

AHEY ESTATES

Recorded in Book 80 Page 23 of Plats

200 Scale Map Location: L-9-3

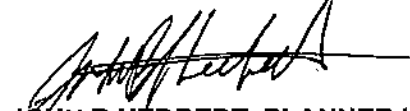
Fire Dept. District Map # 1917:44

MASTER SITE ADDRESS: 8114 W. GOWAN RD

BLOCK 1	LOT	1	3600	N TOMSIK ST	N/S	PUBLIC STREET
		2	3604			
		3	3608			
		4	3612			
		5	3616			
		6	3620			
		7	3624			
		8	3628			
BLOCK 1	LOT	9	3645	JULIA WALDEN CT	N/S	PRIVATE STREET
		10	3641			
		11	3629			
		12	3621			
		13	3617			
		14	3613			
		15	3609			
		16	3605			
		17	3601			
		18	3600			
		19	3604			
		20	3608			
		21	3612			
		22	3624			
		23	3628			
		24	3632			
		25	3636			
		26	3644			
BLOCK 1	LOT	27	8133	AHEY RD	E/W	PUBLIC STREET
		28	8129			
		29	8125			
		30	8121			
		31	8117			
		32	8113			
Common Area	A	3620	JULIA WALDEN CT	(PARK)	N/S	PRIVATE STREET

ORIGINAL DATE: 6/24/1997

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT



JOHN B HERBERT, PLANNER I

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PLANNING & DEVELOPMENT DEPARTMENT


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"Copy Book" everything

SUBDIVISION NAME: **AHEY ESTATES**

(1a) APN NUMBER: 138-09-2 (d) 200 SCALE MAP: L-9-3

(b) ZONING CASE: Z-14-95 (6) PPR CASE: Z-14-95

(x) OTHER ACTIONS: A-32-94(A); GPA-11-95; Z-14-95(1); TM-42-95; (1); FM-62-96; memo

(v) ZONING: R-CL and R-PD5 (R-CL STANDARDS)

(y) SETBACKS: THE FOLLOWING ARE THE R-CL SETBACKS:

- FRONT: 14 FEET TO THE DWELLING**
- REAR: 10 FEET
- SIDES: 10 FEET TOTAL
- CORNER: 10 FEET

(s) **18 FEET TO THE GARAGE UNLESS LOCATED ON A KNUCKLE OR CUL-DE-SAC LOT, MEMO
IN WHICH CASE THE GARAGE MUST BE SETBACK A MINIMUM OF 16 FEET. SIDE
LOADING GARAGES ARE PERMITTED TO 14 FEET FROM THE FRONT PROPERTY LINE.

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-14-95:

1. APPROVAL OF A GENERAL PLAN AMENDMENT TO MAKE THE ZONING CONSISTENT WITH THE PLAN.
2. CONSTRUCT A 6 FOOT HIGH DECORATIVE WALL ALONG GOWAN ROAD AS AN ENTRY FEATURE INTO THE DEVELOPMENT WITH LANDSCAPE PLANTERS CONTAINING 24 INCH BOX TREES WITH SHRUBS AND GROUND COVER ALONG THE ENTRY FEATURE AS REQUIRED BY THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT.
3. CONSTRUCT A 6 FOOT HIGH DECORATIVE WALL ALONG TOMSIK STREET AND AHEY ROAD WHERE LOTS DO NOT FRONT ALONG THESE STREETS AS REQUIRED BY THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT.
4. SUBMIT A LANDSCAPE PLAN FOR THE PRIVATE PARK AREA TO THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT FOR APPROVAL PRIOR TO THE ISSUANCE OF ADDITIONAL PERMITS FOR THE SITE.
5. A HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED TO MAINTAIN THE PERIMETER WALLS, LANDSCAPING AND COMMON AREAS FOR THE R-PD5 PORTION OF

