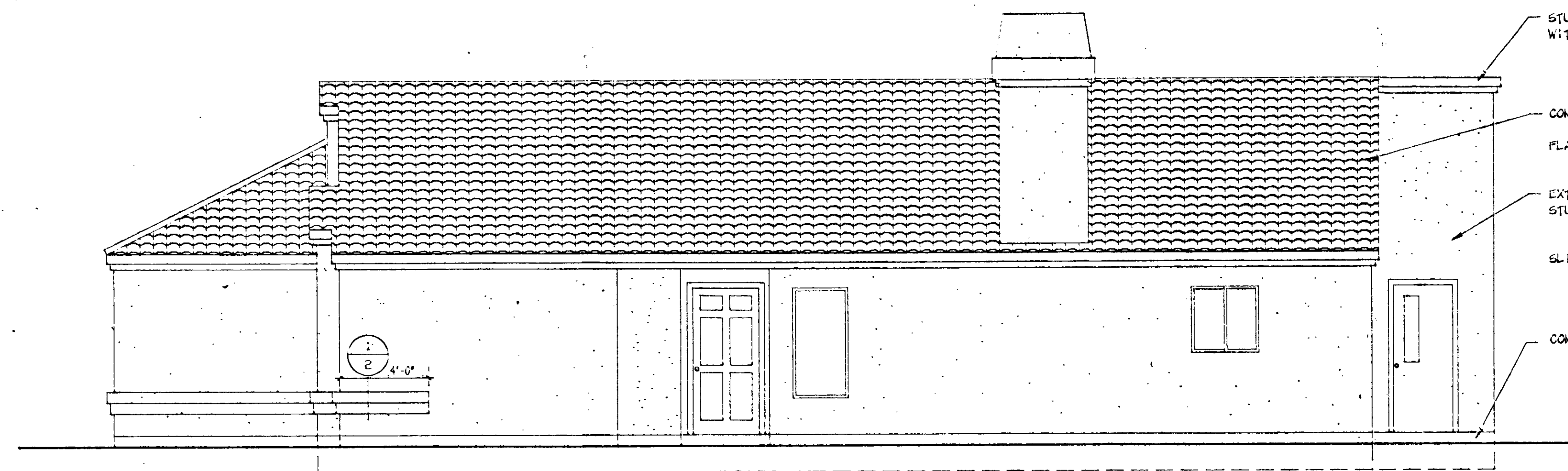
INTERIOR ELEVATIONS - KITCHEN
1/4" = 1'-0"



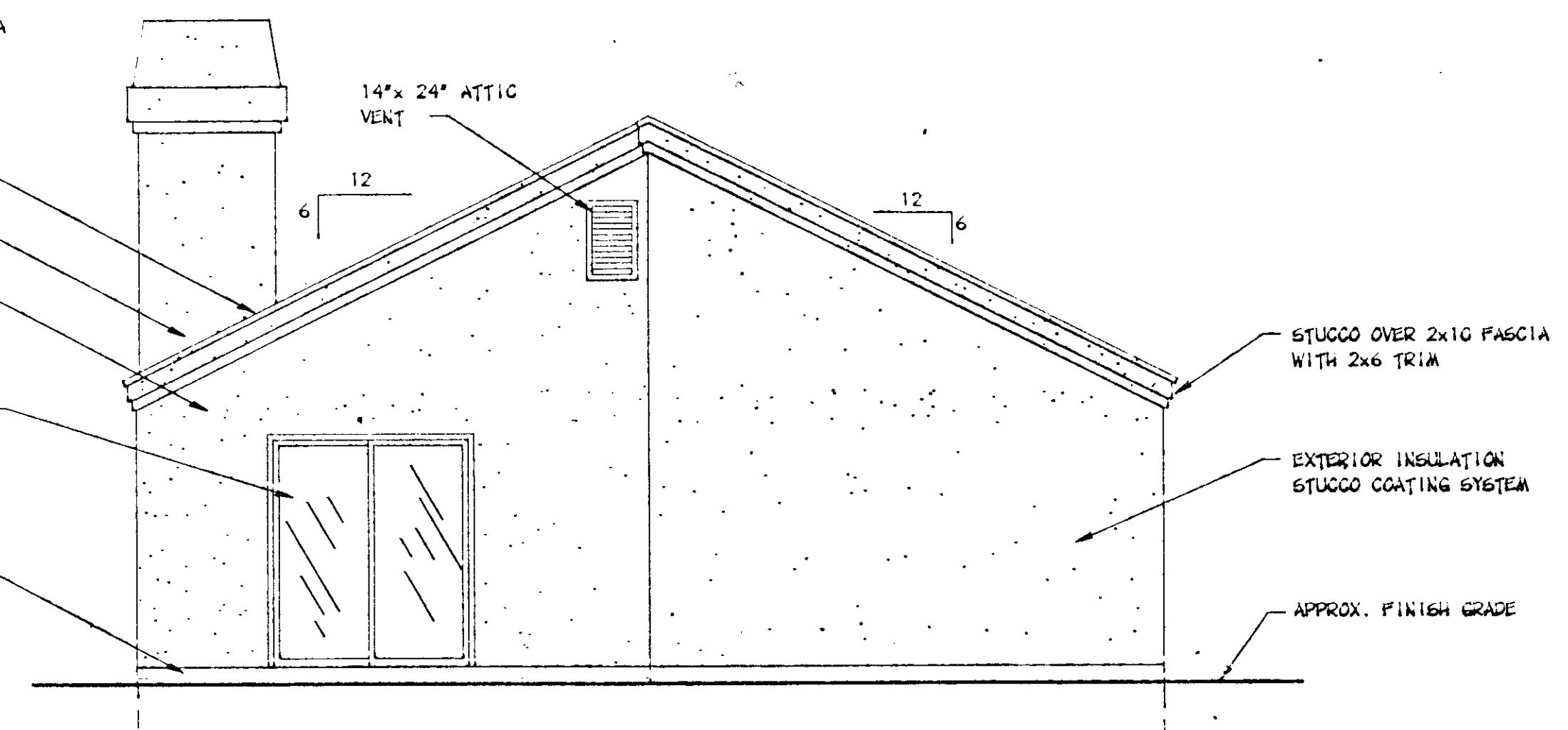
INT. ELEV. - BATH
1/4" = 1'-0"



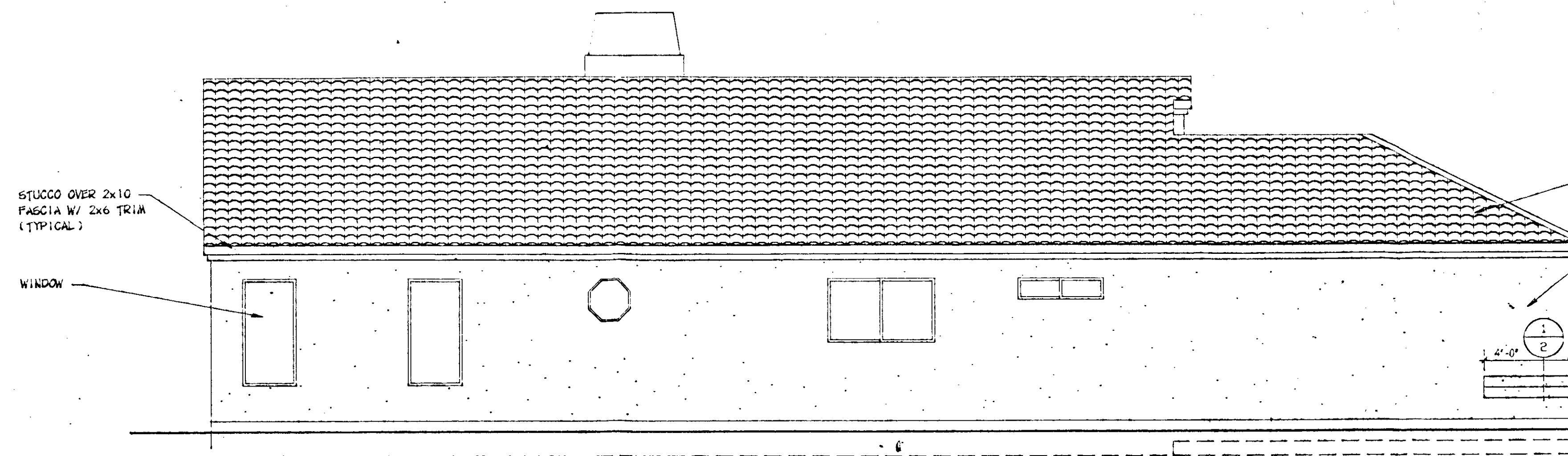
1 DETAIL
1 1/2" = 1'-0"



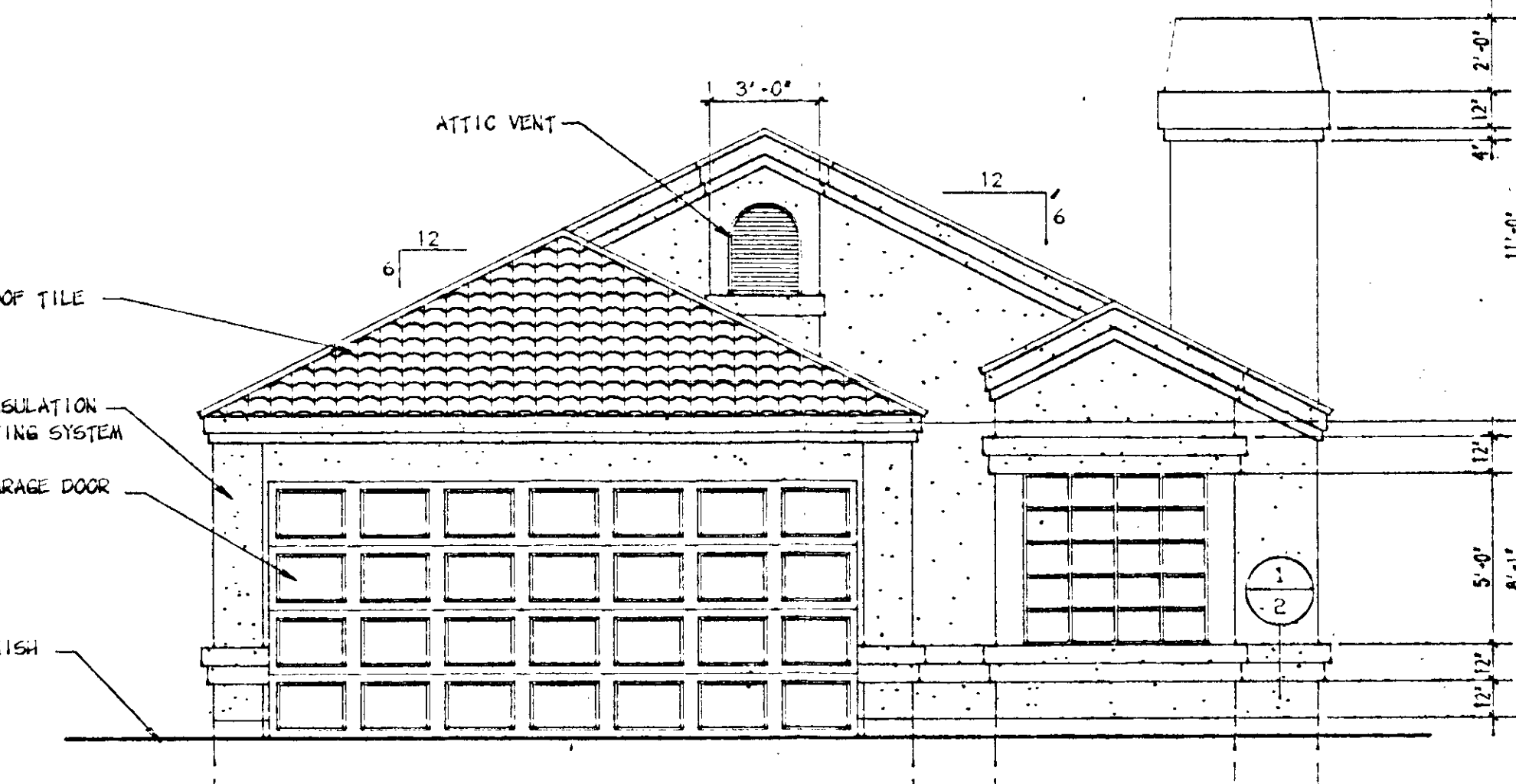
LEFT SIDE ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

