

SUBDIVISION NAME:

AISHA GARDENS

APN NUMBER: 138-12-5

200 SCALE MAP: L-12-2

ZONING CASE: Z-81-89

PPR CASE:

OTHER ACTIONS: TM-4-96; FM-9-96; Z-81-89 (8); (10); ~~TM-4-96(1)~~

ZONING: R-PD4

SETBACKS: FRONT: 20 FEET
REAR: 15 FEET
SIDES: 5 FEET EACH SIDE
CORNER: 15 FEET

****NO HORSES ARE PERMITTED WITHIN THIS DEVELOPMENT.**

THE FOLLOWING SECTION LISTS CONDITIONS OF APPROVAL PERTAINING TO THIS SITE. IT IS NOT A COMPLETE LIST AND YOU SHOULD PULL ALL PERTINENT FILES AND VERIFY THE INFORMATION.

Z-81-89:

1. CONSTRUCT 6 FOOT HIGH DECORATIVE BLOCK WALLS WITH 20 FEET BY 5 FEET WALL INSETS EVERY 50 FEET ALONG DECATUR BOULEVARD AND GILMORE AVENUE AS REQUIRED BY THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT.
2. NO HORSES SHALL BE PERMITTED.
3. ALL HOMES AND ACCESSORY STRUCTURES SHALL CONFORM TO THE R-1 ZONING DISTRICT REQUIREMENTS. THE BUILDING SETBACKS SHALL BE AS FOLLOW: FRONT: 20 FEET, REAR: 15 FEET, SIDE: 5 FEET (15 FEET CORNER LOT).
4. DEDICATE 30 FEET OF RIGHT-OF-WAY FOR GILMORE AVENUE AND A 25 FOOT RADIUS ON THE NORTHWEST CORNER OF DECATUR BOULEVARD AND GILMORE AVENUE AS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS.
5. CONSTRUCT HALF-STREET IMPROVEMENTS ON GILMORE AVENUE AND DECATUR BOULEVARD AS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS.
6. EXTEND THE PUBLIC SANITARY SEWER IN GILMORE AVENUE TO THE WEST PROPERTY LINE OF THIS DEVELOPMENT AS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS.

AISHA GARDENS

Recorded in Book 79 Page 71 of Plats

200 Scale Map Location: L-12-2

Fire Dept. District Map # 1921:29

MASTER SITE ADDRESS: 3850 N. DECATUR BLVD

BLOCK 1	LOT	17	3808	SUNKING ST	N/S	PRIVATE STREET
		18	3804			
		19	3800			
BLOCK 1	LOT	20	4801	SUNBRITE AVE	E/W	PRIVATE STREET
		21	4805			
		22	4809			
		23	4813			
		24	4901			
		25	4905			
		26	4909			
		27	4913			
BLOCK 1	LOT	28	3801	HIDDEN PLATEAU ST	N/S	PRIVATE STREET
		29	3805			
		30	3809			
		31	3813			
		32	3817			
		33	3821			
		34	3825			
BLOCK 1	LOT	35	4912	GOLDEN HAVEN AVE	E/W	PRIVATE STREET
		36	4908			
		37	4904			
		38	4900			
		39	4812			
		40	4808			
		41	4804			
		42	4800			
BLOCK 1	LOT	43	3824	SUNKING ST	N/S	PRIVATE STREET
		44	3820			
		45	3816			
BLOCK 2	LOT	1	3817	SUNKING ST	N/S	PRIVATE STREET
BLOCK 2	LOT	2	4805	GOLDEN HAVEN AVE	E/W	PRIVATE STREET
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		4	4813			
		5	4901			
		6	4905			
		7	4909			
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		11	4904			
		12	4900			

AISHA GARDENS

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Common Area	A		4806	DOLE AVE	E/W	PRIVATE STREET
	B		4802			PUBLIC STREET
Common Area	C		3811	SUNKING ST	N/S	PRIVATE STREET

Street with no addresses: GILMORE AVENUE (E/W Public Street)

ORIGINAL DATE: 5/16/1997

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT


JOHN B HERBERT, PLANNER I

AISHA GARDENS

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JOHN B. HERBERT, PLANNER I

AISHA GARDENS

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PLANNING & DEVELOPMENT DEPARTMENT


JOHN B HERBERT, PLANNER I

FINAL MAP OF AISHA GARDENS

(A COMMON INTEREST COMMUNITY SUBDIVISION)

BEING A PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 12,
T. 20 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

NOTE:
DIRECT VEHICULAR ACCESS TO DECATUR BOULEVARD
FROM ADJUTING LOTS IS PROHIBITED.

