

20080407-0002832

APN(s): 139-34-111-039 thru 044, 139-34-210-032

Fee: \$17.00
N/C Fee: \$0.00

04/07/2008 14:27:27

T20080058252

Requestor:
LAS VEGAS CITY

Debbie Conway MGM
Clark County Recorder Pgs: 4

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

TO: ALL INTERESTED PARTIES

(4)

Assessor's Parcel No(s): 139-34-111-039 thru 044, 139-34-210-032

Legal Description:

APN 139-34-111-039

LOTS TWENTY-FIVE (25) AND TWENTY-SIX (26) IN BLOCK THREE (3) OF CLARK'S LAS VEGAS TOWNSITE AS SHOWN ON MAP THEREOF AT PAGE 37, BOOK 1 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

APN 139-34-111-040

LOTS TWENTY-THREE (23) AND TWENTY-FOUR (24) IN BLOCK THREE (3) OF CLARK'S LAS VEGAS TOWNSITE AS SHOWN ON MAP THEREOF AT PAGE 37, BOOK 1 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

APN 139-34-111-041 THROUGH 044

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOTS SEVENTEEN (17) THROUGH TWENTY TWO (22), BLOCK THREE (3) OF CLARK'S LAS VEGAS TOWNSITE FILED OF RECORD IN BOOK 1, PAGE 37 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA

TOGETHER WITH THAT CERTAIN VACATED AREA OF FIRST STREET AS RECORDED PER BOOK/INSTRUMENT NO. 20070316:0001195, OFFICIAL RECORDS.

SAID PARCEL OF LAND CONTAINING 33,000 SQUARE FEET OR 0.76 ACRES MORE OR LESS AS DETERMINED BY COMPUTER METHODS.

APN 139-34-210-032

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF

PARCEL ONE

PARCEL "A"

LOTS NINE (9) THROUGH TWELVE (12), INCLUSIVE IN BLOCK FOURTEEN (14) OF CLARK'S LAS VEGAS TOWNSITE AS SHOWN ON MAP ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, TOGETHER WITH THE NORTH 10.00 FEET OF THE VACATED ALLEY AS DISCLOSED BY THAT CERTAIN ORDER OF VACATION RECORDED MARCH 1, 1962, IN BOOK 346 OF OFFICIAL RECORDS AS DOCUMENT NO. 279369.

PARCEL "B"

THAT PORTION OF VACATED ALLEY AS PROVIDED FOR IN THAT CERTAIN ORDER OF VACATION RECORDED MARCH 1, 1962 IN BOOK 346 AS DOCUMENT NO. 279369 AND AMENDED JULY 19, 1967 IN BOOK 810 AS DOCUMENT NO. 650610 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, TITLE TO WHICH WOULD PASS BY OPERATION OF LAW WITH A CONVEYANCE OF SAID LOTS.

PARCEL TWO

PARCEL "A"

LOT FOURTEEN (14) IN BLOCK FOURTEEN (14) OF CLARK'S LAS VEGAS TOWNSITE AS SHOWN ON MAP THEREOF AT PAGE 37, BOOK 1 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL "B"

THAT PORTION OF VACATED ALLEY AS PROVIDED FOR IN THAT CERTAIN ORDER OF VACATION RECORDED JULY 8, 1977 IN BOOK 760 AS DOCUMENT NO. 719758 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, TITLE TO WHICH WOULD PASS BY OPERATION OF LAW WITH A CONVEYANCE OF SAID LOTS.

PARCEL THREE

PARCEL "A"

LOT THIRTEEN (13) IN BLOCK FOURTEEN (14) OF CLARK'S LAS VEGAS TOWNSITE AS SHOWN ON MAP THEREOF AT PAGE 37, BOOK 1 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL "B"

THAT PORTION OF VACATED ALLEYS AS PROVIDED FOR IN THOSE CERTAIN ORDERS OF VACATION RECORDED JULY 8, 1977 IN BOOK 760 AS DOCUMENT NO. 719758, AND RECORDED MARCH 25, 1983 IN BOOK 1709 AS DOCUMENT NO. 1668172 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, TITLE TO WHICH WOULD PASS BY OPERATION OF LAW WITH A CONVEYANCE OF SAID LOTS.

PARCEL FOUR

PARCEL "A"

LOTS TWENTY (20) AND TWENTY-ONE (21) IN BLOCK THIRTEEN (13) OF CLARK'S LAS VEGAS TOWNSITE AS SHOWN ON MAP THEREOF AT PAGE 37, BOOK 1 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL "B"

THAT PORTION OF VACATED ALLEY AS PROVIDED FOR IN THAT CERTAIN ORDER OF VACATION RECORDED NOVEMBER 13, 1978 AS DOCUMENT NO. 928271 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, TITLE TO WHICH WOULD PASS BY OPERATION OF LAW WITH A CONVEYANCE OF SAID LOTS.