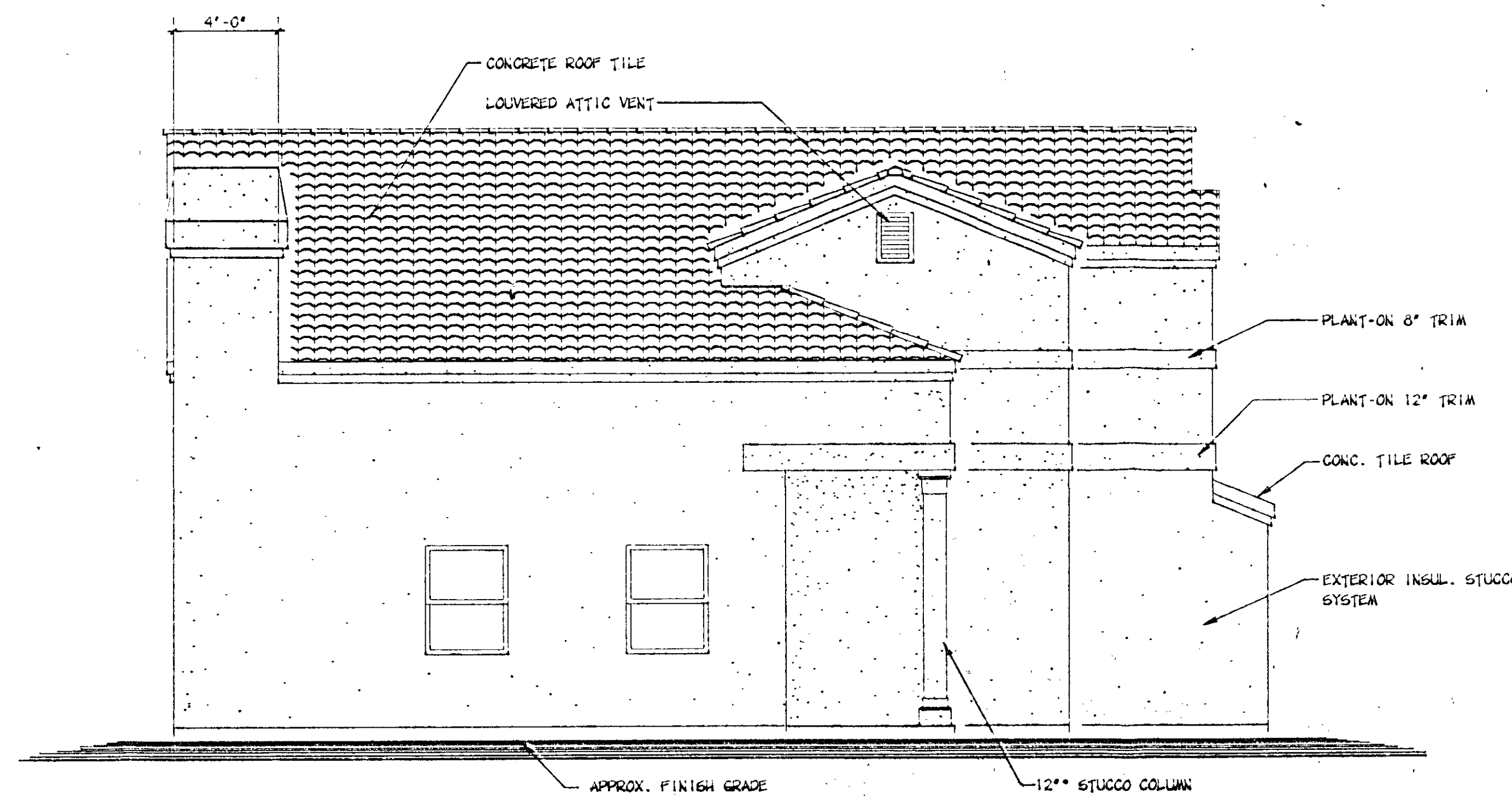
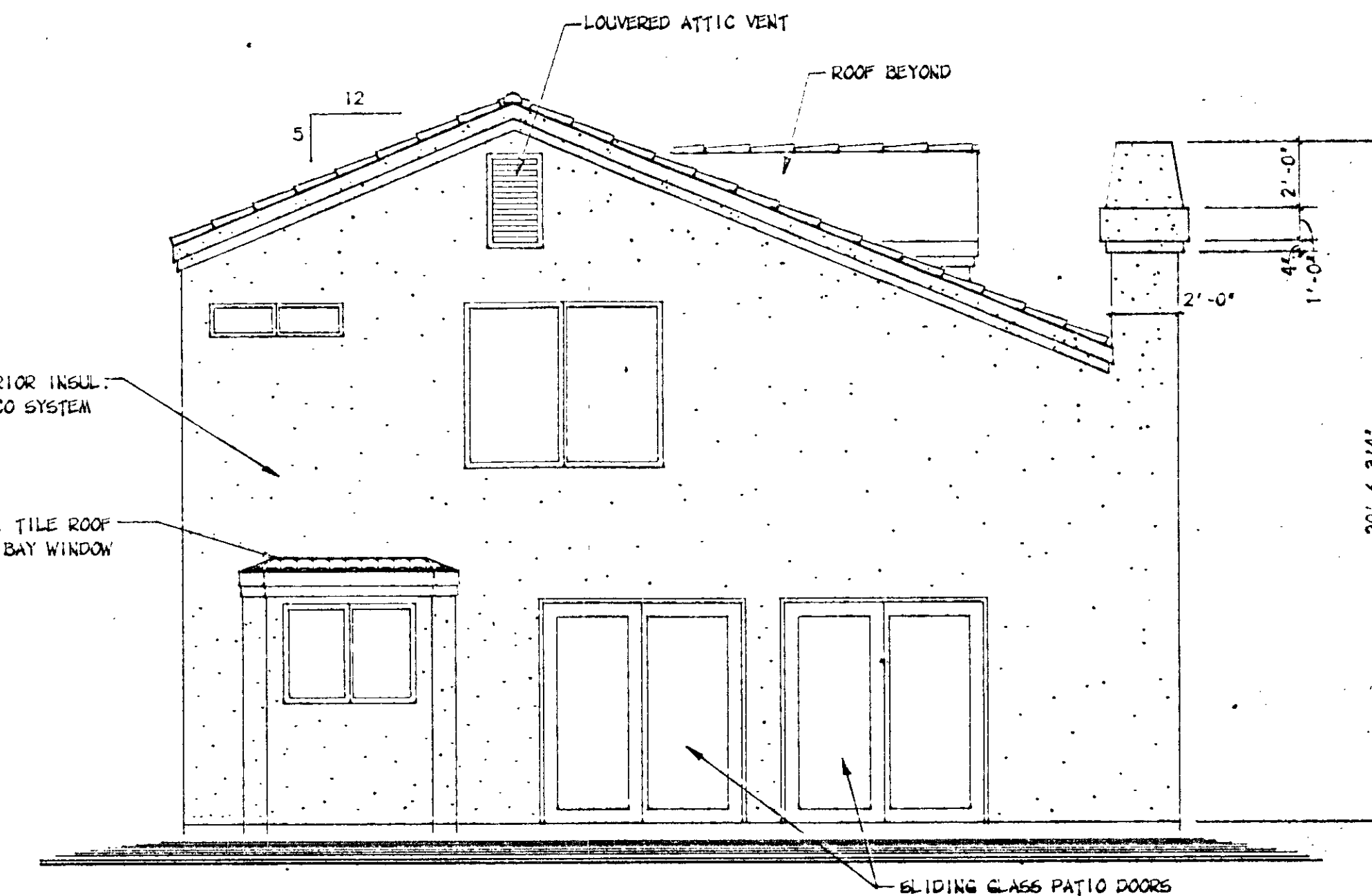
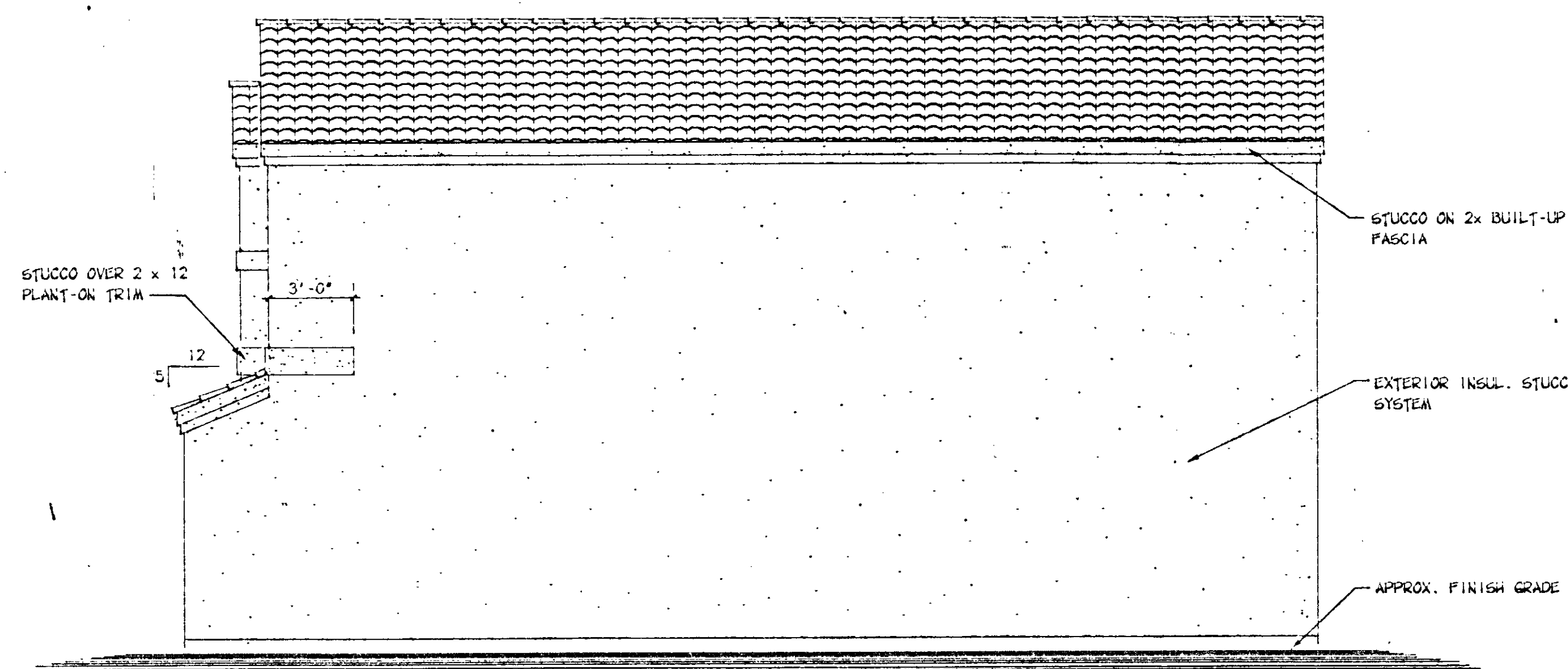
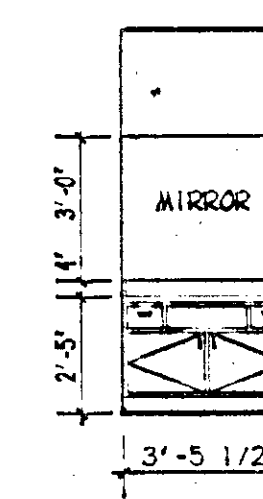
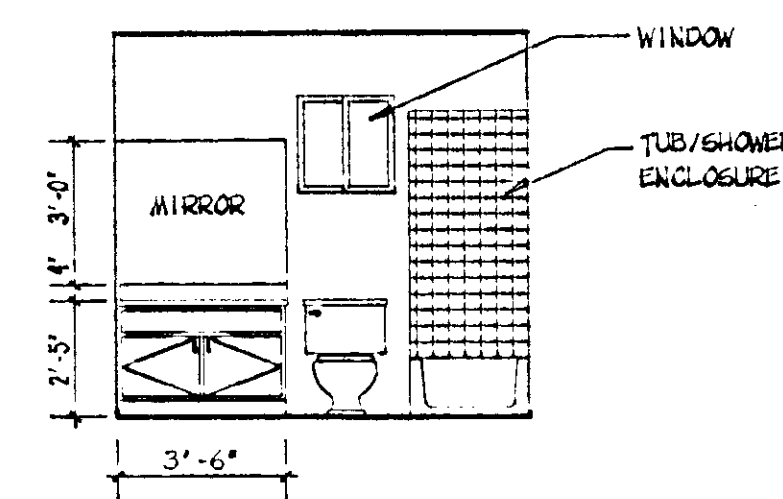
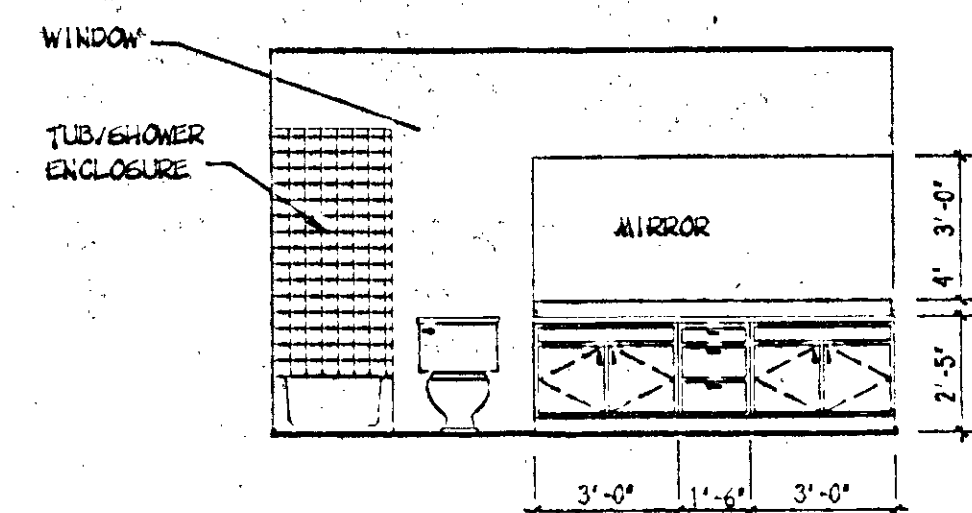
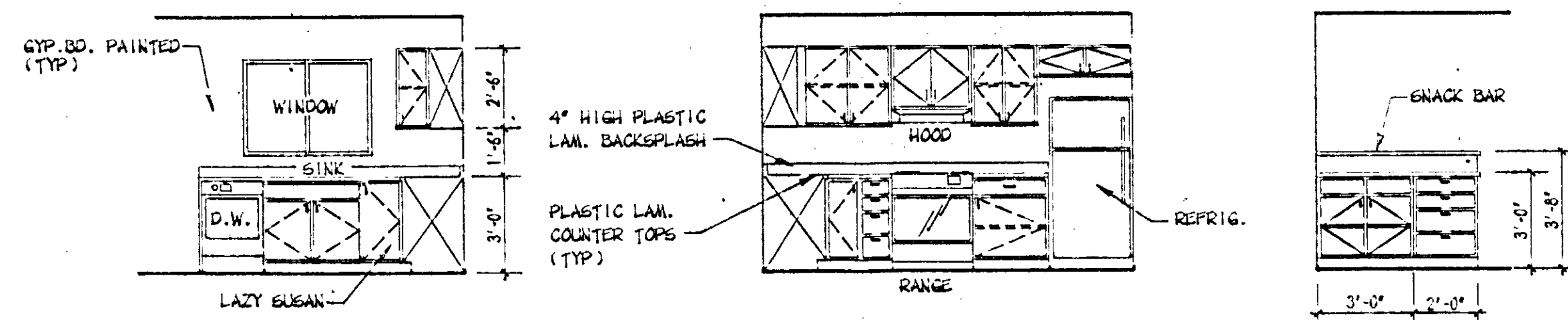


RIGHT SIDE ELEVATION
1/4" = 1'-0"