ALEXANDER ROAD

BASIS OF BEARINGS:

BEING THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE
NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH,
RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN IN
BOOK 91, OF PLATS, PAGE 42 OFFICIAL RECORDS OF CLARK COUNTY
NEVADA, WHICH BEARS NORTH 07°35' EAST.

TOTAL LOTS: 45 LOTS

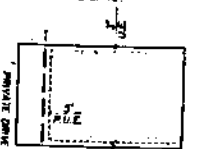
TOTAL ACREAGE: 10.64 ACRES

LEGEND:

- ✕ SET REBAR W/AL CAP PLS # 3161
- W/REFERENCE MONUMENTS
- SET REBAR W/AL CAP PLS # 3161
- FOUND MONUMENT AS NOTED
- (M) MEASURED BEARING AND/OR DISTANCE
- (C) CALCULATED BEARING AND/OR DISTANCE
- (R) RADIAL BEARING
- CENTERLINE
- REFERENCE BEARING AND/OR DISTANCE
- UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT
- BACK OF CURB
- LOT LINE
- UNIT BOUNDARY LINE
- CENTERLINE OF STREETS & PROPERTY LINES
OF LOTS ADJACENT TO THEM
- PRIVATE DRIVE, PUBLIC UTILITY EASEMENTS,
PUBLIC DRAINAGE EASEMENT TO BE MAINTAINED
AND CITY OF LAS VEGAS SENIOR EASEMENT
- 28 LOT NUMBERS
- ① BLOCK NUMBERS
- EGRESS/EASEMENT GRANTED TO THE
CITY OF LAS VEGAS (1700 SQ. FT.)
- PRIVATE LANDSCAPE EASEMENT
AND P.U.E.
- HERETO DEDICATED TO THE CITY OF LAS VEGAS
(20,250 SQ. FT.)
- 10' WIDE GAS LINE EASEMENT

SCALE 1" = 50'

TODAY & CENTERLINE
OF PRIVATE DRIVE



TYPICAL P.U.E. & U.E.
N.T.S.

NOTE:

PURSUANT TO NRS 778.371 ALL REAR LOT CORNERS
SHALL BE SET WITH A 1/2" AL CAP PLS # 3161
ON BLOCK WALL AND ALL FRONT AND SIDE LOT
CORNERS ADJOINING PUBLIC RIGHT-OF-WAY SHALL BE
MAINTAINED BY THE LANDOWNER'S ASSOCIATION
ON THE PROLONGATION OF THE PROPERTY LINES.

LANDSCAPE EASEMENT NOTE:
ALL PRIVATE LANDSCAPE EASEMENTS AND COMMON ELEMENTS
SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

REFERENCES

- ① PLATS
 - ② PLATS
 - ③ RECORD OF SURVEY
 - ④ PARCEL MAP
 - ⑤ PARCEL MAP
 - ⑥ RECORD OF SURVEY
 - ⑦ PLATS
 - ⑧ CORNER RECORD
 - ⑨ ADJUTMENT DOC.
 - ⑩ PLATS
- BOOK 51, PAGE 42
BOOK 24, PAGE 20
FILE 28, PAGE 15
FILE 33, PAGE 48
FILE 21, PAGE 88
FILE 24, PAGE 16
FILE 54, PAGE 19
BOOK 30, PAGE 79
BOOK 83, PAGE 87
BOOK 84TH, DIST. 00000
BOOK 810TH, DIST. 00000
BOOK 8100TH, DIST. 00000
BOOK 8103TH, DIST. 00000
OFFICIAL RECORDS, CLARK COUNTY, NEVADA
BOOK 57, PAGE 97

NUMBERED COURSES:

COURSE	DIRECTION	DISTANCE
1	S84°13'25"W	40.50
2	S84°13'25"W	40.50
3	S84°13'25"W	40.50
4	S84°13'25"W	40.50
5	S84°13'25"W	40.50
6	S84°13'25"W	40.50
7	S84°13'25"W	40.50
8	S84°13'25"W	40.50
9	S84°13'25"W	40.50
10	S84°13'25"W	40.50
11	S84°13'25"W	40.50
12	S84°13'25"W	40.50
13	S84°13'25"W	40.50
14	S84°13'25"W	40.50
15	S84°13'25"W	40.50
16	S84°13'25"W	40.50
17	S84°13'25"W	40.50
18	S84°13'25"W	40.50
19	S84°13'25"W	40.50
20	S84°13'25"W	40.50
21	S84°13'25"W	40.50
22	S84°13'25"W	40.50
23	S84°13'25"W	40.50
24	S84°13'25"W	40.50
25	S84°13'25"W	40.50
26	S84°13'25"W	40.50
27	S84°13'25"W	40.50
28	S84°13'25"W	40.50
29	S84°13'25"W	40.50
30	S84°13'25"W	40.50
31	S84°13'25"W	40.50
32	S84°13'25"W	40.50
33	S84°13'25"W	40.50
34	S84°13'25"W	40.50
35	S84°13'25"W	40.50
36	S84°13'25"W	40.50
37	S84°13'25"W	40.50
38	S84°13'25"W	40.50
39	S84°13'25"W	40.50
40	S84°13'25"W	40.50
41	S84°13'25"W	40.50
42	S84°13'25"W	40.50
43	S84°13'25"W	40.50
44	S84°13'25"W	40.50
45	S84°13'25"W	40.50

CURVE TABLE:

CURVE	CHORD	ARC	AREA	PERIMETER
1	40.50	40.50	1620.00	1620.00
2	40.50	40.50	1620.00	1620.00
3	40.50	40.50	1620.00	1620.00
4	40.50	40.50	1620.00	1620.00
5	40.50	40.50	1620.00	1620.00
6	40.50	40.50	1620.00	1620.00
7	40.50	40.50	1620.00	1620.00
8	40.50	40.50	1620.00	1620.00
9	40.50	40.50	1620.00	1620.00
10	40.50	40.50	1620.00	1620.00
11	40.50	40.50	1620.00	1620.00
12	40.50	40.50	1620.00	1620.00
13	40.50	40.50	1620.00	1620.00
14	40.50	40.50	1620.00	1620.00
15	40.50	40.50	1620.00	1620.00
16	40.50	40.50	1620.00	1620.00
17	40.50	40.50	1620.00	1620.00
18	40.50	40.50	1620.00	1620.00
19	40.50	40.50	1620.00	1620.00
20	40.50	40.50	1620.00	1620.00
21	40.50	40.50	1620.00	1620.00
22	40.50	40.50	1620.00	1620.00
23	40.50	40.50	1620.00	1620.00
24	40.50	40.50	1620.00	1620.00
25	40.50	40.50	1620.00	1620.00
26	40.50	40.50	1620.00	1620.00
27	40.50	40.50	1620.00	1620.00
28	40.50	40.50	1620.00	1620.00
29	40.50	40.50	1620.00	1620.00
30	40.50	40.50	1620.00	1620.00
31	40.50	40.50	1620.00	1620.00
32	40.50	40.50	1620.00	1620.00
33	40.50	40.50	1620.00	1620.00
34	40.50	40.50	1620.00	1620.00
35	40.50	40.50	1620.00	1620.00
36	40.50	40.50	1620.00	1620.00
37	40.50	40.50	1620.00	1620.00
38	40.50	40.50	1620.00	1620.00
39	40.50	40.50	1620.00	1620.00
40	40.50	40.50	1620.00	1620.00
41	40.50	40.50	1620.00	1620.00
42	40.50	40.50	1620.00	1620.00
43	40.50	40.50	1620.00	1620.00
44	40.50	40.50	1620.00	1620.00
45	40.50	40.50	1620.00	1620.00

FLOODWALL NOTE:

FLOODWALL CONTAINED WITHIN THE
LANDSCAPE EASEMENT ALONG
DECATUR IS TO BE MAINTAINED BY
THE HOMEOWNERS ASSOCIATION.

FM-9-86

SHEET 2 of 2

GRAPH TO SCALE