

20080104-0004216

3

APN(s): 138-32-412-023

Fee: \$16.00
N/C Fee: \$0.00
01/04/2008 15:32:34
T20080002310
Requestor:
LAS VEGAS CITY
Debbie Conway MGM
Clark County Recorder Pgs: 3

CITY OF LAS VEGAS NOTICE OF ZONING ACTION

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-32-412-023

Legal Description: All that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

PARCEL I:

BEING A PORTION OF LOT 1, BLOCK 1 OF THAT COMMERCIAL SUBDIVISION KNOWN AS "PECCOLE RANCH TOWN CENTER" ON FILE AT THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 86 OF PLATS AT PAGE 23, LOCATED WITHIN THE SOUTH HALF (S½) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 32, P.O.C. (A), BEING ON THE CENTERLINE INTERSECTION OF CHARLESTON BOULEVARD AND RAMPART BOULEVARD, SAID POINT BEING MARKED BY A CITY OF LAS VEGAS BRASS CAP IN CONCRETE STAMPED "PLS 5094"; THENCE NORTH 00°33'39" WEST, ALONG THE CENTERLINE OF RAMPART BOULEVARD, 287.00 FEET; THENCE NORTH 89°26'21" EAST, DEPARTING SAID CENTERLINE, 77.58 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUING NORTH 89°26'21" EAST 197.13 FEET; THENCE SOUTH 00°33'39" EAST, 22.76 FEET; THENCE SOUTH 44°26'21" WEST 195.94 FEET; THENCE NORTH 45°33'39" WEST, 69.73 FEET; THENCE SOUTH 89°26'21" WEST, 15.86 FEET TO A LINE RUNNING PARALLEL WITH AND 15.00 FEET EAST OF THE EASTERLY RIGHT-OF-WAY OF SAID RAMPART BOULEVARD; THENCE ALONG SAID PARALLEL LINE THROUGH THE FOLLOWING COURSES: NORTH 00° 33' 39" WEST, 66.97 FEET; THENCE NORTH 07°45'20" EAST, 45.51 FEET THE POINT OF BEGINNING.

PARCEL II:

NON-EXCLUSIVE EASEMENT FOR THE PASSAGE AND PARKING OF VEHICLES AND FOR THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS AS CONTAINED IN THAT CERTAIN "DECLARATION OF RESTRICTIONS AND OPERATION AND EASEMENT AGREEMENT" RECORDED OCTOBER 22, 1998 IN BOOK 981022 OF OFFICIAL RECORDS, CLARK COUNTY NEVADA RECORDS, AS DOCUMENT NO. 01589, AND AS AMENDED BY THOSE CERTAIN AMENDMENTS THERETO RECORDED JUNE 9, 1999 IN BOOK 990609 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NO. 01024 AND

RE-RECORDED JULY 16, 1999 IN BOOK 990716 OFFICIAL RECORDS, CLARK COUNTY NEVADA RECORDS, AS DOCUMENT NO. 00353, NOVEMBER 23, 1999 IN BOOK 991123 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NO. 01360 DECEMBER 15, 1999 IN BOOK 991215 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NO. 01470, JANUARY 26, 2000 IN BOOK 20000126 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NO. 01082, FEBRUARY 17, 2000 IN BOOK 20000217 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NO. 01008, MARCH 22, 2000 IN BOOK 20000322 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NO. 01459, JUNE 14, 2000 IN BOOK 20000614 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NO. 00540, AND SEPTEMBER 29, 2000 IN BOOK 20000929 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NO. 04059 AND RE-RECORDED NOVEMBER 7, 2000 IN BOOK 200001107 OF OFFICIAL RECORDS, CLARK COUNTY NEVADA, AS DOCUMENT NO. 00075, AND RECORDED MAY 22, 2001 IN BOOK 20010522 AS DOCUMENT NO. 01895

PARCEL III:

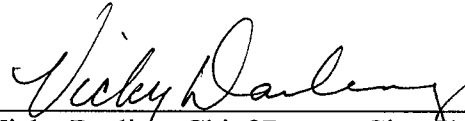
NON-EXCLUSIVE EASEMENT FOR THE PASSAGE AND PARKING OF VEHICLES AND FOR THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS AS CONTAINED IN THAT CERTAIN "GRANT OF RECIPROCAL EASEMENT AND DECLARATION OF COVENANTS" RECORDED JUNE 20, 2000 IN BOOK 20000620 OF OFFICIAL RECORDS, CLARK COUNTY NEVADA RECORDS, AS DOCUMENT NO. 01343.

PARCEL IV:

NON-EXCLUSIVE EASEMENT FOR THE PASSAGE AND PARKING OF VEHICLES AND FOR THE PASSAGE AND ACCOMMODATIONS OF PEDESTRIANS AS CONTAINED IN THAT CERTAIN "GRANT OF RECIPROCAL EASEMENT AND DECLARATION OF COVENANTS" RECORDED FEBRUARY 12, 2001 IN BOOK 20010212 OF OFFICIAL RECORDS, CLARK COUNTY NEVADA RECORDS, AS DOCUMENT NO. 01340

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **November 21, 2007**, approved the following: **Case Number: SUP-24525** together with various conditions, limitations and restrictions which may affect your occupancy and/or use, and any other successor property owner(s) occupancy and/or use, of the above-referenced real property in the City of Las Vegas. **YOU ARE HEREBY ADVISED AND DIRECTED** to contact the City of Las Vegas' Department of Planning and Development and/or the Las Vegas City Clerk's Office to request a copy of any and all such conditions, limitations or restrictions.

December 31, 2007



Vicky Darling, Chief Deputy City Clerk
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

**WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, CITY CLERK
400 STEWART AVENUE, 1ST FLOOR
LAS VEGAS, NV 89101**

Case Number: SUP-24525
Assessor's Parcel No(s): 138-32-412-023
City Council Meeting of November 21, 2007
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