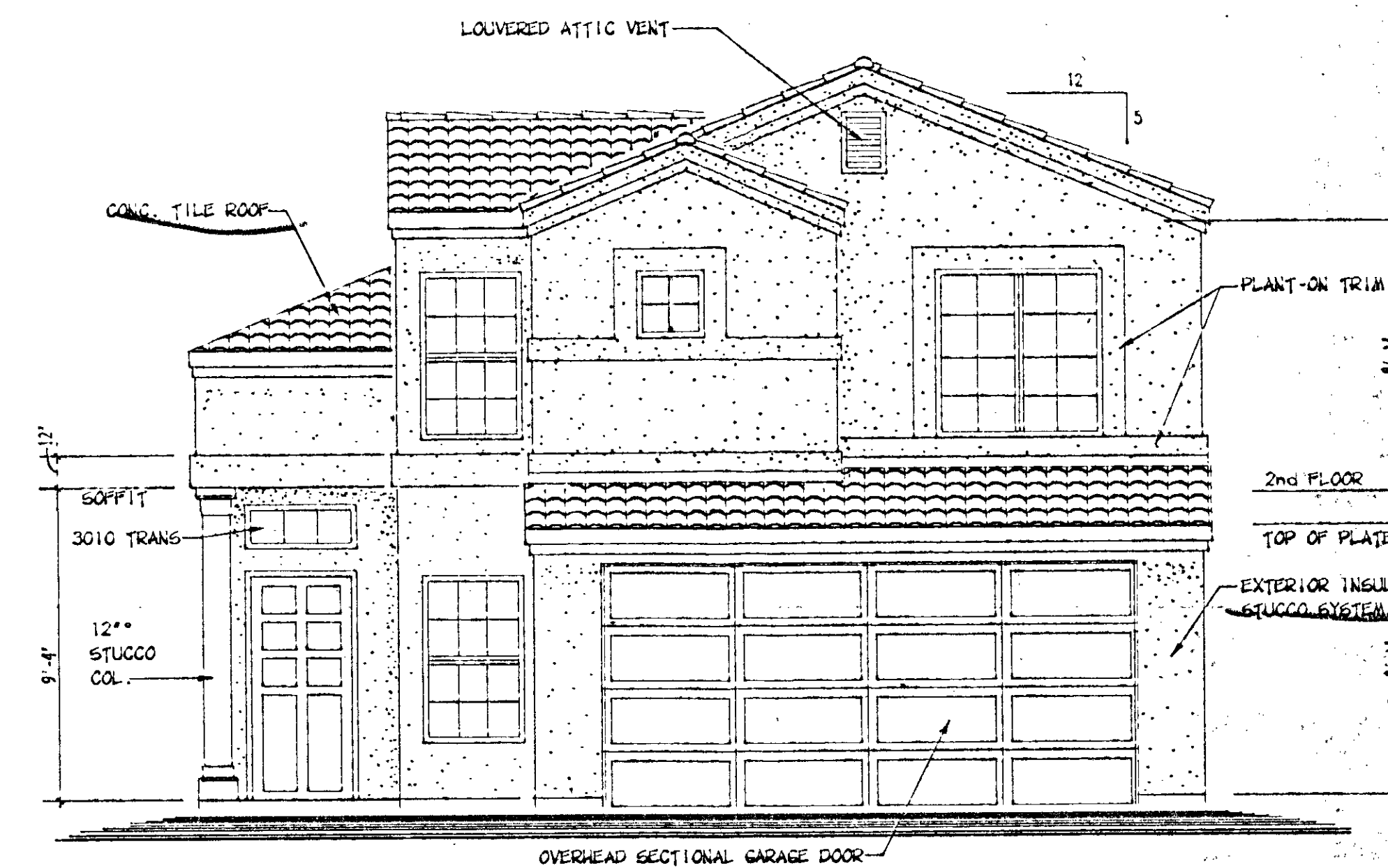
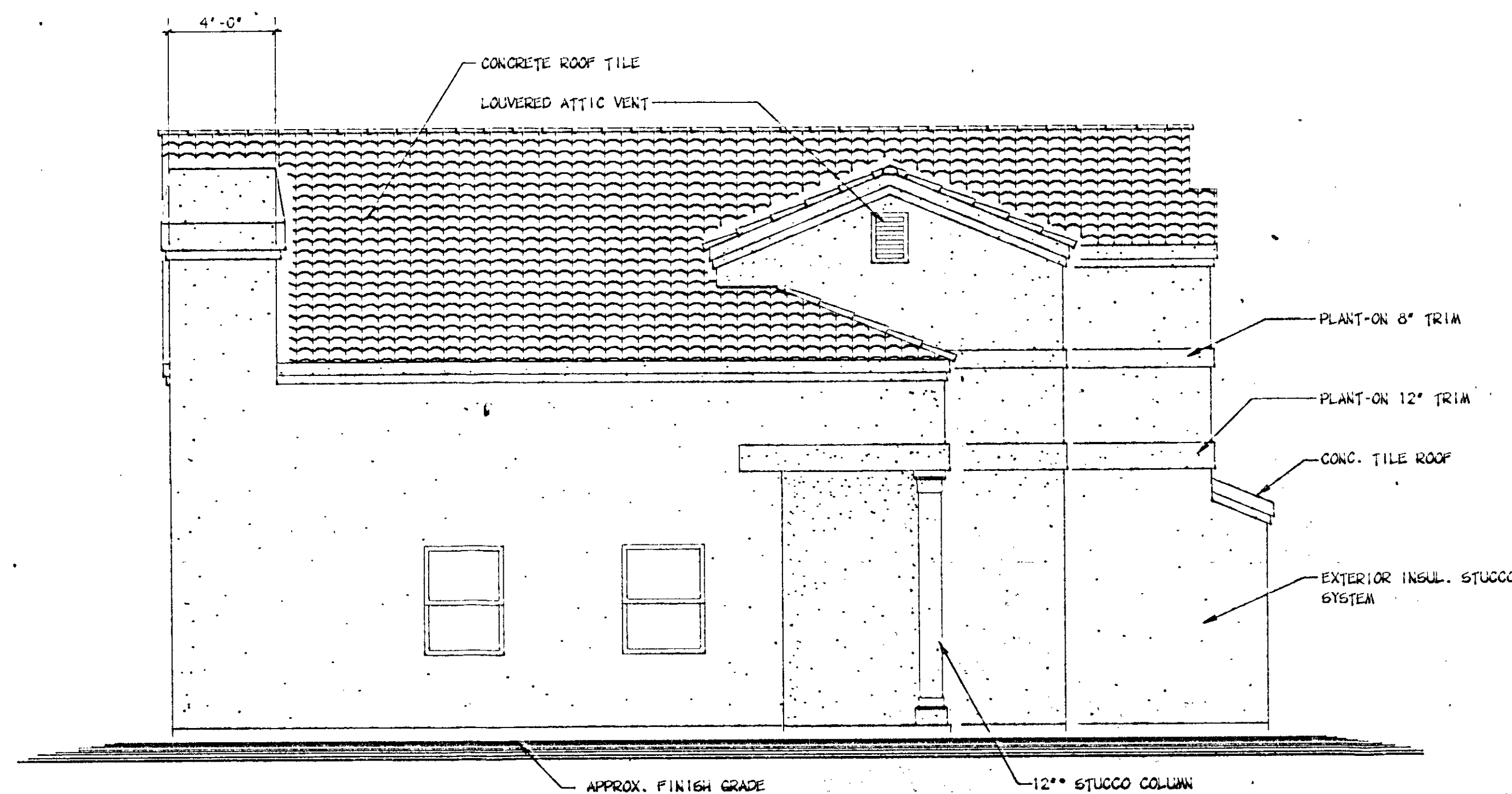
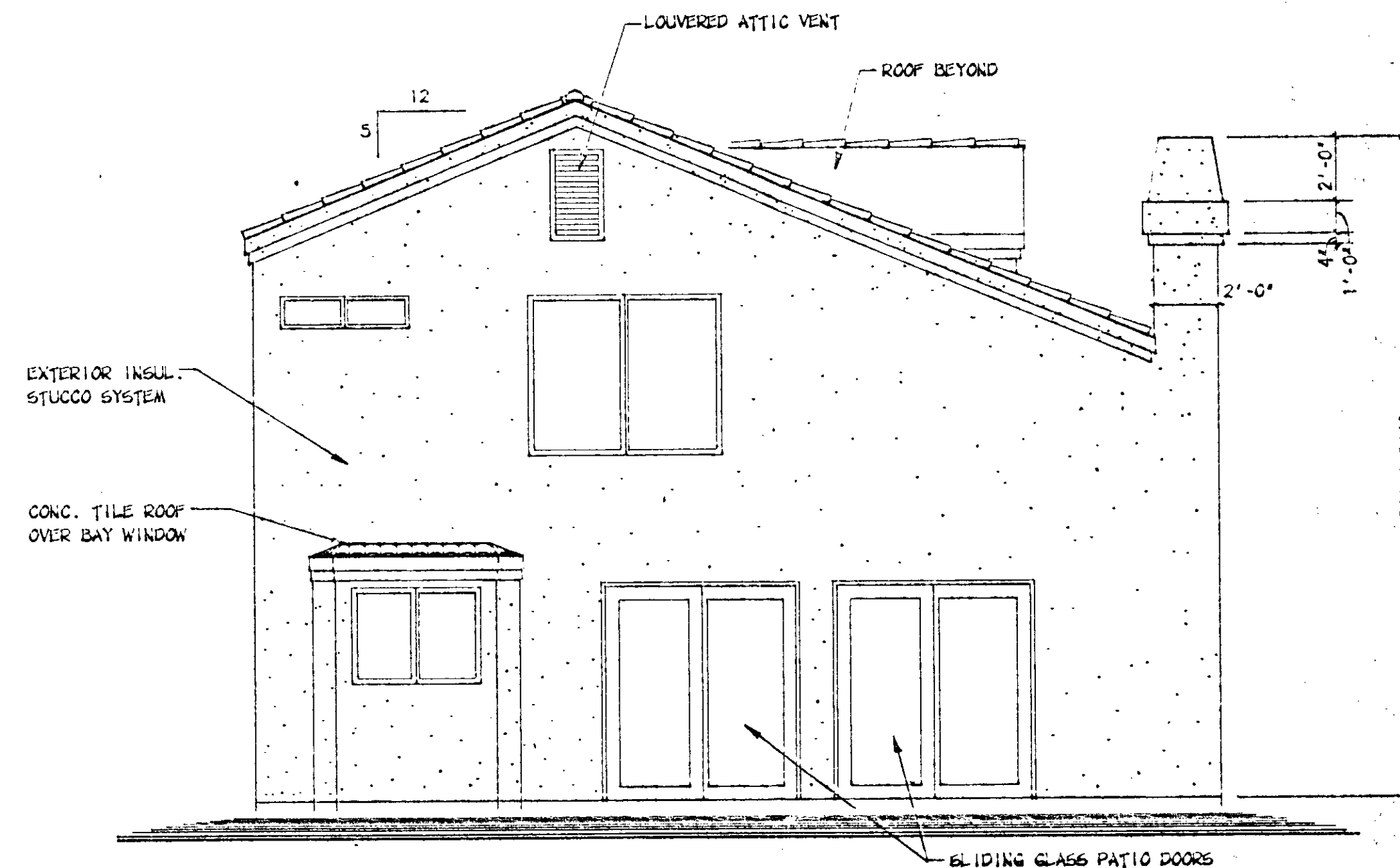
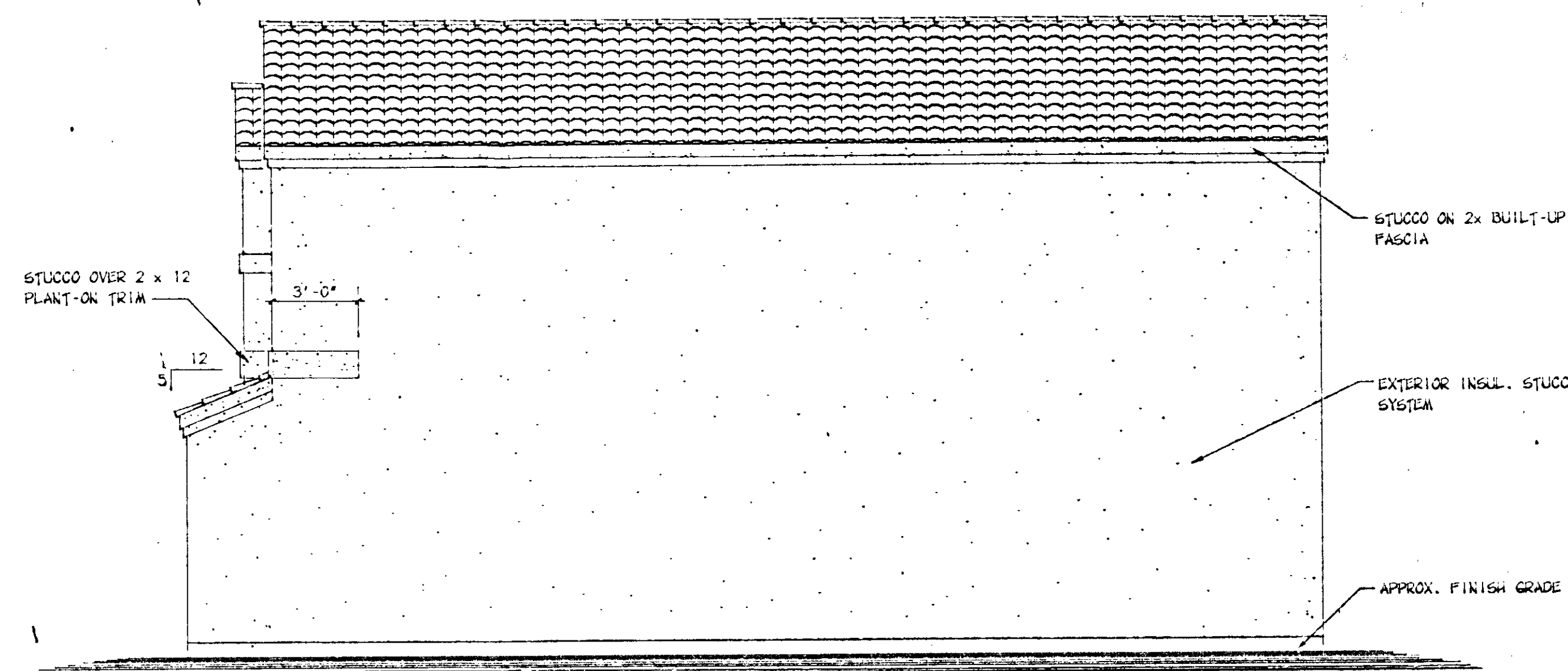
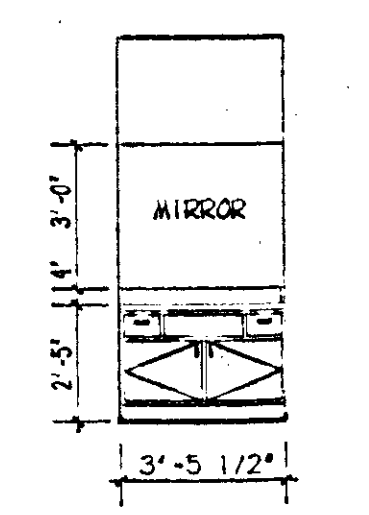
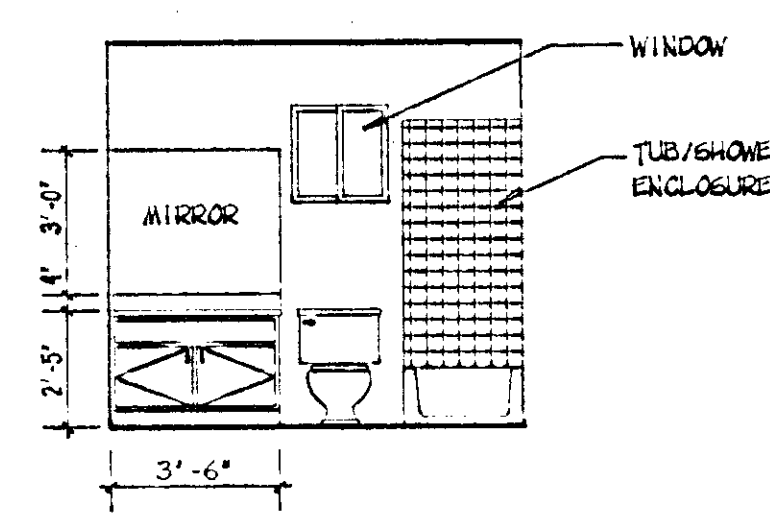
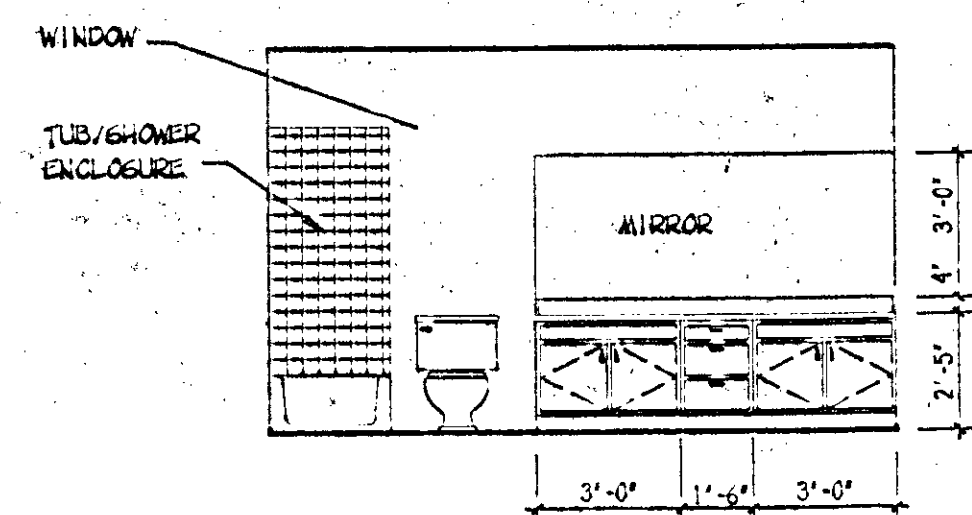
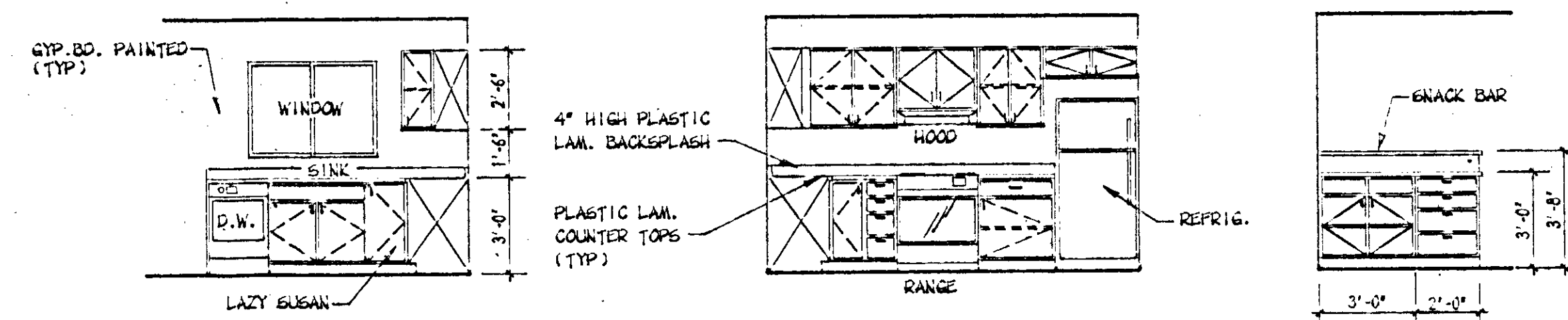
FRONT ELEVATION
1/4" = 1'-0"