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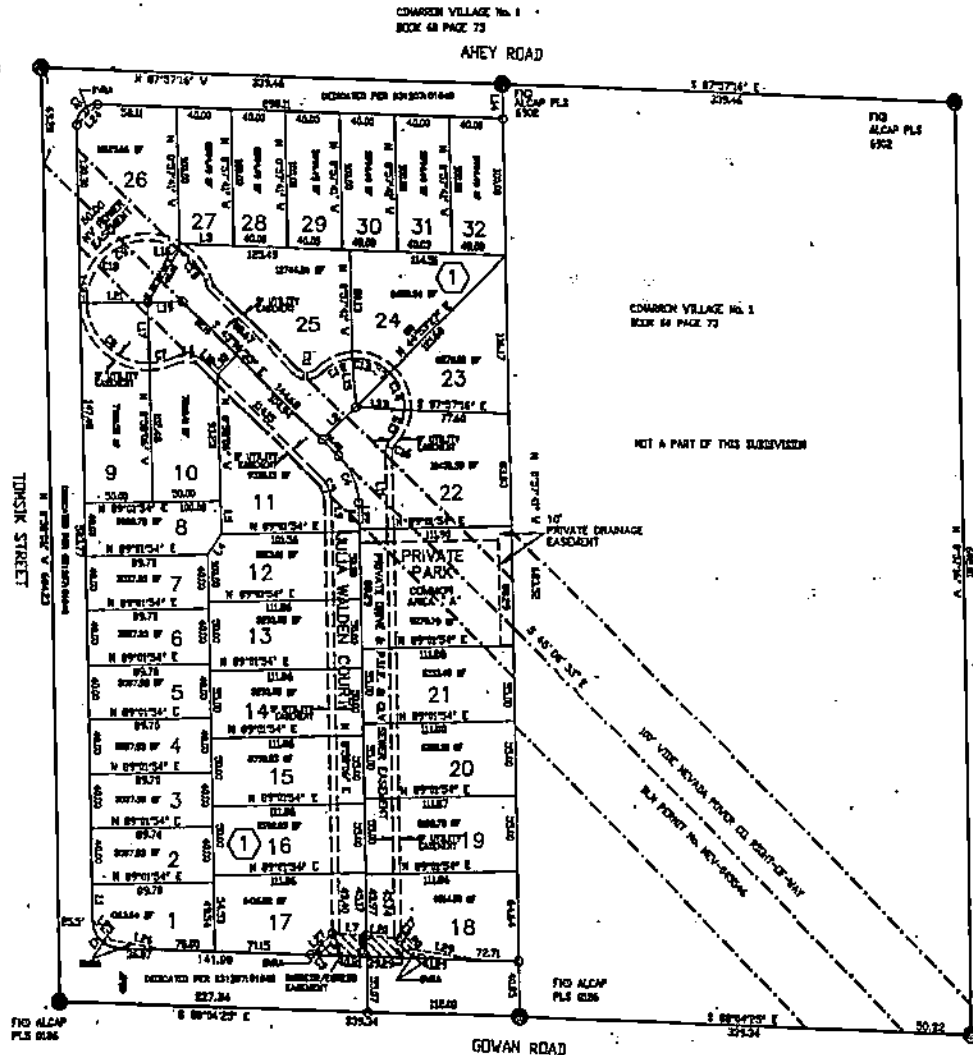
BEING A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 60 EAST, N.M.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 0°58'06" W	25.99
L2	N 44°33'27" E	35.00
L3	S 87°57'18" E	40.00
L4	N 33°38'03" E	18.19
L5	N 0°58'06" W	25.00
L6	S 89°04'25" E	5.01
L7	S 85°54'41" E	20.08
L8	N 0°58'06" W	22.03
L9	N 0°58'06" W	22.03
L10	N 45°06'33" V	9.21
L11	S 0°58'06" E	55.60
L12	N 88°04'29" V	5.01
L13	N 85°01'54" E	4.80
L14	N 0°57'41" W	25.94
L15	N 41°31'11" W	35.00
L16	N 0°57'41" W	4.16
L17	N 11°33'31" E	45.00
L18	N 44°33'27" E	30.00
L19	N 89°01'54" E	25.42
L20	S 85°54'41" E	20.08
L21	N 89°01'54" E	45.00
L22	N 0°58'06" W	19.94
L23	N 85°25'53" V	35.00
L24	N 45°32'19" E	21.76
L25	S 44°31'18" E	19.87
L26	S 80°19'18" E	41.00
L27	N 45°28'45" E	21.74
L28	S 44°31'13" E	11.97
L29	S 80°52'33" E	47.97

CURVE TABLE

CURVE	ARC	DELTA	RADIUS	TAN LENGTH
C1	30.41	87°06'19"	20.00	19.01
C2	24.35	91°00'50"	15.00	15.81
C3	24.32	92°53'41"	15.00	15.78
C4	35.52	44°09'27"	50.00	20.27
C5	23.11	44°09'27"	30.00	12.16
C6	29.46	87°31'53"	35.00	16.71
C7	16.82	21°24'47"	45.00	8.51
C8	70.89	80°15'37"	45.00	45.25
C9	36.51	122°14'47"	45.00	31.60
C10	35.67	45°24'46"	45.00	18.83
C11	21.56	90°00'00"	15.00	13.00
C12	24.99	40°53'22"	35.00	13.05
C13	30.00	49°06'38"	35.00	15.99
C14	30.00	49°06'38"	35.00	15.99
C15	24.36	39°52'29"	35.00	12.70
C16	11.74	44°50'31"	15.00	6.19
C17	22.80	87°06'19"	15.00	14.25
C18	21.939	279°20'02"	45.00	
C19	109.33	178°58'58"	35.00	5942.70



FOUND POINT AS NOTED

TYPE B MONUMENT TO BE SET PLS 6901 ALDAP

NOTE: SWVA - SIGHT VISIBILITY RESTRICTION AREA. NO IMPROVEMENTS OR LANDSCAPING FEATURES TALLER THAN 30" ARE ALLOWED IN SUCH BASEMENT AREAS.

NOTE: FOR SIDE PROPERTY LINES SET CONCRETE NAIL AND BRASS TAD STAMPED PLS 4901 IN THE REAR WALL ALONG THE PROPERTY LINE PROJECTED. SET SAWCUT IN THE BACK OF CURB AT THE FRONT OF THE LOT ON THE PROPERTY LINE PROJECTED. SET NAIL AND TACK WHERE THERE IS NO BLOCK WALL.