

COUNTRY LANE - PHASE I

Recorded in Book 65 Page 78 of Plats, 1/10/95

200 Scale Location Map: L-13-4

Fire Dept. District Map #2121::35,36

MASTER SUBDIVISION ADDRESS: 2906 MICHAEL WAY


BLOCK 1	LOT	28	5200	RANCHER AVENUE	E/W	PUBLIC STREET
		29	5204			
		30	5208			
		31	5212			
		32	5216			
		33	5220			
		34	5300			
		35	5304			
		36	5308			
		37	5312			
		38	5316			
		39	5320			
		40	5324			
BLOCK 1	LOT	41	2925	JEFFERY PINES STREET	N/S	PUBLIC STREET
		42	2921			
		43	2917			
BLOCK 2	LOT	1	2909	JEFFERY PINES STREET	N/S	PUBLIC STREET
BLOCK 3	LOT	21	5121	CLOUDS REST AVENUE	E/W	PUBLIC STREET
BLOCK 4	LOT	12	5201	RANCHER AVENUE	E/W	PUBLIC STREET
		13	5205			
		14	5209			
		15	5213			
		16	5217			
		17	5221			
		18	5301			
		19	5305			
		20	5309			
		21	5313			
		22	5317			
BLOCK 4	LOT	23	5316	CLOUDS REST AVENUE	E/W	PUBLIC STREET
		24	5312			
		25	5308			
		26	5304			

BLOCK 4	LOT	27	5300	CLOUDS REST AVENUE	E/W	PUBLIC STREET
		28	5212			
		29	5208			
		30	5204			
		31	5200			
		32	5124			
		33	5120			

BLOCK 5	LOT	1	5201	CLOUDS REST AVENUE	E/W	PUBLIC STREET
		2	5205			
		3	5209			
		4	5213			
		5	5301			
		6	5309			
		7	5313			
		8	5317			

STREET WITH NO ADDRESSES: WILD GERANIUM STREET N/S PUBLIC STREET

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY
PLANNING & DEVELOPMENT


KYLE C. WALTON, SENIOR PLANNER
KCW/dr
JANUARY 13, 1995

file

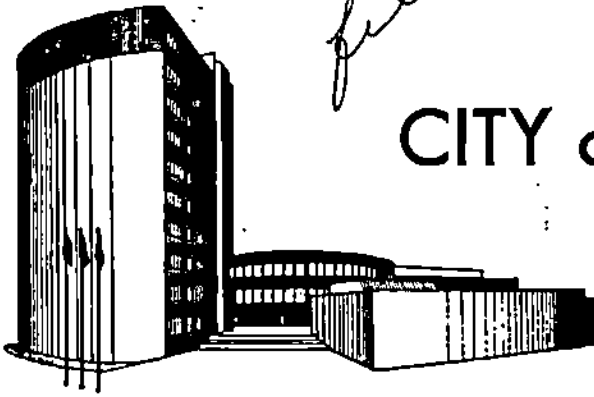
CITY of LAS VEGAS

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
FRANK HAWKINS JR.
KEN BRASS
MATTHEW Q. CALLISTER

CITY MANAGER
LARRY K. BARTON

June 2, 1995



RECEIVED

JUN - 5 1995

Ans'd.....

Mr. Joseph V. Bushman, Vice President
Durable Homes, Inc.
2800 West Sahara Avenue, #5-F
Las Vegas, Nevada 89102

RE: V-44-95 - VARIANCE

The City Council at a regular meeting held May 17, 1995 considered the appeal of Post, Buckley, Schuh & Jernigan, Inc. on behalf of Durable Homes, Inc. on the denial action of the Board of Zoning Adjustment for a Variance to allow 228 single family dwellings to have a proposed patio cover 10 feet from the rear property line where 15 feet is the minimum setback required, on property located east of Michael Way, south of Cheyenne Avenue, R-D Zone (under Resolution of Intent to R-1).

The City Council GRANTED the appeal, thereby APPROVING the Variance, subject to:

1. Where new water mains are extended along streets and where hydrants are not needed for protection of structures, fire hydrants shall be spaced a maximum of 1,000 feet apart to prevent transportation hazards as required by the Department of Fire Services.
2. The 10 foot encroachments shall be reduced to 2 feet 4 inches for Model 3 and 3 feet for Model 4.

3. The Variance request shall be limited to 30% of the total number of lots and the developer is required to provide the Department of Community Planning and Development with a plan showing which lots will use the Variance.