2-15-90
P/C 1/10/91

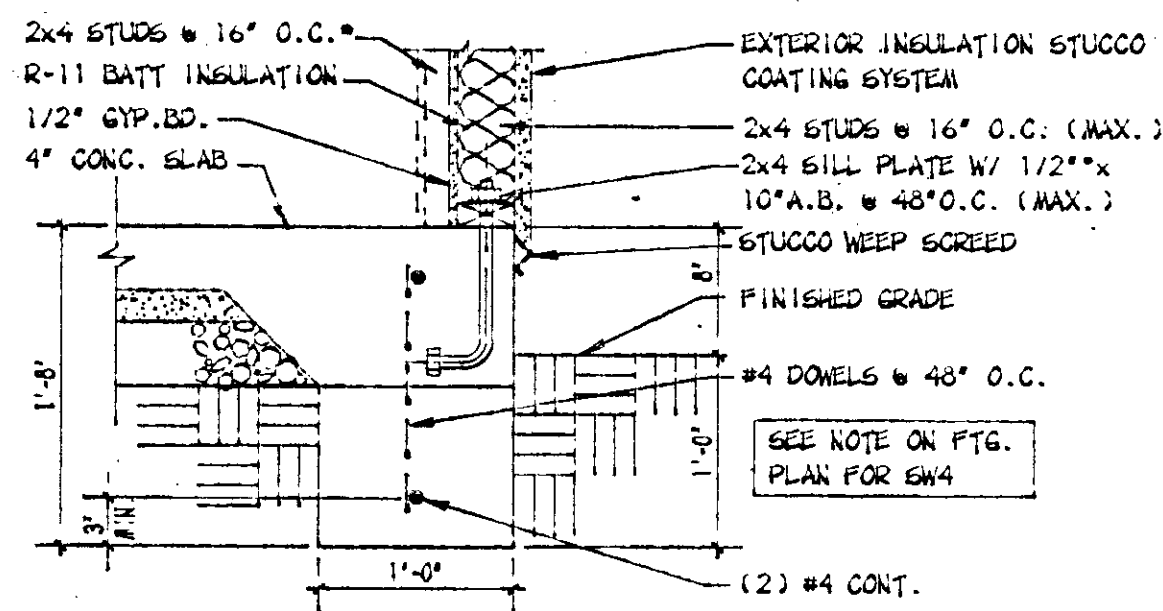


CC-2/4/91 -
PC-1/10/91 - APP
Z-151-90
P/C 1/10/91

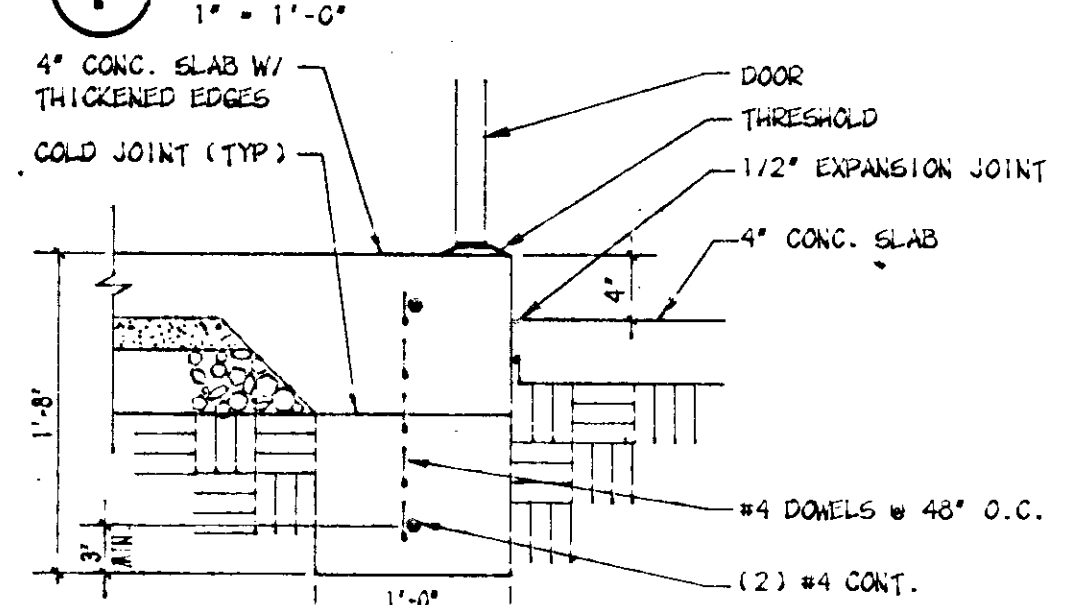
Z-151-90



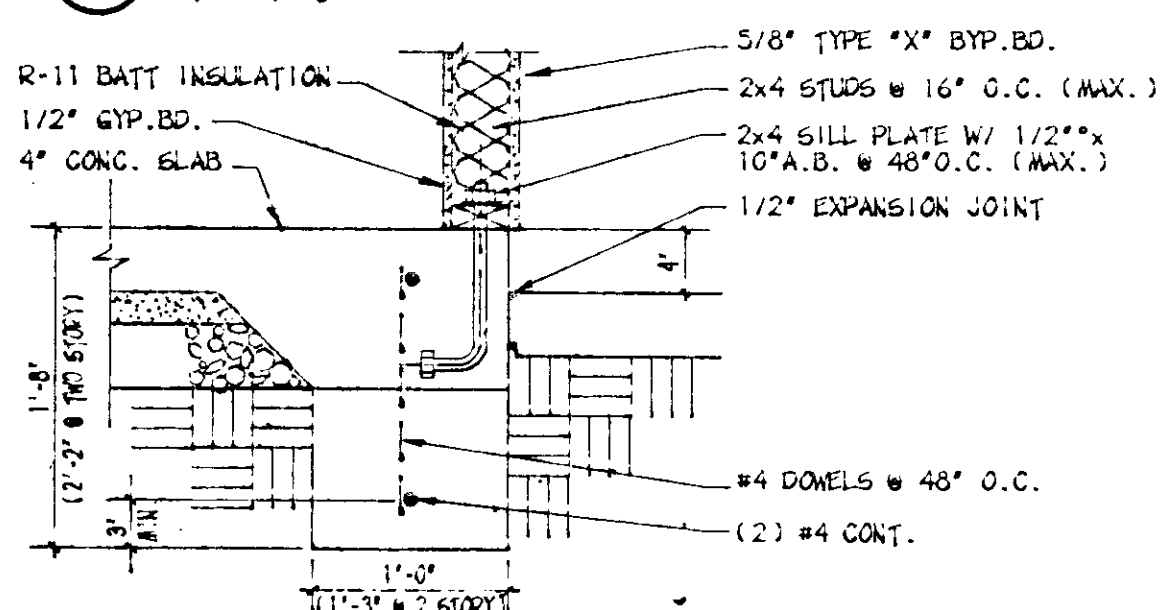
STAFF
2-151-90
P/C 1/10/91



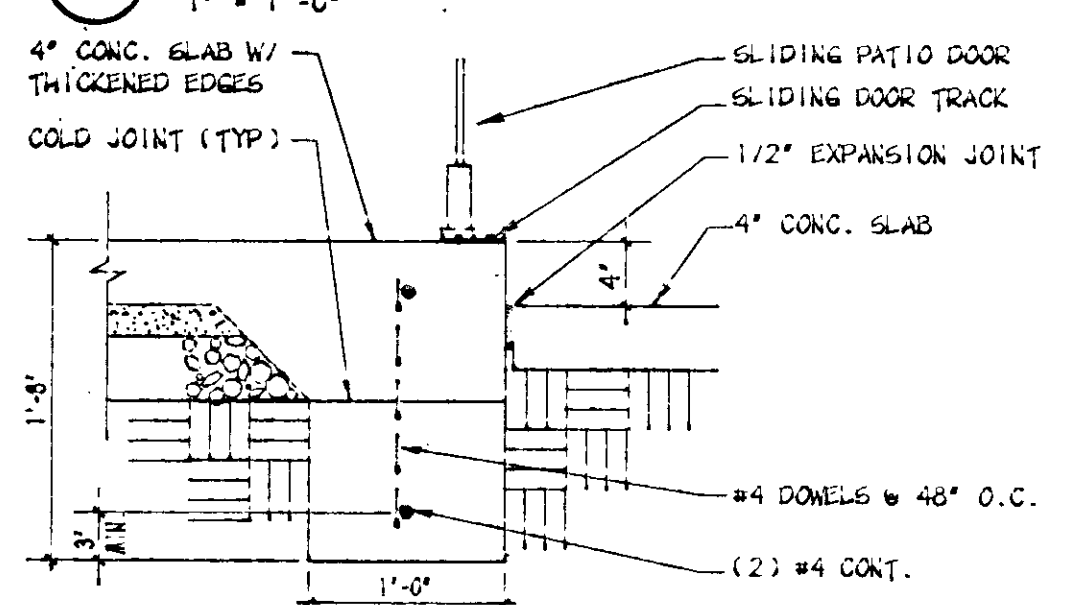
1 DETAIL
1\"/>



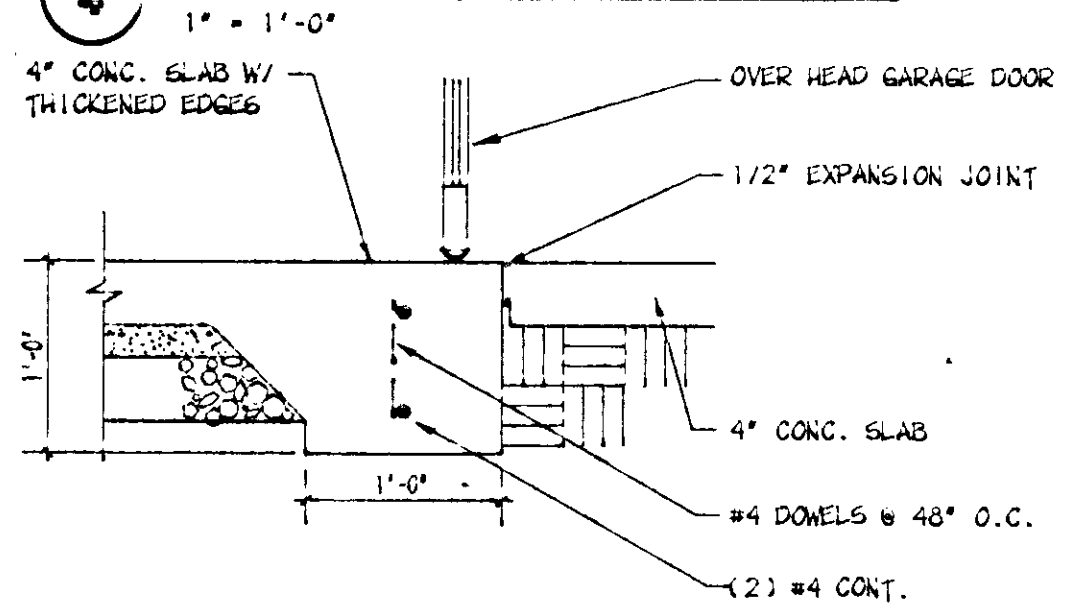
2 DETAIL
1\"/>



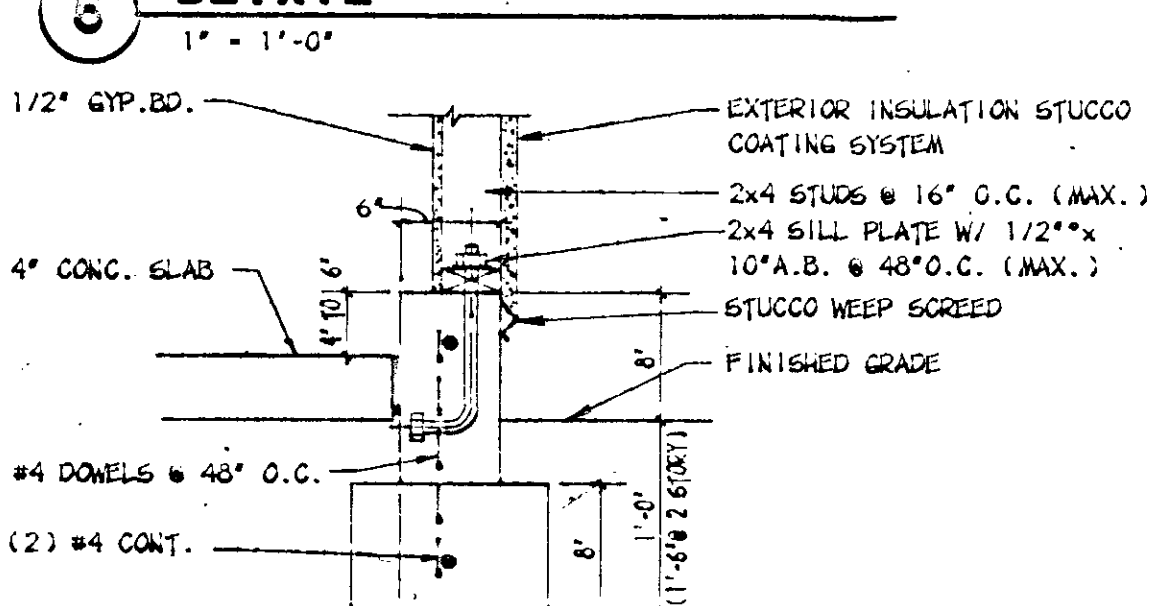
3 DETAIL
1\"/>



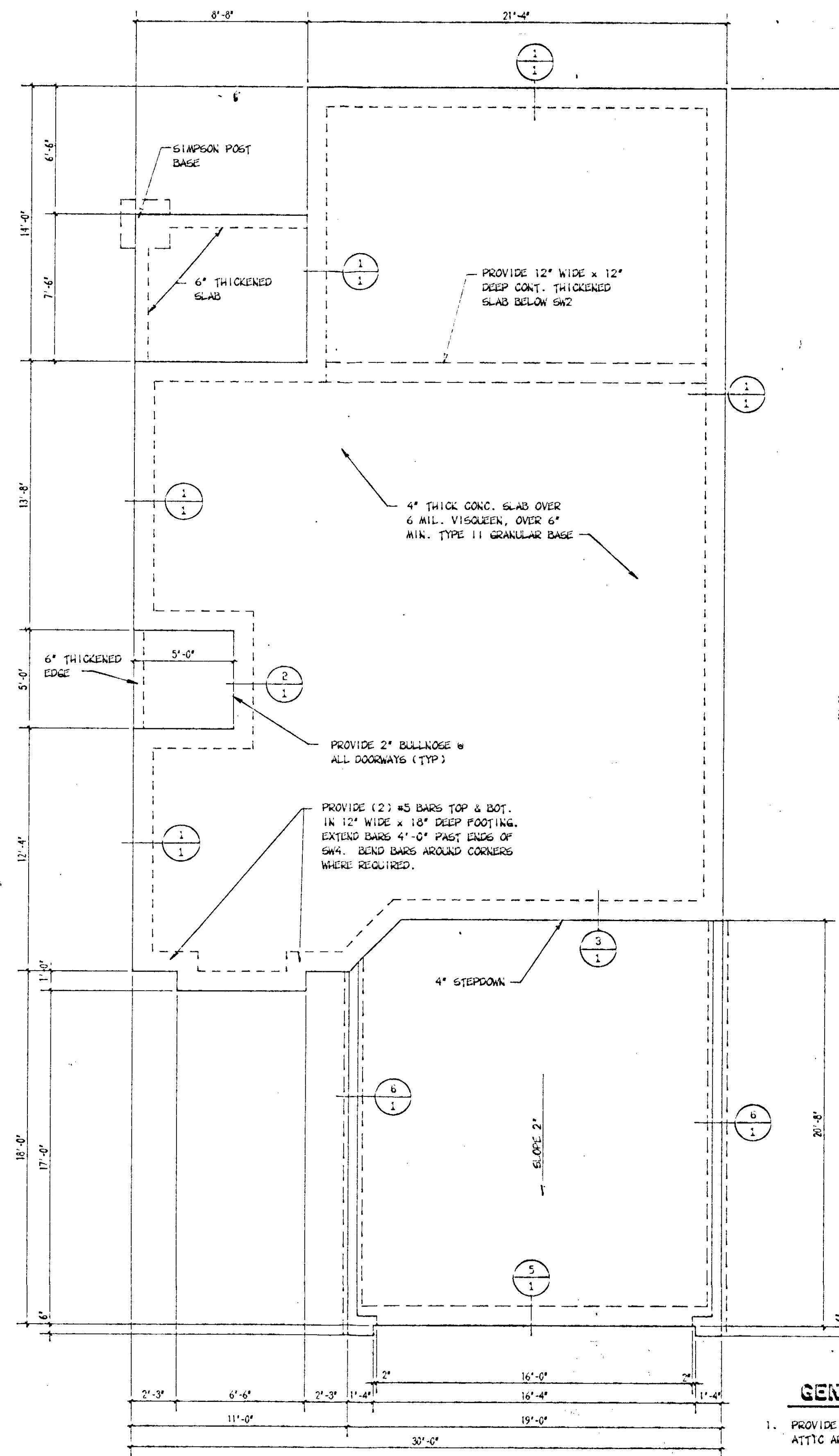
4 DETAIL
1\"/>



5 DETAIL
1\"/>



6 DETAIL
1\"/>

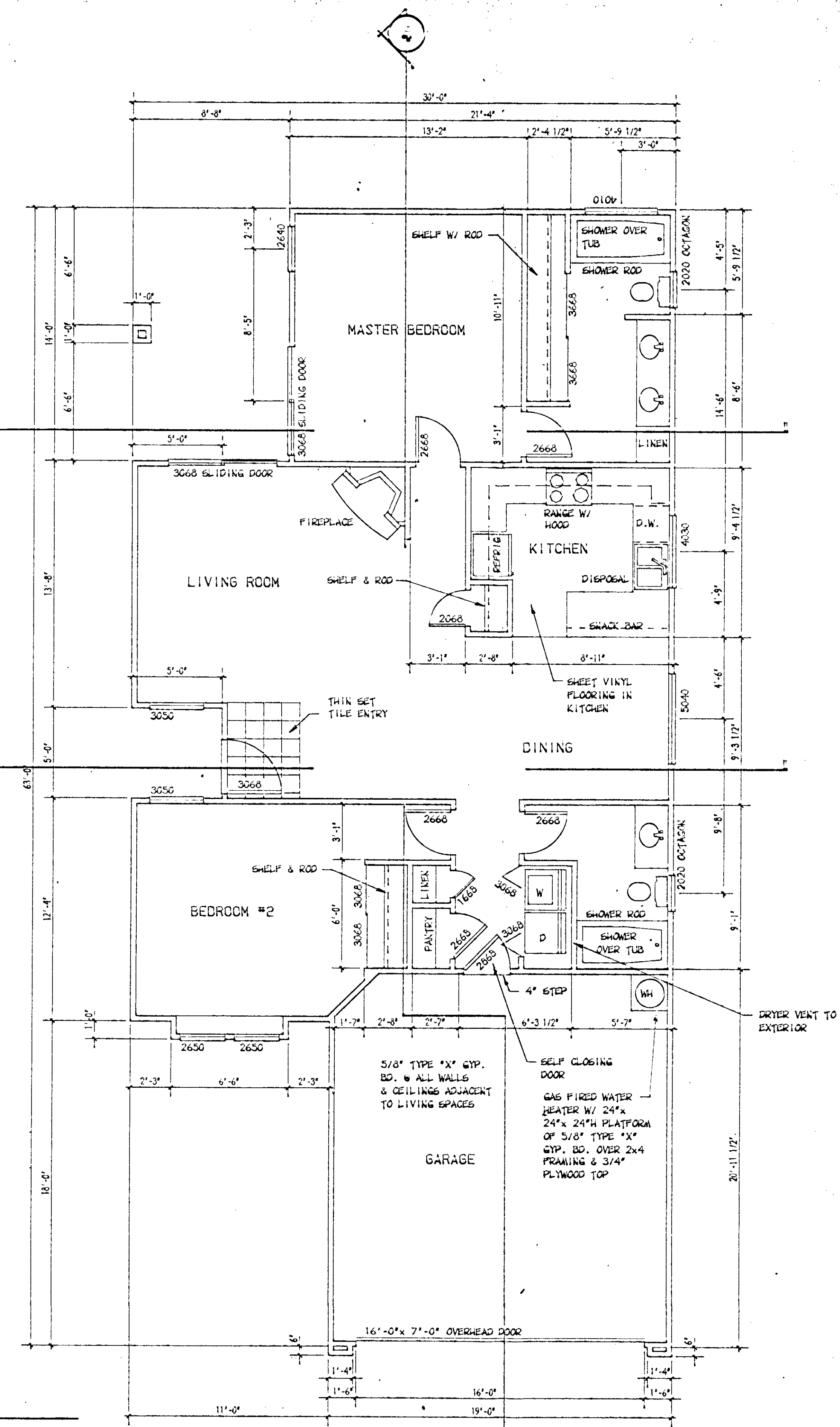


FOOTING PLAN
174\"/>

NOTE:
SEE SHEET 30 FOR
SHEAR WALL LOCATIONS
AND NOTES.

GENERAL NOTES

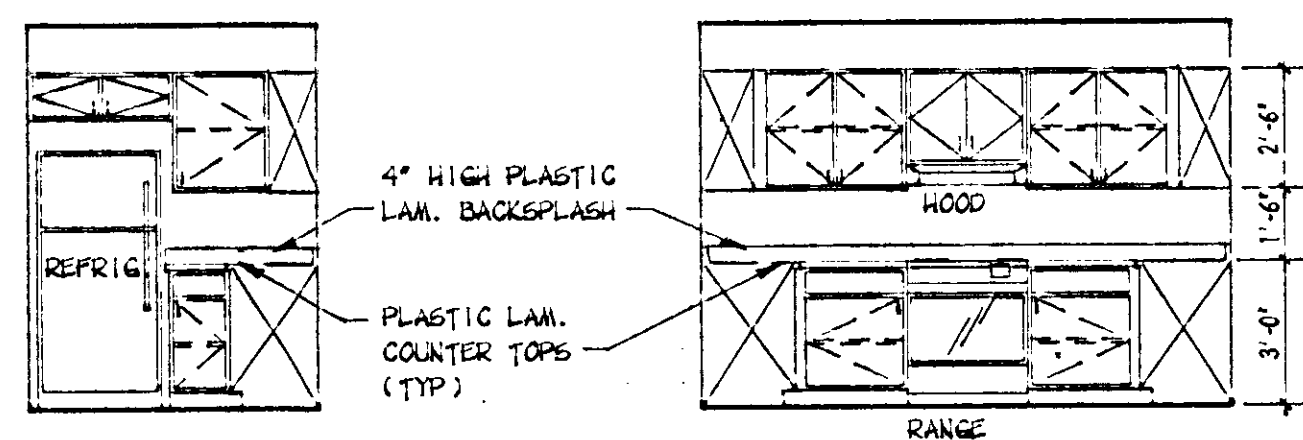
1. PROVIDE ATTIC VENTILATION EQUAL TO 1/150 OF ATTIC AREA.
2. SHOWER WAINSCOT SHALL BE SMOOTH, HARD AND NON-ABSORBANT TO A 70\"/>



MAIN FLOOR PLAN
1/4\"/>

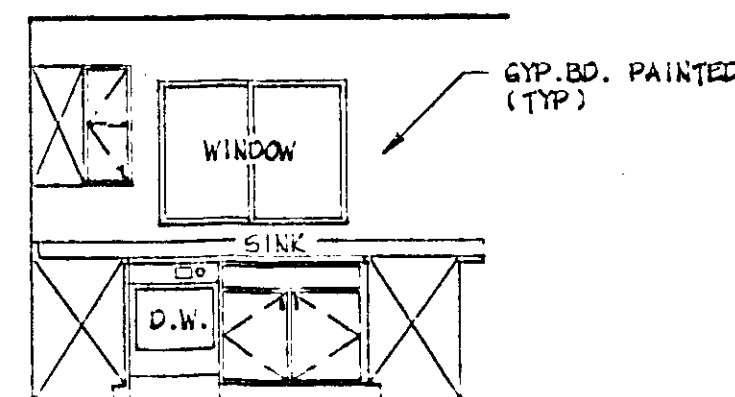
FLOOR AREA 1163 SQ.FT.
GARAGE 309 SQ.FT.

