

APN(s): 126-24-210-001

Fee: \$15.00  
N/C Fee: \$0.00

04/07/2008 14:27:27

T20080058252

Requestor:  
LAS VEGAS CITY

Debbie Conway MGM  
Clark County Recorder Pgs: 2

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

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TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 126-24-210-001

Legal Description: ALL THAT LAND SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 1: POD 301

THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

PARCEL 2: POD 301

THE EAST HALF (E ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

PARCEL 3: POD 301

THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

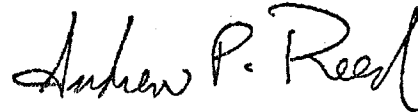
PARCEL B:

NON-EXCLUSIVE EASEMENTS FOR VEHICULAR AND PEDESTRIAN TRAFFIC, AS PROVIDED FOR AND SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THAT CERTAIN "MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR CLIFF'S EDGE", RECORDED OCTOBER 15, 2003, IN BOOK 20031015 AS DOCUMENT NO. 02964, OF OFFICIAL RECORDS.

PLEASE BE ADVISED that the Las Vegas Planning Commission, at a duly-noticed hearing held on February 14, 2008 approved the following: **VAR-26236 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ASTORIA CE 307, LLC** - Request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE A SEVEN-FOOT SETBACK IS REQUIRED on 20.50 acres generally located at the southwest corner of Shaumber Road and Dorrell Lane (APN 126-24-210-001), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation], 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



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