4. Conformance to the plot plan and elevations.
5. Satisfaction of City Code requirements and design standards of all City departments.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures, as required by the Department of Fire Services.



Mr. Joseph V. Bushman, Vice President
Durable Homes, Inc.
June 2, 1995
RE: V-44-95 - VARIANCE
Page 2.

An approved Variance or Special Use Permit must be exercised within one year or it becomes null and void, unless a request for an Extension of Time is duly filed with the Department of Community Planning and Development for consideration and approval by the appropriate board.

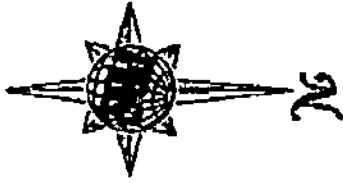
Sincerely,


KATHLEEN M. TIGHE
City Clerk #A

/cmp

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services

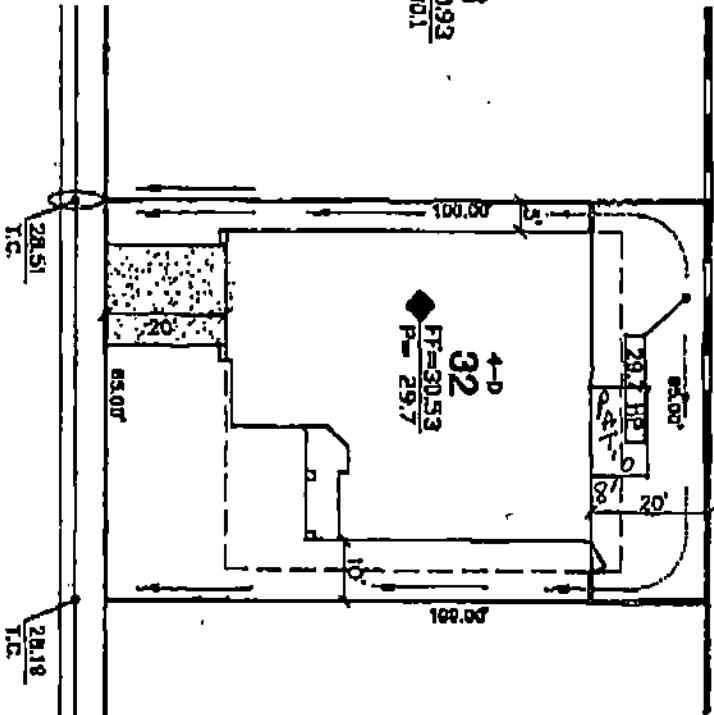
Mr. Paul Kenner
2800 West Sahara Avenue, #5-F
Las Vegas, Nevada 89102



33
FF=3093
P= 361

4-D
32
FF=3053
P= 297

31
FF=3023
P= 294



5216 RANCHER AVE

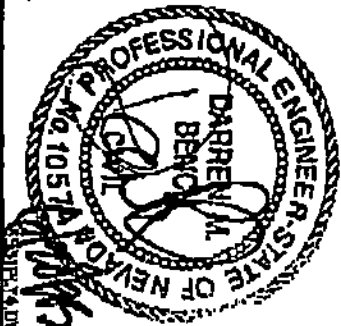
BUILDING SETBACKS

- 20' FRONT
- 15' SIDE ON CORNER
- 5' SIDE
- 15' REAR



POST
BUCKLEY,
SCHUH &
JERNIGAN

6600 West Charleston Blvd.
Suite 140
Las Vegas, Nevada 89102
Telephone: 702/878-6244
Fax: 702/878-7758



ENGINEERING • PLANNING • SURVEYING • CONSTRUCTION SERVICES

COUNTRY
LANE

COUNTRY LANE PHASE 1
BLOCK 1
LOT NO. 32

JOB NO. 7089.653

DRAWN RMM

DATE 3-1-95

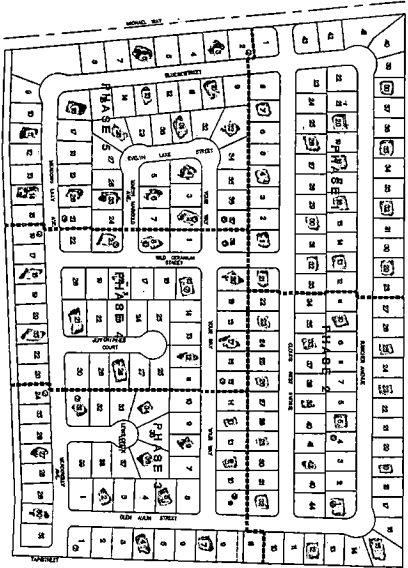
SHEET NO. 15 OF 21

CHECKED MDS

SCALE 1" = 30'