STAFF
2-15-90
P/C 1/10/91



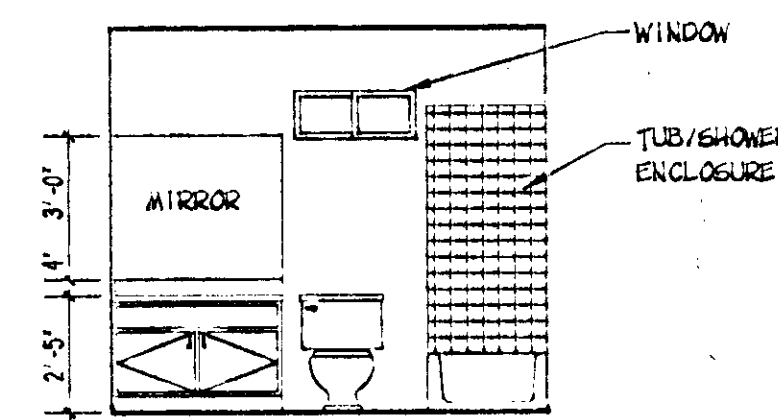
INTERIOR ELEVATIONS - KITCHEN

1/4" = 1'-0"



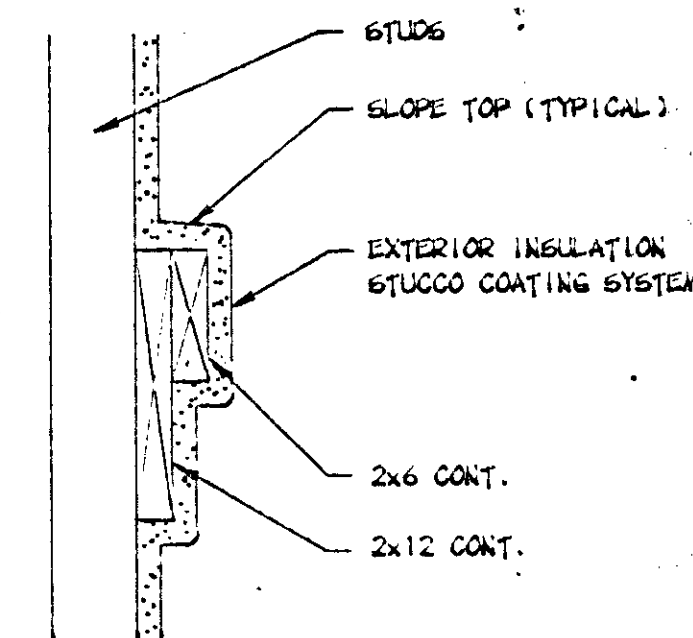
INT. ELEV. - MASTER BATH

1/4" = 1'-0"



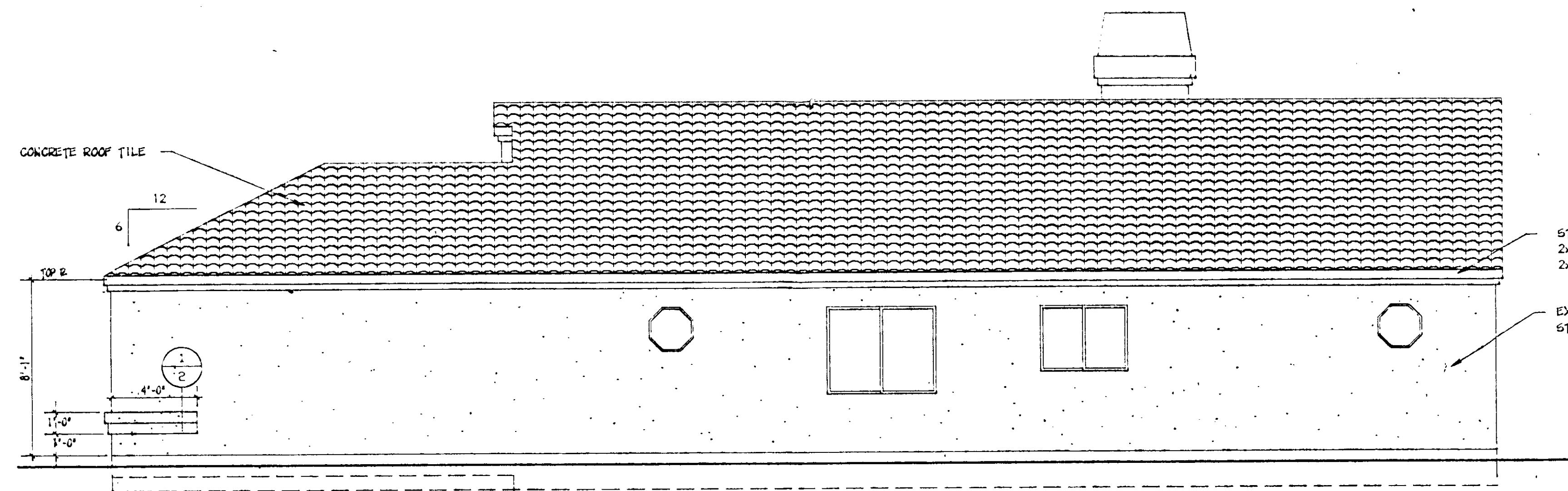
INT. ELEV. - BATH

1/4" = 1'-0"



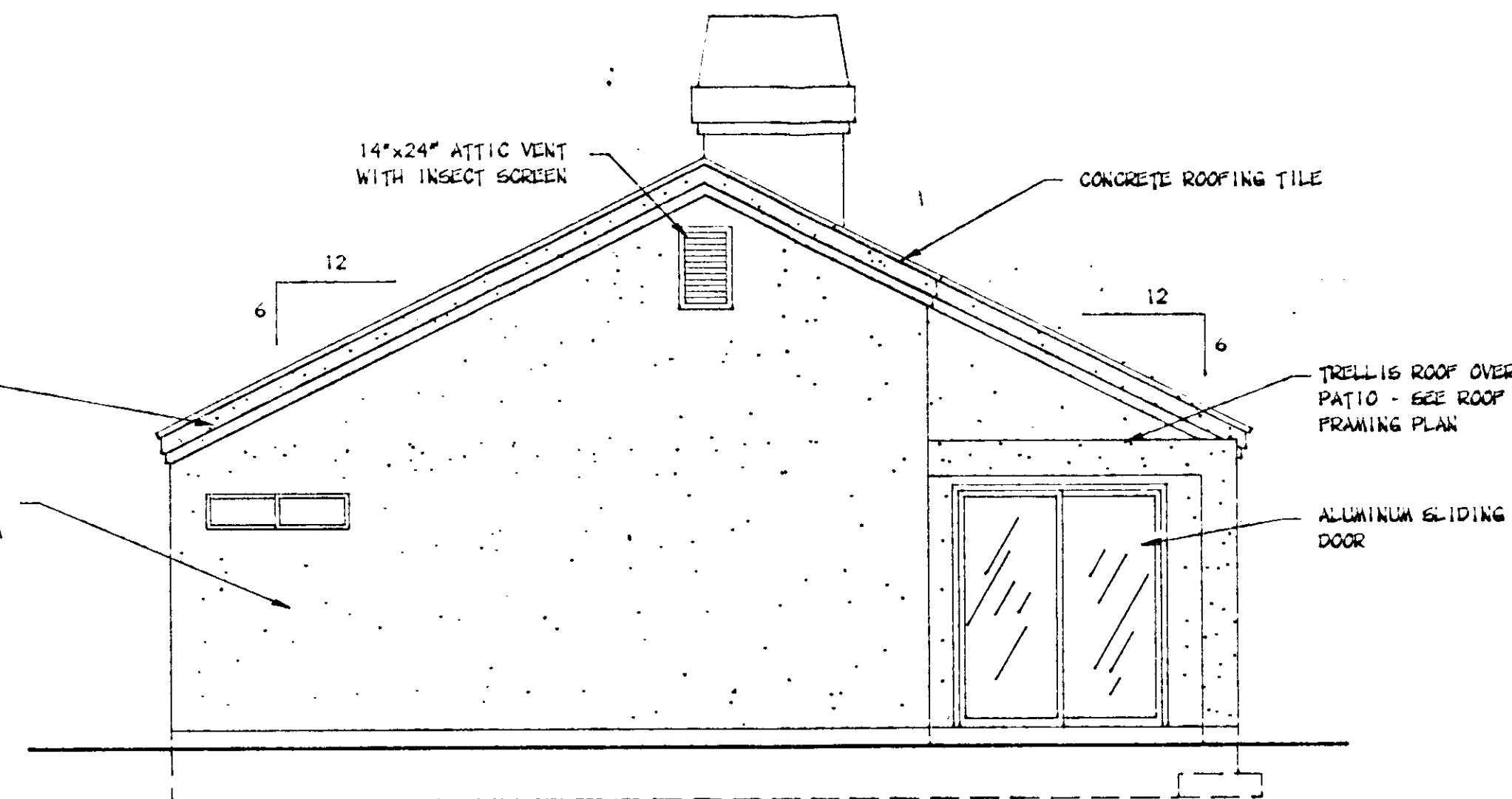
DETAIL

1 1/2" = 1'-0"



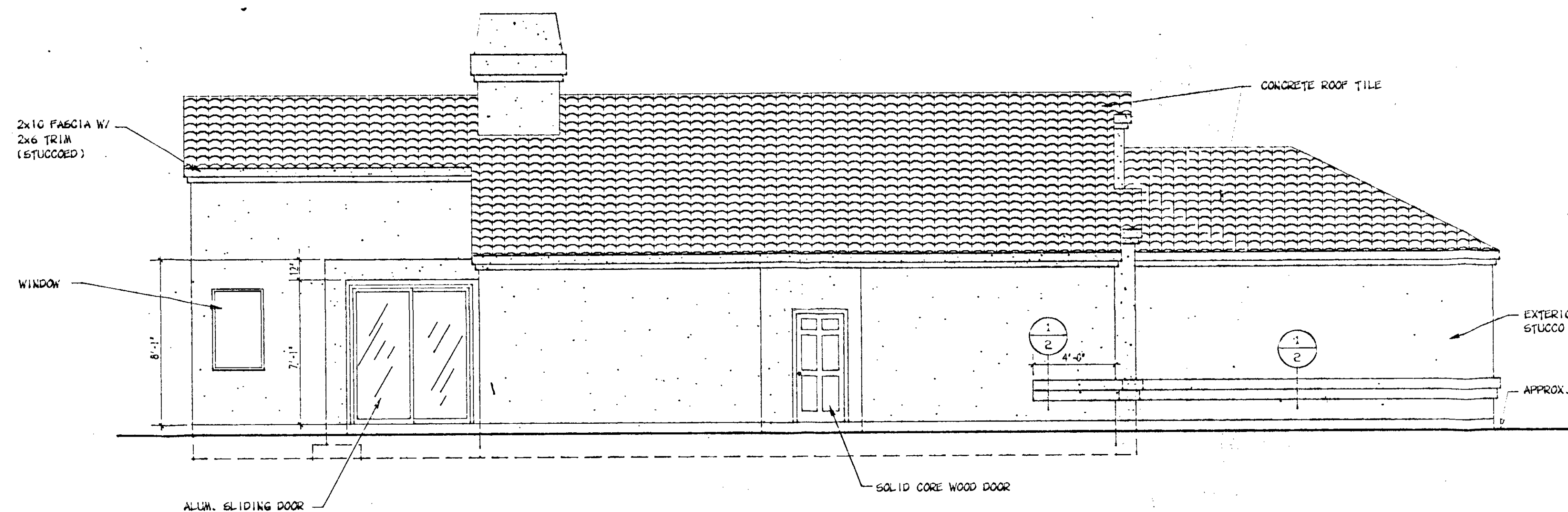
RIGHT SIDE ELEVATION

1/4" = 1'-0"



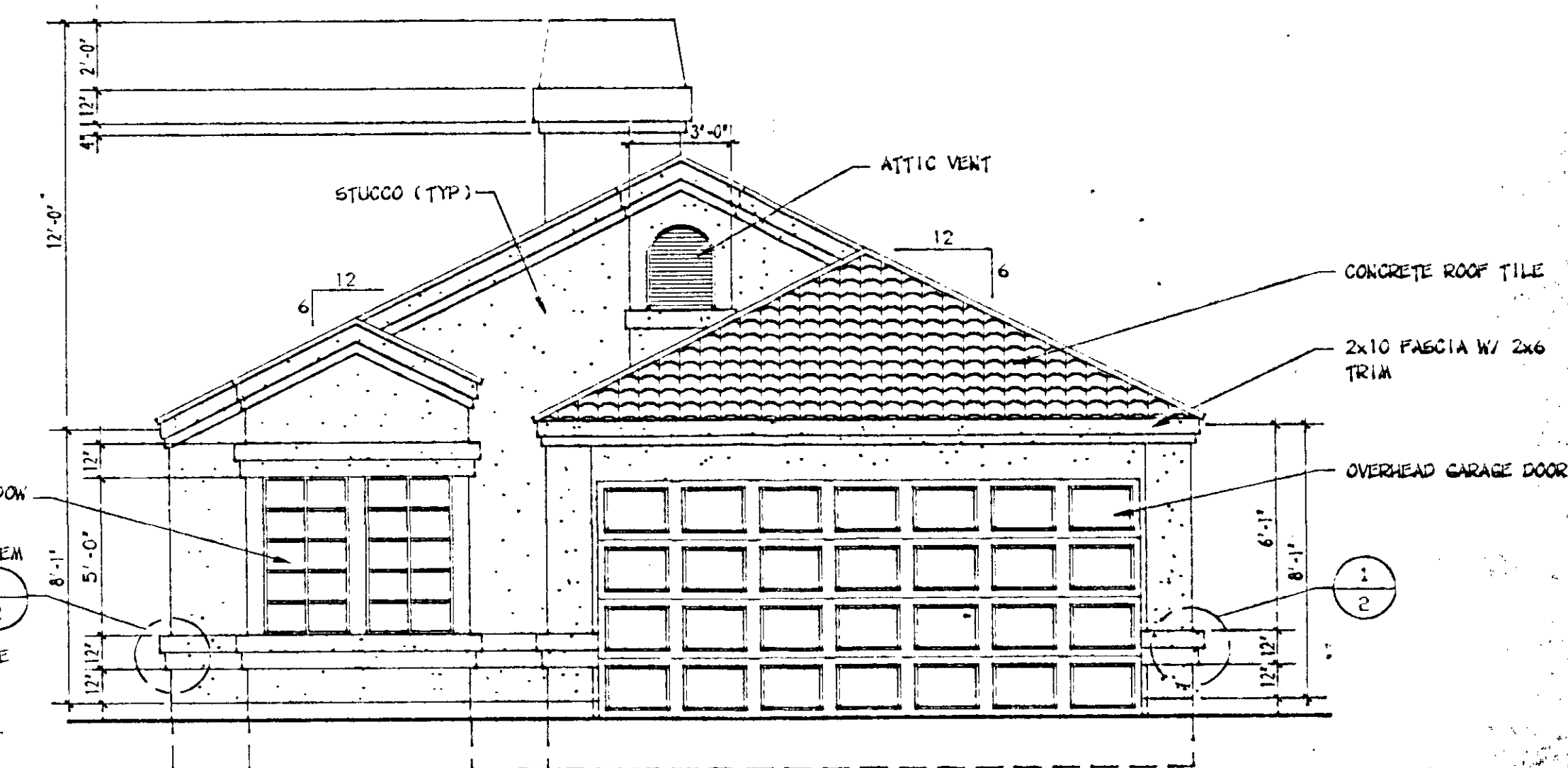
REAR ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

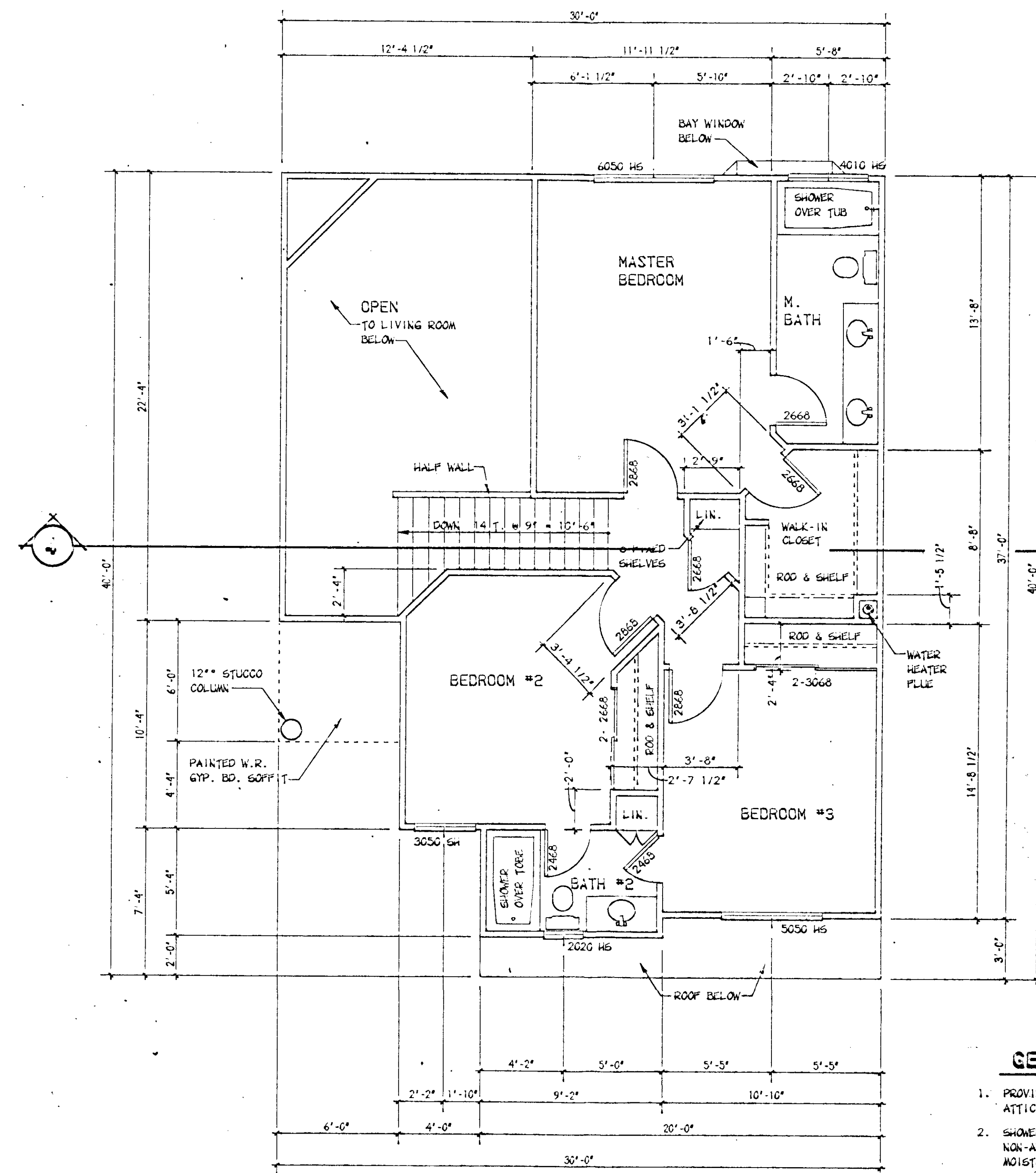
1/4" = 1'-0"



