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APN(s): 139-27-810-001, 139-27-810-002, 139-27-810-003, 139-27-810-004, 139-27-707-008 and 139-27-712-046, 139-27-712-047, 139-27-712-048, 139-27-712-049, 139-27-712-050, 139-27-712-051

Fee: \$16.00
N/C Fee: \$0.00
01/04/2008 15:32:34
T20080002310
Requestor:
LAS VEGAS CITY

CITY OF LAS VEGAS NOTICE OF ZONING ACTION

Debbie Conway MGM
Clark County Recorder Pgs: 3

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 139-27-810-001, 139-27-810-002, 139-27-810-003, 139-27-810-004, 139-27-707-008 and 139-27-712-046, 139-27-712-047, 139-27-712-048, 139-27-712-049, 139-27-712-050, 139-27-712-051

Legal Description: PARCEL ONE (1):

Lots One (1) through Nine (9) inclusive in Block Four (4) of Biltmore Addition to the City of Las Vegas, as shown by map thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom that portion of said land conveyed to the City of Las Vegas by Deed recorded April 23, 2003 in Book 20030423 as Instrument No. 00507, of Official Records, Clark County, Nevada.

PARCEL TWO (2):

Block "A" of Biltmore Addition to the City of Las Vegas, as shown by map thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom the above described Block "A", that portion thereof conveyed by Nevada Biltmore Hotel Corporation to the City of Las Vegas by Deed dated July 02, 1947 and recorded August 25, 1947 as Instrument No. 263331, Clark County, Nevada Records, described as follows:

Beginning a point on the Northwesterly boundary line of Block "A" of Biltmore Addition, said Point of Beginning further described as bearing North 27°53'06" East, a distance of 40.00 feet from the Southwest corner of said Block "A" and further described as bearing 43.00 feet right of and right angles to Highway Engineer's Station "P" 111+93.73 P.O.T.;

Thence from a tangent which bears South 27°53'06" West, curving to the left with a radius of 40.00 feet through an angle of 90°, a distance of 62.83 feet to a point on the Southerly boundary line of said Block "A";

Thence North 62°06'54" West along said boundary line, a distance of 40.00 feet to the Southwest corner of said Block "A";

Assessor's Parcel No(s): 139-27-810-001, 139-27-810-002, 139-27-810-003, 139-27-810-004, 139-27-707-008 and 139-27-712-046, 139-27-712-047, 139-27-712-048, 139-27-712-049, 139-27-712-050, 139-27-712-051

Case Number: EOT-25467 and EOT-25466
City Council Meeting of December 19, 2007

Thence North 27° 53'06" East along the Northwesterly boundary line of said Block "A", a distance of 40.00 feet to the Point of Beginning.

Further excepting therefrom that portion of said land conveyed to the city of Las Vega by Deed recorded April 23, 2003 in book 20030423 as Instrument No. 00507, of Official Records, Clark County, Nevada.

PARCEL THREE (3):

Parcel A

That portion of the Northwest Quarter (NW ¼) of the Southeast quarter (SE ¼) of Section 27, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada, described as follows:

Beginning at point on the Easterly line of North Main Street, as said street now exists, 80.00 feet in width, from which point the Point of Intersection of said Easterly line of North Main Street with the North line of Southeast Quarter (SE ¼) of said Section 27 (said Point of Intersection being marked by a concrete monument) bears North 27°45'00" East, a distance of 1203.7 feet; the True Point of Beginning; Thence South 62°15'00" East, a distance of 160.00 feet to a point on the West line of Block 4 of Biltmore Addition to the City of Las Vegas, according to Plat thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada; Thence South 27°45'00" West along the Westerly line of said Block 4 of Biltmore Addition to the Northwest Corner of said Lot 6 in said Block 4 of Biltmore Addition; Thence Southwesterly in a direct line to a point on the Easterly line of said North Main Street, distant thereon South 27°45'00" West, 136.00 feet from the True Point of Beginning; Thence North 27° 45'00" East along the Easterly line of said North Main Street, a distance of 136.00 feet to the True Point of Beginning.

Parcel B

That portion of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 27, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada described as follows:

Beginning at a point on the Easterly line of North Main Street, as said street now exists, 80.00 feet in width, from which point the Point of Intersection of said Easterly line of North Main Street with the North line of the Southeast Quarter (SE ¼) of said Section 27 (said Point of Intersection being marked by a concrete monument) bears North 27°45'00" East, 1393.70 feet, the True Point of Beginning; Thence Northeasterly in a direct line to the Southwest corner of Lot 6 in Block 4 of Biltmore Addition to the City of Las Vegas, according to Plat thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada;

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Case Number: **EOT-25467 and EOT-25466**

City Council Meeting of December 19, 2007

Thence North 27°45'00" East along the West line of said Lot 6 to the Northwest corner of said Lot 6 in said Block 4;

Thence Southwesterly in a direct line to a point on the Easterly line of said North Main Street, distant thereon North 27°45'00" East, 54.00 feet from the True Point of Beginning;

Thence South 27°45'00" West along the Easterly line of said North Main Street, a distance of 54.00 feet to the True Point of Beginning.

Parcel C

That portion of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 27, Township 20 south, Range 61 East, M.D.M., Clark County, Nevada, described as follows:

Beginning at a point on the Easterly line of North Main Street, as said street now exists, 80.00 feet in width, from which point the Point of Intersection of said Easterly line of North Main Street with the North line of the Southeast Quarter (SE ¼) of said Section 27 (said Point of Intersection being marked by a concrete monument) bears North 27°45'00" East, 1393.70 feet, the True Point of Beginning;

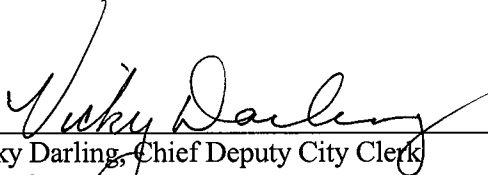
Thence South 62°15'00": East, a distance of 160.00 feet to a point on the West line of Lot 4 in Block 4 of Biltmore Addition to the City of Las Vegas, according to Plat thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada;

Thence North 27°45'00" East along the Westerly line of said Lots 4 and 5 in said Block 4 to the Northwest corner of said Lot 5;

Thence Westerly in a direct line to the True Point of Beginning.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **December 19, 2007**, approved the following: **Case Numbers: EOT-25467 and EOT-25466** 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**

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and 139-27-712-046, 139-27-712-047, 139-27-712-048, 139-27-712-049, 139-27-712-050, 139-27-712-051
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