

20080104-0004219

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

3

APN(s): 140-31-401-037

**CITY OF LAS VEGAS NOTICE OF ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 140-31-401-037

Legal Description: Real property in the County of Clark, State of Nevada, describe as follows:

BEING A PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62 EAST; THENCE SOUTH 89°49'20" EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 387.47 FEET TO A POINT; THENCE NORTH 00°56'34" WEST, A DISTANCE OF 364.53 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL NO. 4, AS CONTAINED IN GRANT, BARGAIN, SALE DEED RECORDED JUNE 16, 1964, AS DOCUMENT NO. 440531, THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°56'34" WEST ALONG THE WEST LINE OF THE AFORMENTIONED PARCEL NO. 4 A DISTANCE OF 150.00 FEET TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF SAID PARCEL NO. 4; THENCE NORTH 89°45'02" EAST, A DISTANCE OF 67.51 FEET TO THE NORTHEAST CORNER OF SAID PARCEL NO. 4; THENCE SOUTH 00°56'34" EAST, A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL NO. 3 AS CONTAINED IN GRANT, BARGAIN, SALE DEED RECORDED JUNE 16, 1964 AS DOCUMENT NO. 440531; THENCE NORTH 89°45'02" EAST ALONG THE NORTH LINE OF SAID PARCEL NO. 3, A DISTANCE OF 65.48 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID PARCEL NO. 3; THENCE NORTH 00°53'00" WEST ALONG THE WEST LINE OF THAT CERTAIN PARCEL AS CONVEYED BY GRANT, BARGAIN, SALE DEED RECORDED NOVEMBER 4, 1964 AS DOCUMENT NO. 469001, A DISTANCE OF 165.01 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF (S ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 31; THENCE SOUTH 89°45'02" EAST ALONG THE NORTH LINE OF THE SOUTH HALF (S ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 31, A DISTANCE OF 286.57 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL NO. 1 AS CONVEYED IN GRANT, BARGAIN, SALE OF DEED RECORDED MAY 18, 1973, AS DOCUMENT NO. 288753; THENCE SOUTH 00°53'40" EAST ALONG THE EAST LINE OF THE AFORMENTIONED PARCEL NO. 1, A DISTANCE OF 612.48 FEET MORE OR LESS TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CHARLESTON BOULEVARD (50 FEET

WIDE); THENCE SOUTH 89°49'20" WEST ALONG SAID NORTH LINE OF CHARLESTON BOULEVARD, A DISTANCE OF 196.56 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL NO. 2, AS CONVEYED BY GRANT, BARGAIN, SALE DEED RECORDED MAY 18, 1973, IN DOCUMENT NO. 288753; THENCE NORTHERLY ALONG THE EAST LINE OF THOSE CERTAIN PARCEL AS CONVEYED

BY GRANT, BARGAIN, SALE DEED RECORDED OCTOBER 9, 1968 AS DOCUMENTED NO. 726348 AND NOVEMBER 14, 1964, AS DOCUMENT NO. 469002, A DISTANCE OF 310.00 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED AS THE SOUTH 360.00 FEET OF THE WEST 90.00 FEET OF THE EAST 135.00 FEET OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62 EAST; THENCE SOUTH 89°49'20" WEST ALONG THE NORTH LINE OF THE SOUTH 360.00 FEET OF THE WEST 90.00 FEET OF THE EAST 135.00 FEET OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62 EAST, A DISTANCE OF 155.00 FEET, MORE OR LESS TO A POINT IN THE WEST LINE OF THAT CERTAIN PARCEL NO. 3 AS CONVEYED IN GRANT, BARGAIN, SALE DEED RECORDED JUNE 16, 1964, AS DOCUMENT NO. 440531; THENCE NORTHERLY ALONG SAID WEST LINE TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL NO. 4, AS CONVEYED BY GRANT, BARGAIN, SALE DEED RECORDED JUNE 16, 1964, AS DOCUMENT NO. 440531 THENCE WESTERLY ALONG THE SOUTH LINE OF THE AFOREMENTIONED PARCEL NO. 4, A DISTANCE OF 67.50 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION OF SAID LAND LYING WITHIN THE EXTERIOR BOUNDARIES OF SUNRISE VISTA AS SHOWN BY MAP THEREOF ON FILE IN BOOK 27 OF PLATS, PAGE 70 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

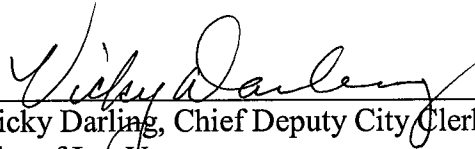
NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 7, 2005 IN BOOK 20050907 AS INSTRUMENT NO. 05650.

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-24193** 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

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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, 1<sup>ST</sup> FLOOR  
LAS VEGAS, NV 89101**

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