FRONT ELEVATION

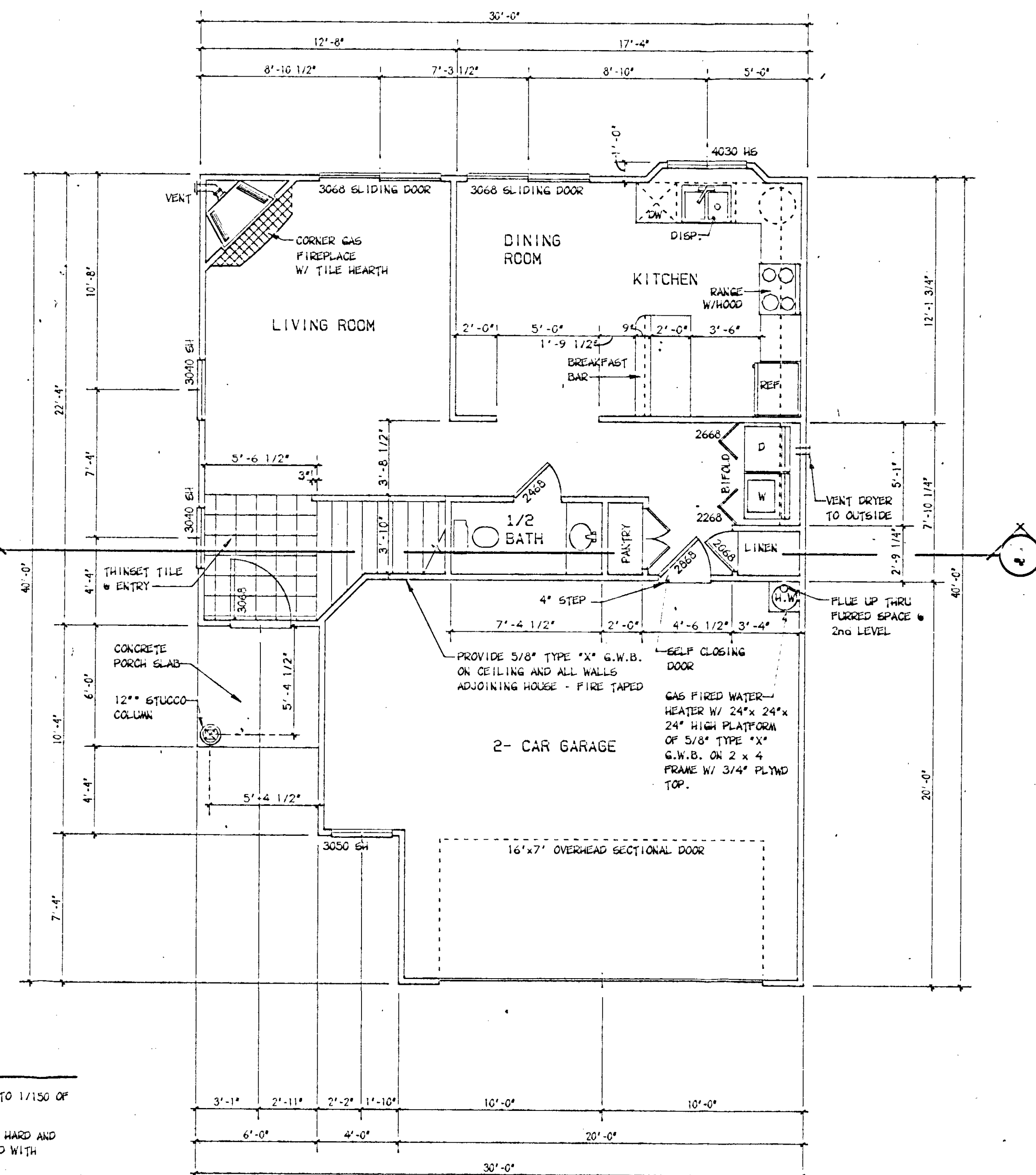
1/4" = 1'-0"

STAFF
Z-151-90
A/C 1/10/91

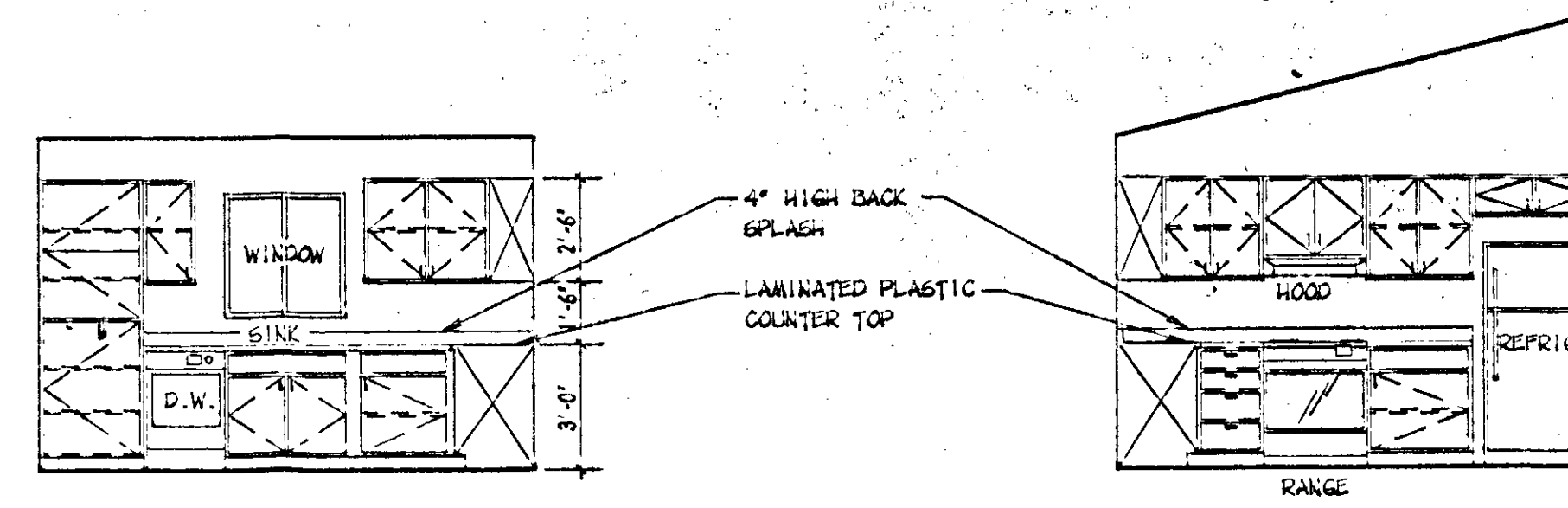


GENERAL NOTES

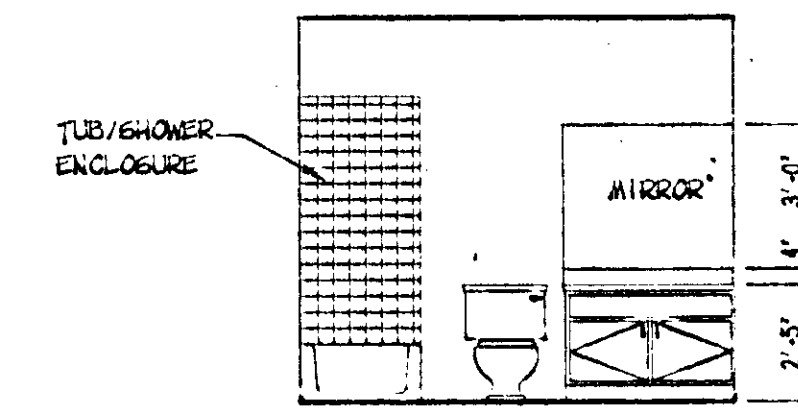
1. PROVIDE ATTIC VENTILATION EQUAL TO 1/150 OF ATTIC AREA.
2. SHOWER MAINSCOT SHALL BE SMOOTH, HARD AND NON-ABSORBANT TO A 70" HT. BACKED WITH MOISTURE RESISTANT DRYWALL.
3. PROVIDE 5/8" TYPE "X" BYP. BD. IN GARAGE ON ALL WALLS AND CEILING ADJACENT TO LIVING SPACE.
4. PROVIDE GROUND FAULT INTERRUPTER PROTECTION ON OUTLETS IN BATHROOMS, GARAGE, KITCHEN & EXTERIOR OUTLETS.
5. PROVIDE STUCCO WEEP SCREEDS AS REQ'D.
6. ALL STRUCTURAL FRAMING MEMBERS SHALL BE #2 DOUGLAS FIR OR BETTER.



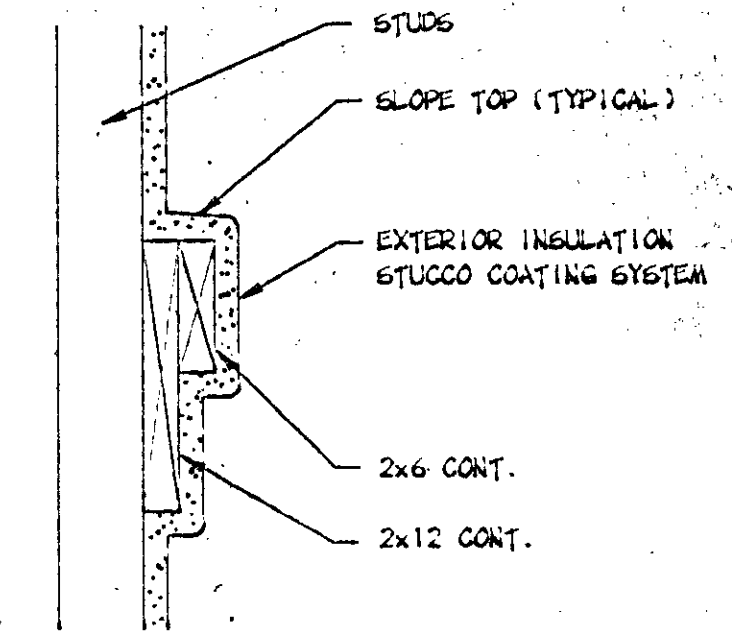
STAFF
2-15-90
P/C 1/10/91



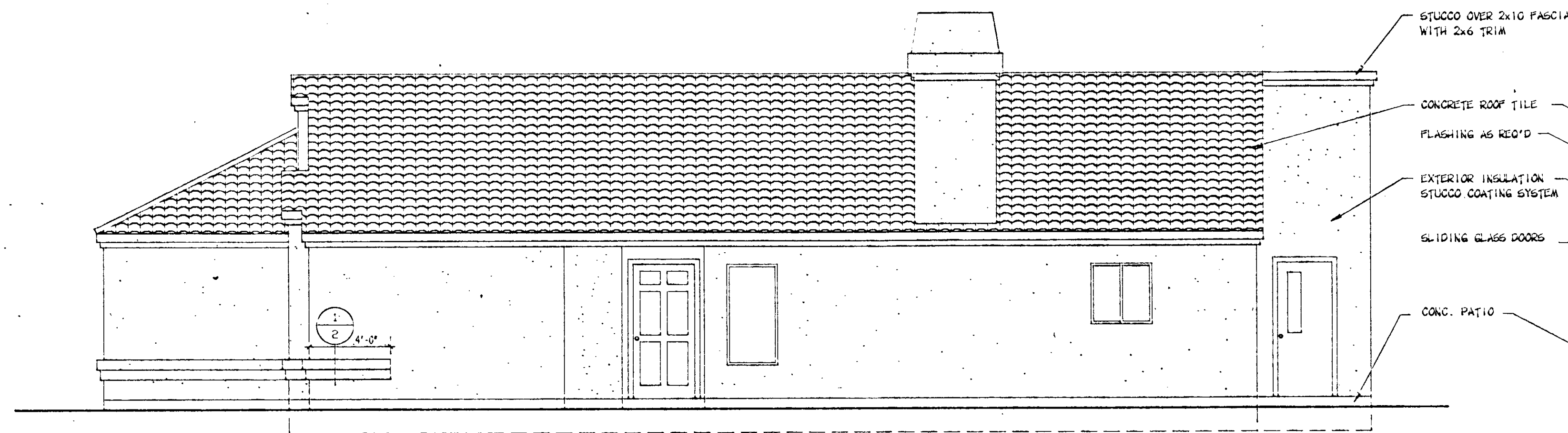
INTERIOR ELEVATIONS - KITCHEN
1/4" = 1'-0"



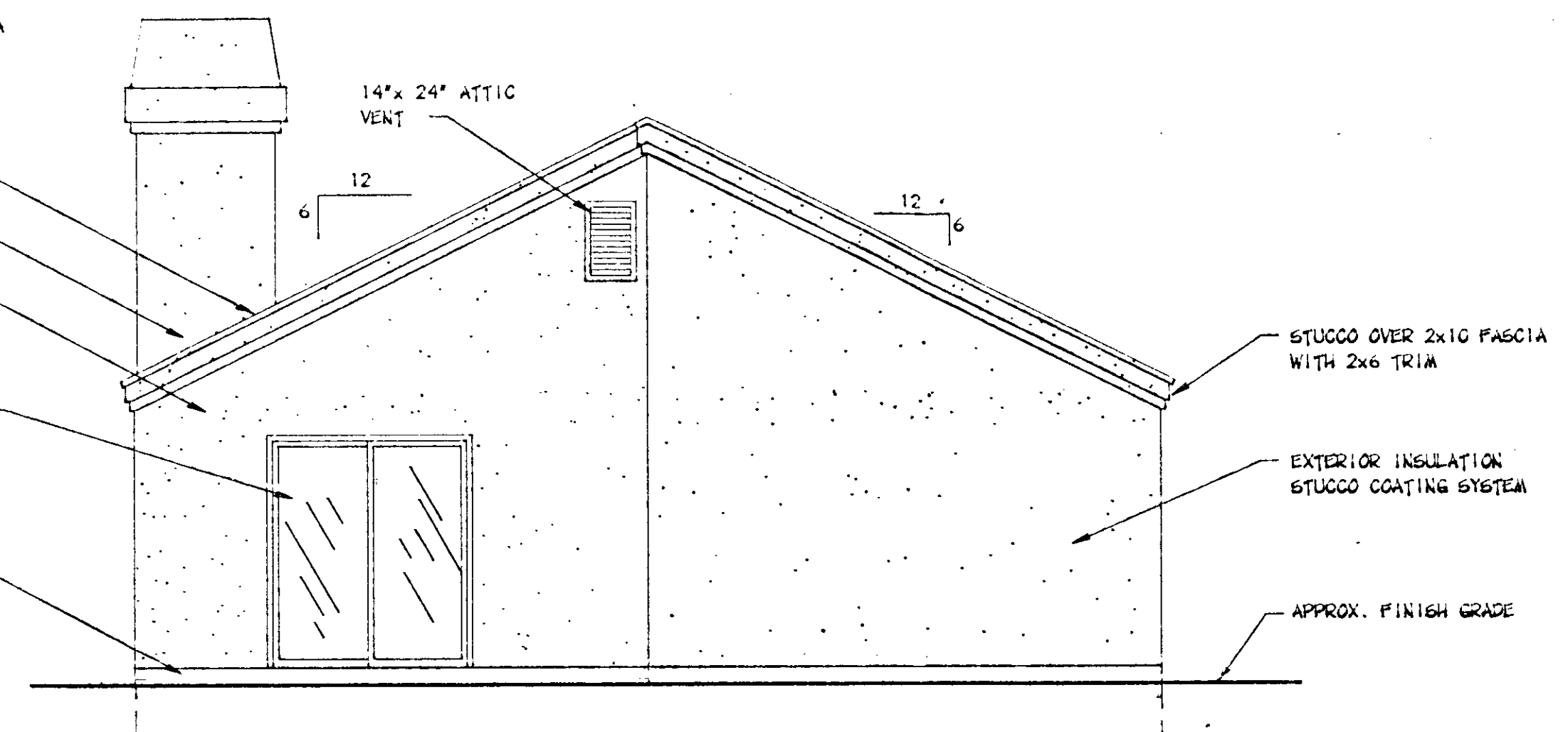
INT. ELEV. - BATH
1/4" = 1'-0"



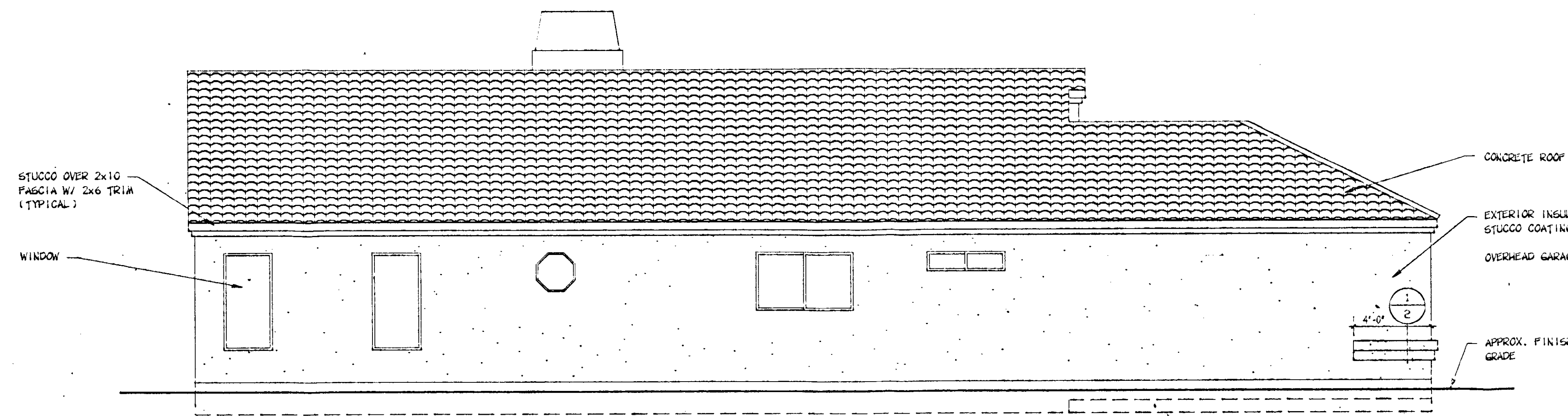
DETAIL
1 1/2" = 1'-0"



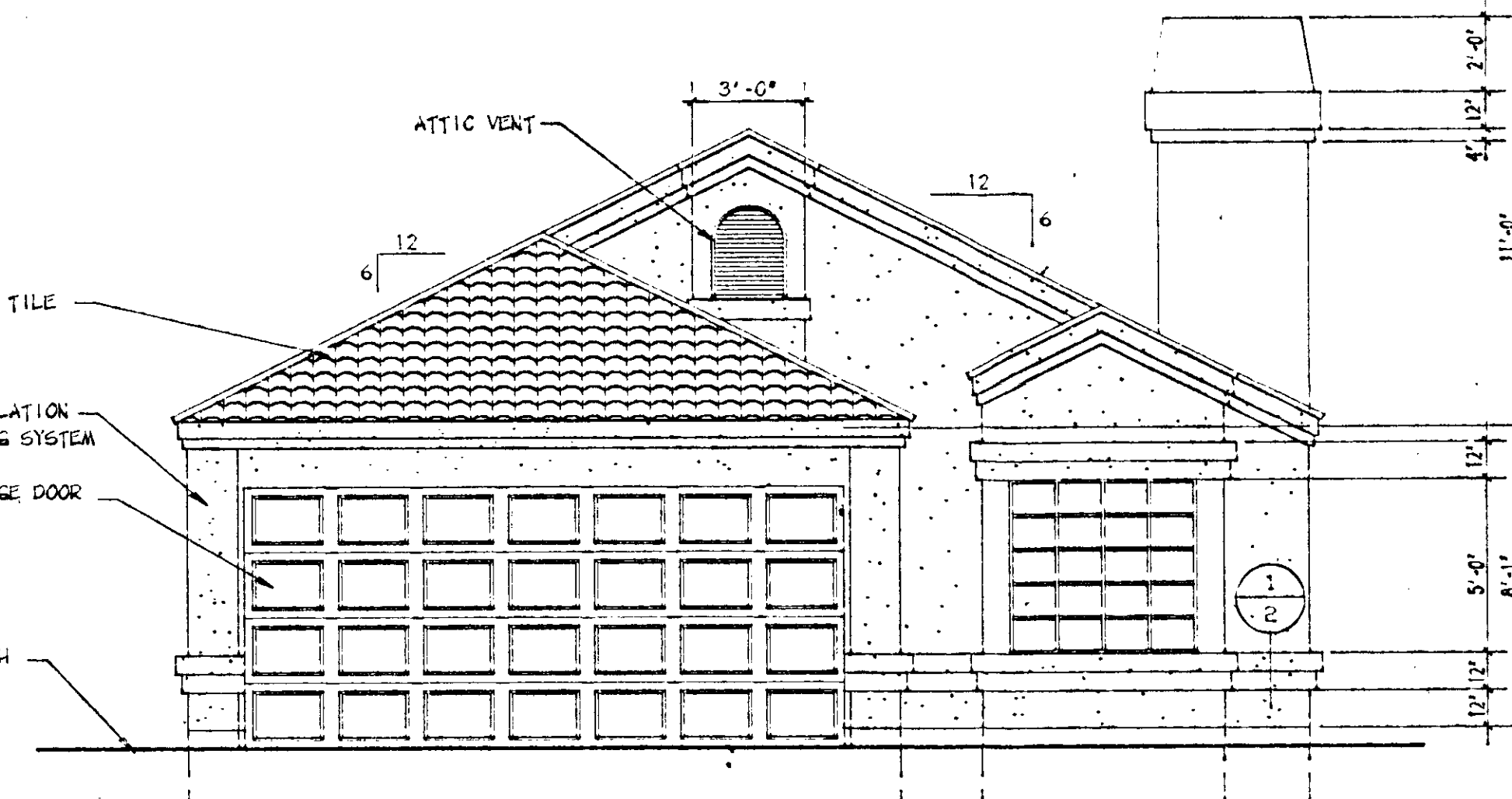
LEFT SIDE ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