221 Lots
x .30
68 Acres

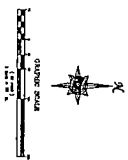


COUNTRY LANE
BY
Durable
Homes

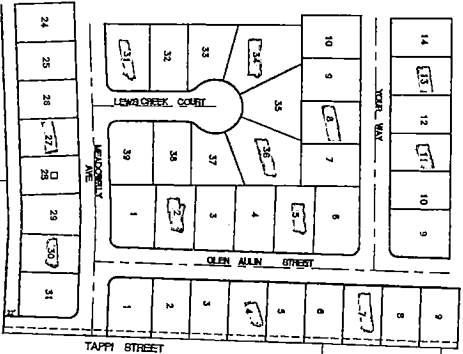
COUNTRY LANE - PHASE III

A PORTION OF THE TRACT DESCRIBED AS PARCELS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

42 lots



NOT A PART APN 138-13-701-003	NOT A PART APN 138-13-701-004	NOT A PART APN 138-13-701-005
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NOT A PART
APN
138-13-601-004

NOT A PART
APN
138-13-601-003

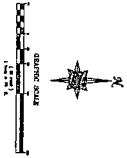
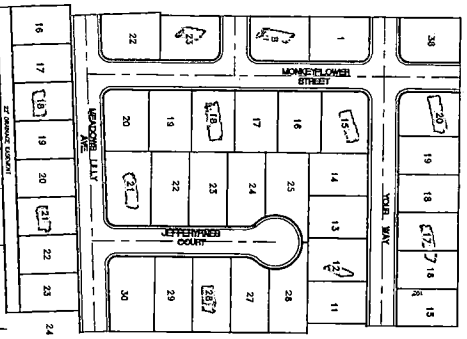


SCALE 1" = 10'

COUNTRY LANE - PHASE IV

29 lots

A PORTION OF THE UNINCORPORATED QUARTER SECTION No. 10, 11, 12 & 13 OF RANGE 14, TOWNSHIP 23 SOUTH, RANGE 62 WEST, NEBRASKA. CITY OF LINCOLN, NEBRASKA COUNTY OF LINCOLN, NEBRASKA.



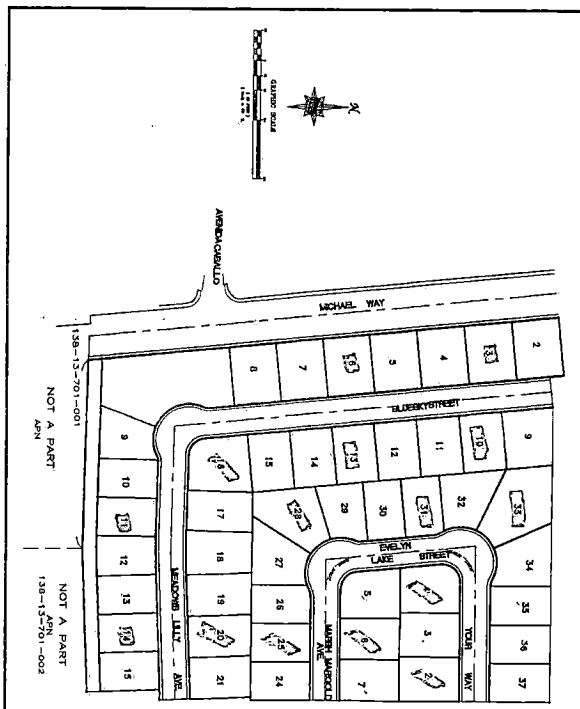
NOT A PART
APN
138-13-701-002

NOT A PART
APN
138-13-701-003



COUNTRY LANE - PHASE V 40 Lots

A PORTION OF THE IMPROVED GRADING OF 25 1/2 AC. OF LOT 13, TRACT 13, CITY OF LOS ANGELES, SAN ANTONIO TRACT, 1954.



138-13-701-001

NOT A PART
APN

NOT A PART
APN
138-13-701-002



NET 1 of 2