

NF
clerk
Carol

FILED
NO. 95R-044

'95 MAY 22 A8:29

RESOLUTION NUMBER 95R-044

**RESOLUTION OF INTENT REGARDING THE
CHANGE IN LAND USE FOR THE FRIEDA LANE DEVELOPMENT
APN'S 25-020-03, -04, -05, -06, and -08**

BARBARA REED
CLERK
BY *[Signature]* DEPUTY

Preamble

On February 16, 1995, the Douglas County Board of Commissioners conditionally approved a request for a zone change by Jesus and Mary Rey, Louis Bustanhoby, and John and Mary Rosegard, property owners for APN'S 25-020-03, -04, -05, -06, and -08, also known as the Frieda Lane Development, from A-4 (Farm, Forestry and Open Reserve) to E-1 (First Estates).

Douglas County Code requires that a resolution of intent to reclassify the property be adopted to include any condition, stipulation, or limitation which the Commission may feel necessary to require in the public interest as a prerequisite to a final action. Douglas County Code Section 17.12.070(3)(L) requires that in absence of a demonstration of appurtenant rights at the time of application for amendment is made, the requested amendment will be subject to a resolution of intent requiring water rights of acceptable character appurtenant to the proposed district be demonstrated prior to the amendment becoming effective.

Therefore, it is resolved that the described property as shown on the attachment marked "Exhibit 1", be reclassified from A-4 to E-1 with the following conditions:

1. The applicant shall demonstrate to the satisfaction of Douglas County and the Town of Minden that water rights of acceptable character appurtenant to the proposed district be demonstrated prior to the zone change becoming effective.
2. All property owners of the project site must jointly file and sign the tentative map application.

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MASTER PLAN AND ZONE CHANGE EXHIBIT 1

NORTH
1" = 200'



IRONWOOD DRIVE

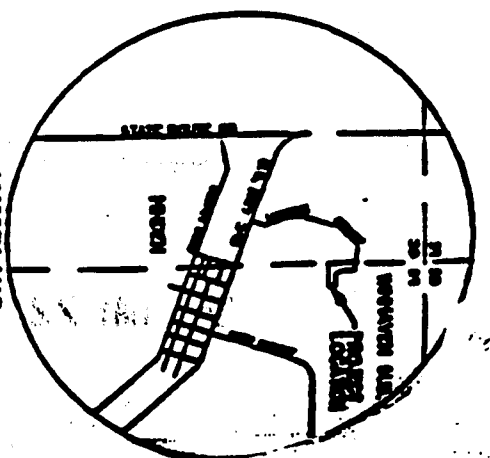
LUCERNE STREET

STREET

WINHAVEN UNIT 1
ZONED E-1

FREDA LANE

PROPOSED AREA OF ZONE CHANGE AND MASTER PLAN
AMENDMENT - APN 25-020-03 + 04 + 05 + 06 + 08
PROPOSED CHANGE A-4 TO E-1
PROPOSED MASTER PLAN DESIGNATION - HDR



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05 95 PG 34 10

A-4
NOT - A - PART

A-4

A-4

C-1

R-3

A-4

R-3

R.O. ANDERSON
ENGINEERING
1725 1/2 ST. 100
SANTA ANA, CALIF. 92705

CONCEPTUAL DEVELOPMENT PLAN
TO ACCOMPANY
ZONE CHANGE AND MASTER PLAN AMENDMENT

FOR
JESUS + MARY REY
JOHN AND MARY ROSEGARD
LOUIS BUSTANHOBY
LOCATED IN A PORTION OF THE NW 1/4
OF SECTION 29 T. 13 N., R. 20 E.

COPY

REQUESTED BY
DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'95 MAY 22 P12:44

LINDA SLATER
RECORDER

PAID BY DEPUTY

362580

0595PG34 11

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original on file and on record in my office.

DATE: May 22, 1995
B. R. [Signature] Clerk of the [Signature] Judicial District Court
of the State of Nevada, in and for the County of Douglas.

By [Signature] Deputy

SEAC