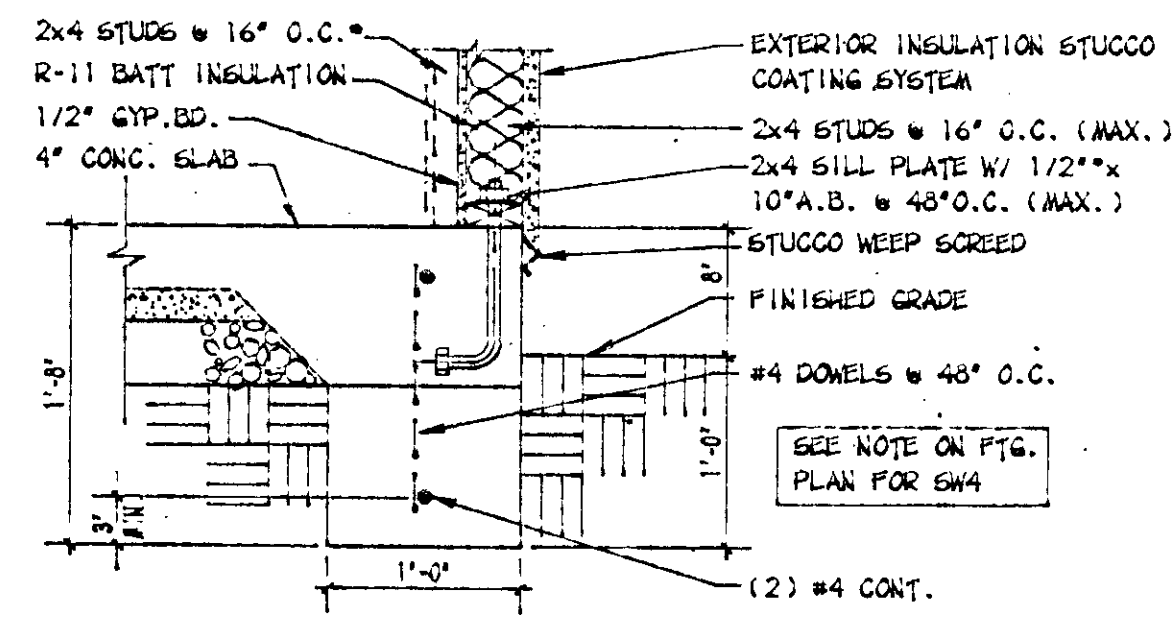


RIGHT SIDE ELEVATION
1/4" = 1'-0"

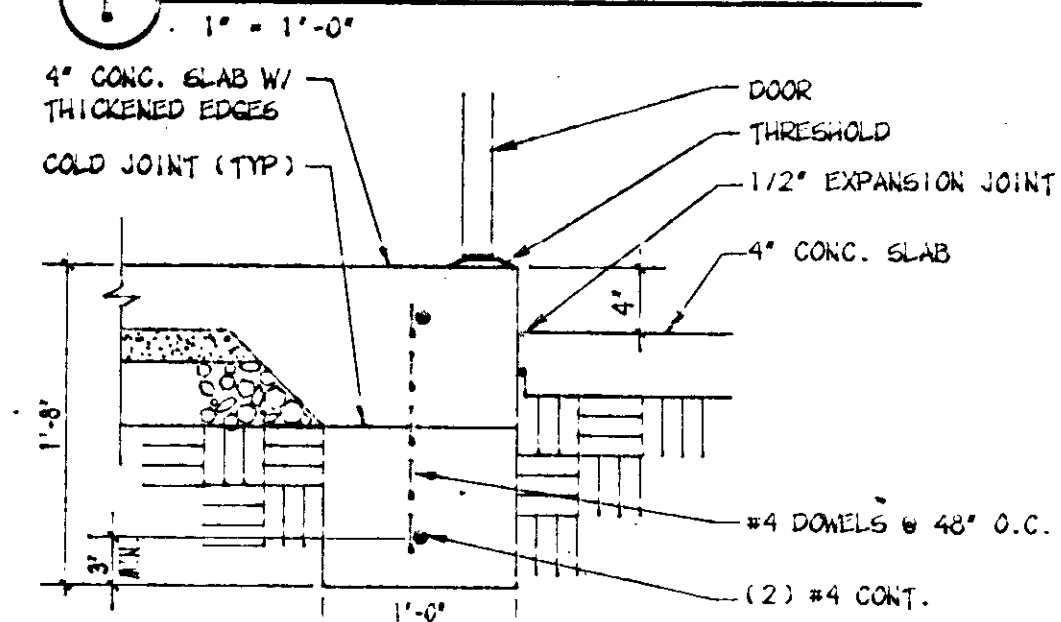


FRONT ELEVATION
1/4" = 1'-0"

