

20080104-0004230

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): 162-03-201-001, 162-03-201-002
AND 162-03-101-001

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 162-03-201-001, 162-03-201-002 AND 162-03-101-001

Legal Description: Parcel I: That portion of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section 3, Township 21 South, Range 61 East, M.D.B. &M., described as follows:

BEGINNING at the corner monument at the intersection of the centerline of Third Street and Imperial Street as shown upon the plat of Boulder Addition to the City of Las Vegas as recorded in Book 1 of Plats, Page 52, Clark County, Nevada records, said monument having been set by J.F. Hesse; Thence South 86°41' East a distance of 40 feet to the Southwest corner of Lot 13 in Block 22 in said Boulder Addition; Thence continuing South 86°41' East along the South line of said Lot 13 of Block 22 and along the prolongation thereof a distance of 140.10 feet to a point on the East line of said Boulder Addition; said point also being in the West line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section 3; Thence North 3°19' East along the East line of said Boulder Addition and the West line of the Southeast Quarter (SE ¼) of said Section 3; a distance of 136.07 feet to the TRUE POINT OF BEGINNING;

Thence continuing North 3°19' East along the East line of said Boulder Addition and the West line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section 3, a distance of 68.47 feet to the Northwest corner of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section 3, said point being also the Southwest corner of Lot "N" of Park Place Addition to the City of Las Vegas, according to the plat thereof on file in Book 1 of Plats, Page 48, Clark County, Nevada records; Thence North 87°36'30" East along the North line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section 3, being also the Southline of Lot "N" of said Park Place Addition, a distance of 193.06 feet to a point; Thence South 27°45' West along the West Boundary of said South Fifth Street, a distance of 87.17 feet to a point; Thence North 89°45'30" West, a distance of 155.86 feet to the TRUE POINT OF BEGINNING.

(Deed Reference 960426-1458)

Parcel II:

That portion of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section 3, Township 21 South, Range 61 East, M.D.B. &M., described as follows:

BEGINNING at the corner monument at the intersection of the centerline of Third Street and Imperial Street as shown upon the plat of Boulder Addition to the City of Las Vegas as recorded in Book 1 of Plats, Page 52, Clark County, Nevada records, said monument having been set by J.F. Hesse; Thence South 86°41' East a distance of 40 feet to the Southwest corner of Lot Thirteen (13) of Block Twenty-Two (22) in said Boulder Addition; Thence continuing South 86°41' East along the South line of said Lot Thirteen (13) of Block Twenty-Two (22) and along the prolongation thereof a distance of 140.10 feet to a point on the East line of said Boulder Addition; said point also being in the West line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section 3, the TRUE POINT OF BEGINNING;

Thence North 3°19' East along the East line of said Boulder Addition and the West line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section 3; a distance of 136.07 feet to a point; Thence South 89°45'30" East a distance of 155.86 feet to a point; Thence South 27°45' West, a distance of 158.18 feet to a point; Thence North 86°41' West a distance to the TRUE POINT OF BEGINNING.

(Deed Reference 960426-1458)

Parcel III:

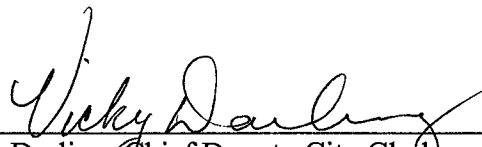
That portion of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 3, Township 21 South, Range 61 East, M.D.B. &M., described as follows:

BEGINNING at the corner monument at the intersection of the centerline of Third Street and Imperial Street as shown upon the plat of Boulder Addition to the City of Las Vegas as recorded in Book 1 of Plats, Page 52, Clark County, Nevada records, said monument having been set by J.F. Hesse; Thence South 86°41' East a distance of 40 feet to the Southwest corner of Lot Thirteen (13) of Block Twenty-Two (22) in said Boulder Addition; Thence continuing South 86°41' East along the South line of said Lot Thirteen (13) of Block Twenty-Two (22) and along the prolongation thereof a distance of 140.10 feet to a point on the East line of said Boulder Addition; said point also being in the West line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section 3, said point also the Southwest corner of that certain parcel of land conveyed by Francis J. McDonnell and Ras C. McDonnell, husband and wife to Thomas F. Roche and Minnie Z. Roche, husband and wife by Deed dated June 10, 1943 and recorded June 11, 1943 as Document No. 166610, Clark County, Nevada records, the TRUE POINT OF BEGINNING. Thence South 3°19' West, distance of 50.00 feet to the Northwest corner of that certain parcel of land conveyed Eva M. Williams to the City of Las Vegas by Deed recorded May 2, 1995 as Document No.950502/00645, Official Records, Clark County, Nevada; Thence

South 86°41' East, a distance of 68.33 feet to the Northeast corner of the last mentioned conveyed parcel; Thence North 27°45' East along the West line of Fifth Street, a distance of 54.91 feet to the Southeast corner of the said parcel conveyed to Roche; Thence North 86°41' West along the South line of the last mentioned conveyed parcel, a distance of 91.04 feet to the TRUE POINT OF BEGINNING.
(Deed Reference 960426-1458)

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **December 5, 2007**, approved the following: **Case Numbers: EOT-25221, EOT-25223 and EOT-25222** 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: EOT-25221, EOT-25223 AND EOT-25222
Assessor's Parcel No(s): 162-03-201-001, 162-03-201-002 AND 162-03-101-001
City Council Meeting of December 5, 2007
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