

20080407-0002831

APN(s): 125-24-701-040

Fee: \$14.00

N/C Fee: \$0.00

04/07/2008

14:27:27

T20080058252

Requestor:

LAS VEGAS CITY

CITY OF LAS VEGAS NOTICE OF ZONING ACTION

①

TO: ALL INTERESTED PARTIES

Debbie Conway

MGM

Clark County Recorder Pgs: 1

Assessor's Parcel No(s): 125-24-701-040

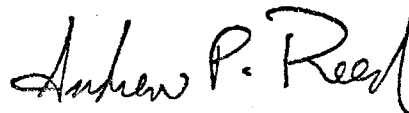
Legal Description: THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA, COUNTY OF CLARK, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, AND THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., AS DESCRIBED AS FOLLOWS:

LOT ONE (1) AS SHOWN BY MAP THEREOF IN FILE 112 OF PARCEL MAPS, PAGE 93 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PLEASE BE ADVISED that the Las Vegas Planning Commission, at a duly-noticed hearing held on **January 24, 2008** approved the following: **SDR-25485 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: CITY OF LAS VEGAS** - Request for a Major Amendment to an approved Site Development Plan Review (SDR-18642) FOR AN INCREASE IN HEIGHT TO 40 FEET FOR AN APPROVED 90-UNIT ASSISTED LIVING APARTMENT COMPLEX AND THE ADDITION OF A PROPOSED SENIOR CITIZEN APARTMENT COMPLEX CONSISTING OF TWO 35-FOOT, THREE-STORY, 75-UNIT BUILDINGS WITH WAIVERS TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 70 FEET WHERE 105 FEET IS REQUIRED AT THE SOUTH AND WEST PROPERTY LINES on 9.45 acres at the southwest corner of Decatur Boulevard and Deer Springs Way (APN 125-24-701-040), R-E (Residence Estates) Zone under Resolution of Intent to R-3 (Medium Density Residential), Ward 6 (Ross) 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.

April 1, 2008



Andy Reed, Planning Supervisor
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101 - (702) 229-6301

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