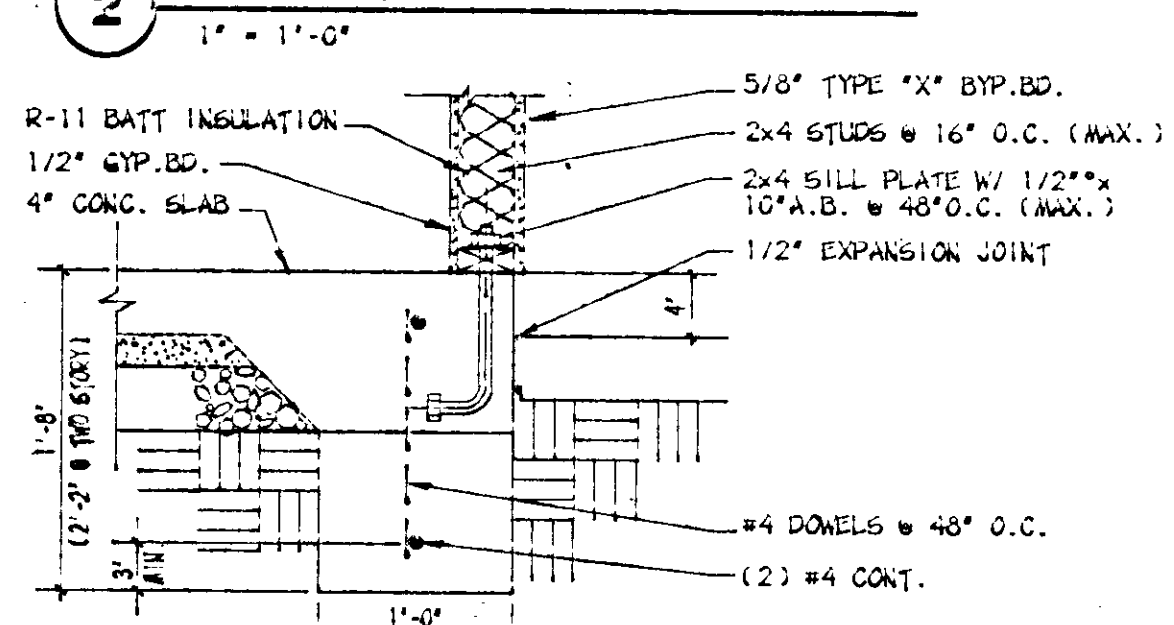
STAFF
Z-151-90
P/C 1/10/91



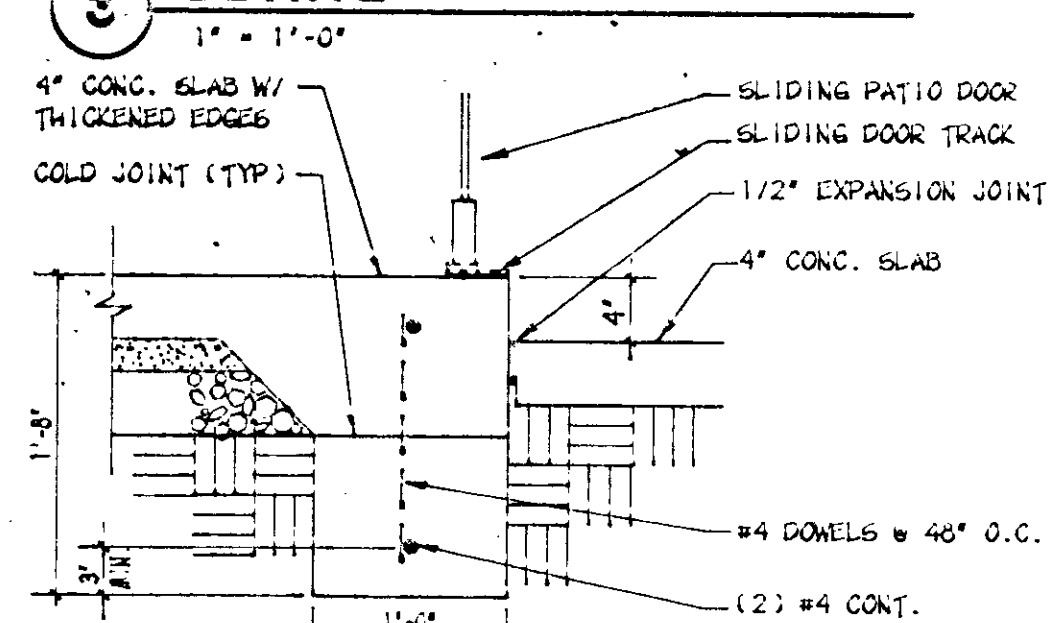
1 DETAIL



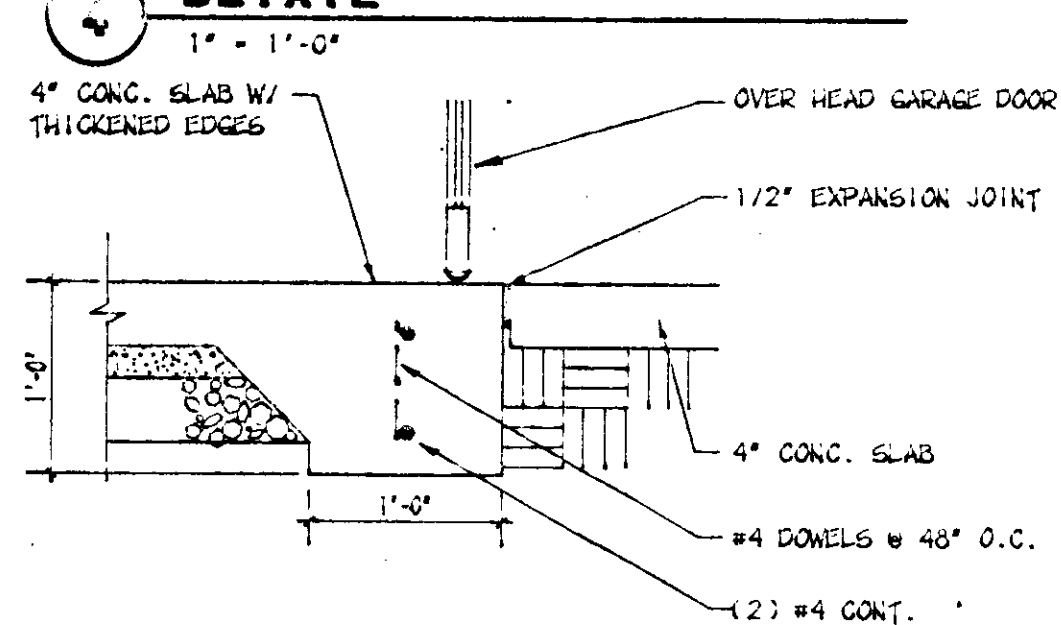
2 DETAIL



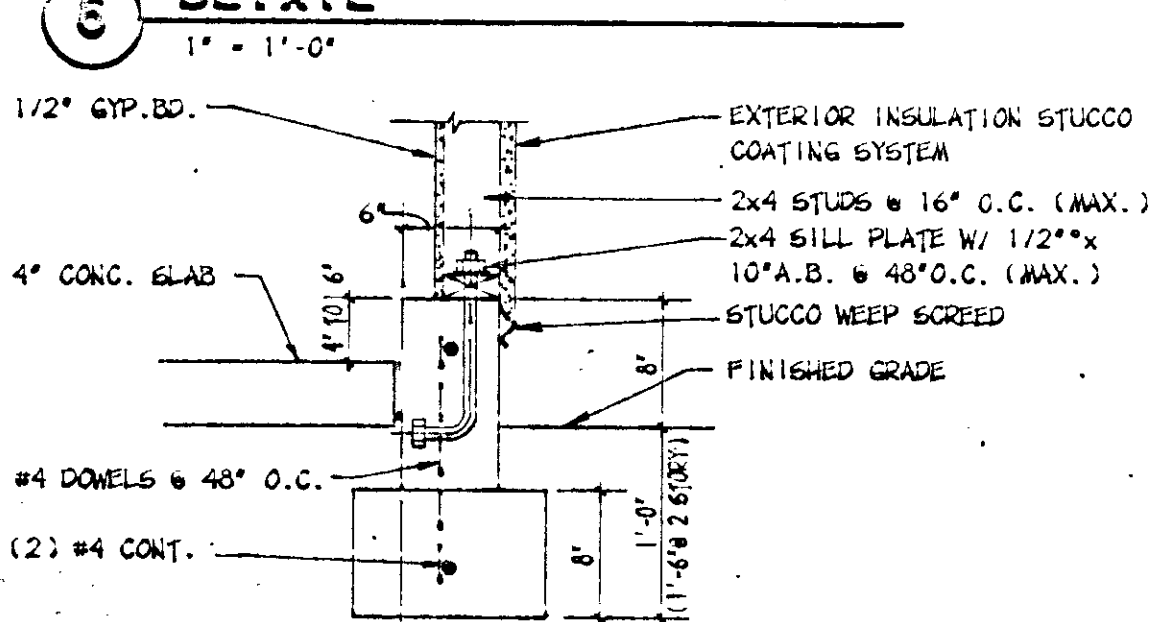
3 DETAIL



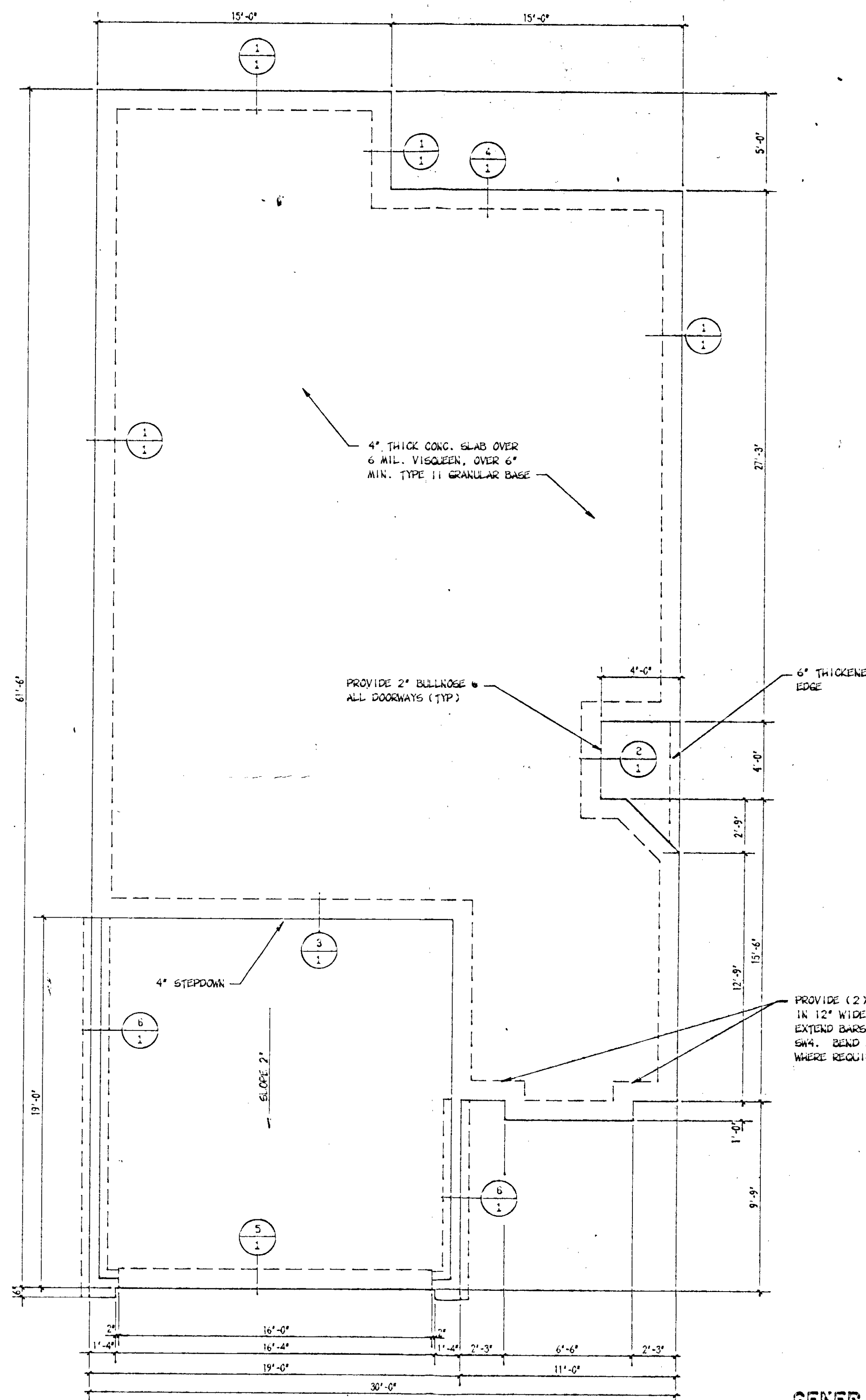
4 DETAIL



5 DETAIL



6 DETAIL



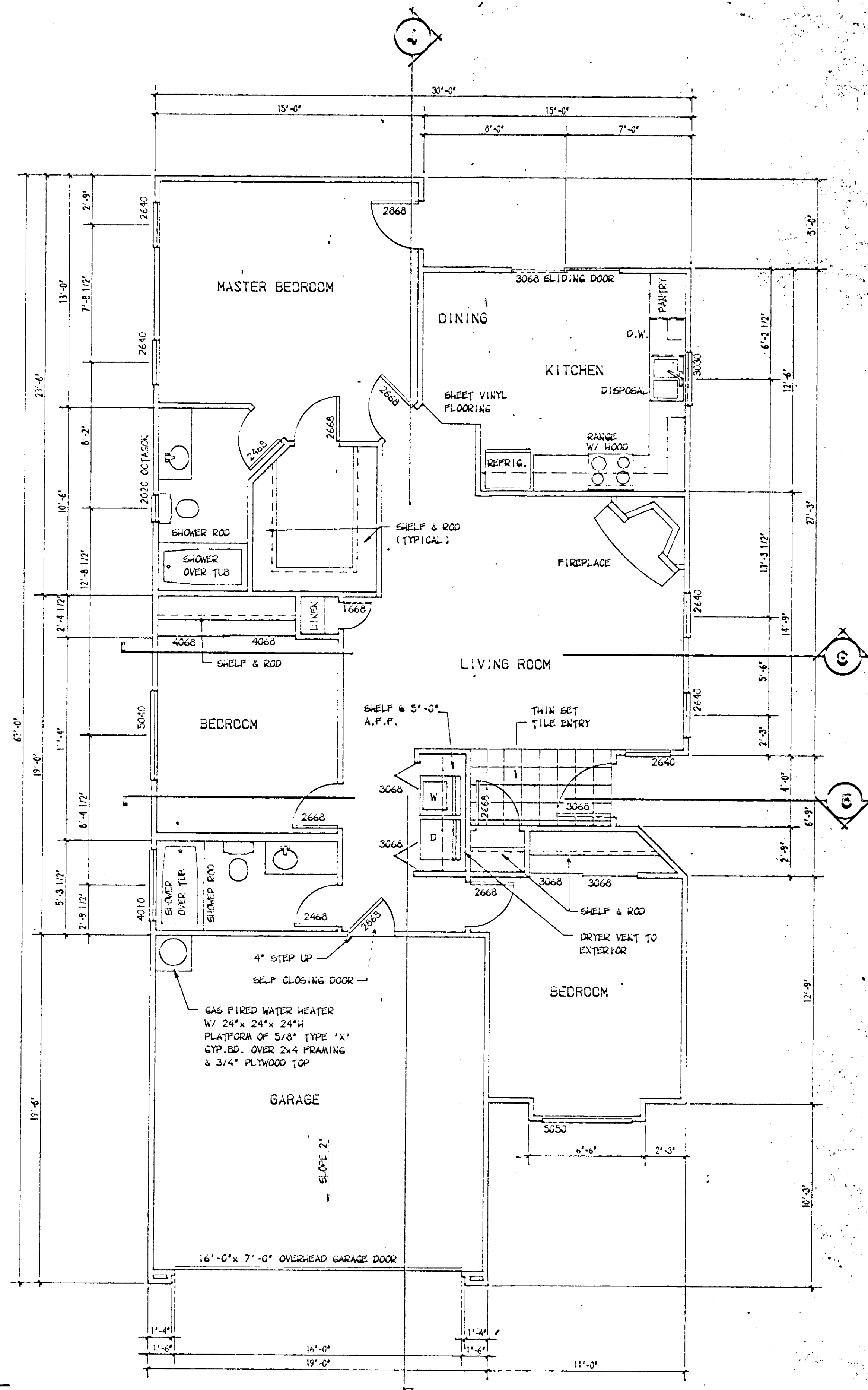
FOOTING PLAN

1/4\"/>

NOTE: SEE SHEET 36 FOR SHEAR WALL LOCATIONS AND NOTES.

GENERAL NOTES

1. PROVIDE ATTIC VENTILATION EQUAL TO 1/150 OF ATTIC AREA.
2. SHOWER WAINSCOT SHALL BE SMOOTH, HARD AND NON-ABSORBANT TO A 70\"/>

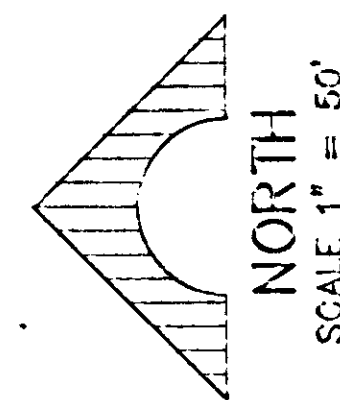


MAIN FLOOR PLAN

1/4\"/>

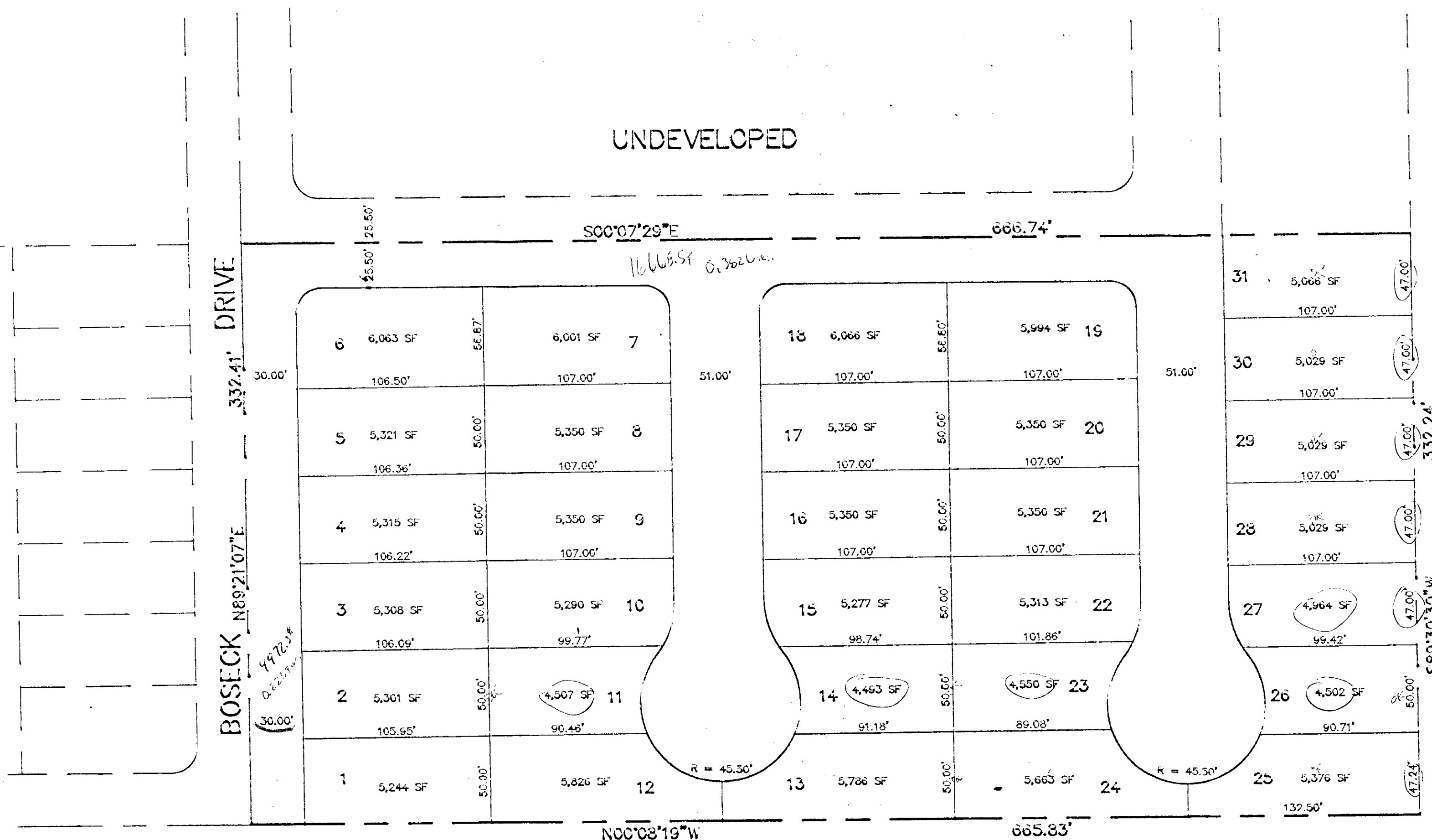
FLOOR AREA	1291 SQ. FT.
GARAGE	360 SQ. FT.

STAFF
Z-151-90
P/C 1/10/91

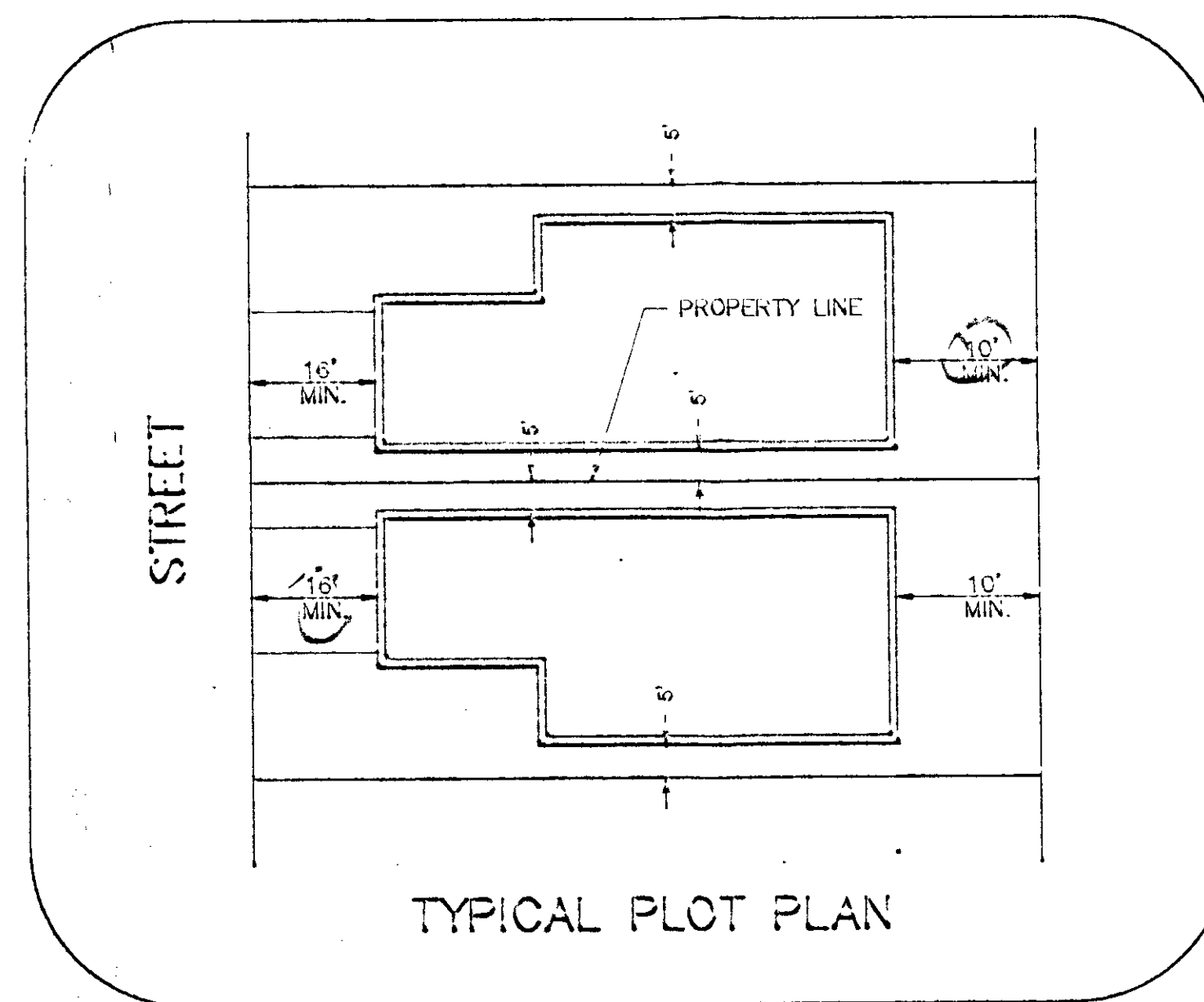


EXISTING R-G. DEVELOPMENT
CIMARRON ESTATES NO. 2
BOOK 47 PAGE 80

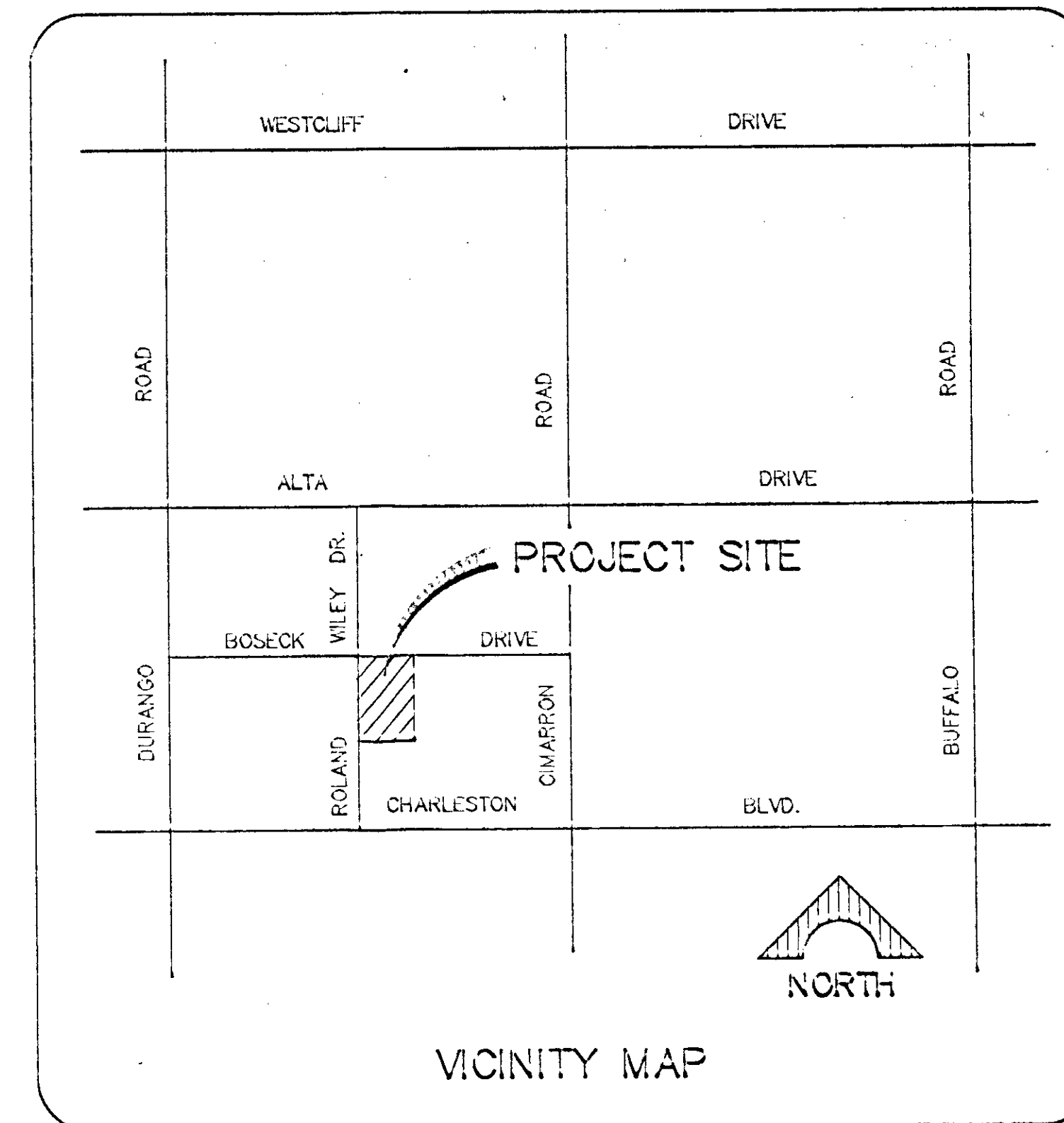
CIMARRON ESTATES NO. 3



UNDEVELOPED



UNDEVELOPED



LAND USE DATA

EXISTING ZONING N-U
PROPOSED ZONING R-CL
GROSS ACREAGE 5.0 ± AC.
MINIMUM LOT WIDTH 47' ±
NUMBER OF LOTS 31
DENSITY 6.2 ± DU/AC
PARKING SPACES REQUIRED 62
PARKING SPACES PROVIDED 62

LEGEND

Ⓐ BLOCK NUMBER
14 LOT NUMBER
— S — SEWER LINE
— W — WATER LINE
— O — EXISTING MANHOLE
— ● — PROPOSED MANHOLE
--- TRACT BOUNDARY

SETBACK REQUIREMENTS

FRONT YARD 30' ± 5.00
REAR YARD 10' ± 1.62
SIDE YARD 5' ±
CORNER SIDE YARD 10'
• MIN. OF 16' TO GARAGE DOOR
• MAY BE REDUCED TO ZERO IF THE OTHER SIDE IS A MIN. OF 10'

RECORD OWNER

STEVE REBEIL
c/o GEM HOMES, INC.
9916 CORAL SANDS DR.
LAS VEGAS, NEVADA 89117
TEL (702) 254 - 7331

DEVELOPER

GEM HOMES, INC.
9916 CORAL SANDS DR.
LAS VEGAS, NEVADA 89117
TEL (702) 254 - 7331

LEGAL DESCRIPTION

BEING THE WEST HALF (W 1/2), OF THE NORTHWEST QUARTER (NW 1/4), OF THE SOUTHEAST QUARTER (SE 1/4), OF THE SOUTHWEST QUARTER (SW 1/4), OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

REVISED

ZONING MAP

REV. 12/26/90
10/18/90

REV.	DATE	DESCRIPTION

RECOMMENDED:	DATE
LEONARDO V. DELUNA	3/94

SHEET CONTENTS:	SHEET	OF SHEETS
GEM HOMES, INC. CIMARRON ESTATES NO. 3 ZONING MAP	1	1