PARCEL FIVE

PARCEL "A"

LOTS THREE (3) THROUGH SEVEN (7), INCLUSIVE IN BLOCK FOURTEEN (14) OF CLARK'S LAS VEGAS TOWNSITE AS SHOWN ON MAP THEREOF AT PAGE 37, BOOK 1 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL "B"

THAT PORTION OF VACATED ALLEY AS PROVIDED FOR IN THAT CERTAIN ORDER OF VACATION RECORDED MARCH 25, 1983 IN BOOK 1709 AS DOCUMENT NO. 1668172 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, TITLE TO WHICH WOULD PASS BY OPERATION OF LAW WITH A CONVEYANCE OF SAID LOTS.

PARCEL SIX

PARCEL "A"

LOTS FIFTEEN (15) THROUGH TWENTY-EIGHT (28), INCLUSIVE AND LOT THIRTY (30) IN BLOCK FOURTEEN (14) OF CLARK'S LAS VEGAS TOWNSITE AS SHOWN ON MAP THEREOF AT PAGE 37, BOOK 1 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL "B"

THOSE PORTIONS OF VACATED ALLEYS AS PROVIDED FOR IN THOSE CERTAIN ORDERS OF VACATION RECORDED JULY 8, 1977 IN BOOK 760 AS DOCUMENT NO. 719758 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, TITLE TO WHICH WOULD PASS BY OPERATION OF LAW WITH A CONVEYANCE OF SAID LOTS.

PARCEL "C"

THOSE PORTIONS OF THE VACATED STREET COMMONLY KNOWN AS CARSON AVENUE AS PROVIDED FOR IN THAT CERTAIN ORDER OF VACATION RECORDED NOVEMBER 8, 1985 IN BOOK 2214 AS DOCUMENT NO. 2173941 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, TITLE TO WHICH WOULD PASS BY OPERATION OF LAW WITH A CONVEYANCE OF SAID LOTS.

PARCEL SEVEN

PARCEL "A"

LOTS ONE (1) AND TWO (2), BLOCK FOURTEEN (14) OF CLARK'S LAS VEGAS TOWNSITE AS SHOWN ON MAP THEREOF AT PAGE 37, BOOK 1 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL "B"

THAT PORTION OF VACATED ALLEY AS PROVIDED FOR IN THAT CERTAIN ORDER OF VACATION RECORDED MARCH 25, 1983 IN BOOK 1709 AS DOCUMENT NO. 1668172 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, TITLE TO WHICH WOULD PASS BY OPERATION OF LAW WITH A CONVEYANCE OF SAID LOTS.

PARCEL EIGHT

PARCEL "A"

LOTS ONE (1) THROUGH NINETEEN (19), INCLUSIVE IN BLOCK THIRTEEN (13) AND LOTS TWENTY-SEVEN (27) THROUGH THIRTY-TWO (32), INCLUSIVE IN BLOCK THIRTEEN (13) OF CLARK'S LAS VEGAS TOWNSITE AS SHOWN ON MAP THEREOF AT PAGE 37, BOOK 1 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL "B"

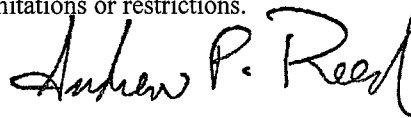
THAT PORTION OF VACATED ALLEY AS PROVIDED FOR IN THAT CERTAIN ORDER OF VACATION RECORDED NOVEMBER 13, 1978 IN BOOK 969 AS DOCUMENT NO. 928271 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, TITLE TO WHICH WOULD PASS BY OPERATION OF LAW WITH A CONVEYANCE OF SAID LOTS.

PARCEL "C"

THOSE PORTIONS OF THE VACATED STREET COMMONLY KNOWN AS CARSON AVENUE AS PROVIDED FOR IN THAT CERTAIN ORDER OF VACATION RECORDED NOVEMBER 8, 1985 IN BOOK 2214 AS DOCUMENT NO. 2173941 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, TITLE TO WHICH WOULD PASS BY OPERATION OF LAW WITH A CONVEYANCE OF SAID LOTS.

PLEASE BE ADVISED that the Las Vegas Planning Commission, at a duly-noticed hearing held on **January 24, 2008** approved the following: **SDR-26129 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LANDRY'S RESTAURANTS, INC. - OWNER: L G E INC. ET AL.** - Request for a Major Amendment to an approved Site Development Plan Review (SDR-11705) TO RELOCATE THE PROPOSED HOTEL TOWER, TO REDUCE THE TOWER HEIGHT TO 272 FEET, TO REDUCE THE NUMBER OF GUEST ROOMS TO 505, TO INCLUDE ADDITIONAL PARCELS AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STANDARDS TO PROVIDE A THREE-FOOT WIDE AMENITY ZONE AND A SEVEN-FOOT WIDE SIDEWALK WHERE A FIVE-FOOT WIDE AMENITY ZONE AND A TEN-FOOT WIDE SIDEWALK IS REQUIRED on 6.38 acres at 129 Fremont Street (APNs 139-34-111-039 thru 044, 139-34-210-032), C-2 (General Commercial) Zone, Ward 3 (Reese) 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**