

APN(s): 163-02-114-003

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

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

03/05/2008 10:45:17

T20080037509

Requestor:  
LAS VEGAS CITY

②

TO: ALL INTERESTED PARTIES

Debbie Conway BRT  
Clark County Recorder Pgs: 2

**Assessor's Parcel No(s):** 163-02-114-003

**Legal Description:** PARCEL I:

THAT PORTION OF CHARLESTON VILLAGE, A COMMERCIAL SUBDIVISION AS SHOWN BY MAP THEREOF ON FILE IN BOOK 74 OF PLATS, PAGE 81, OFFICIAL RECORDS.

BEING A PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER 9NE COR.) OF SAID NORTHWEST QUARTER (NW ¼) OF SECTION 2; THENCE SOUTH 89°29'19" WEST ALONG THE NORTH LINE THEREOF AND THE CENTERLINE OF CHARLESTON BOULEVARD, 233.95 FEET; THENCE SOUTH 00°30'41" EAST, 124.48 FEET; THENCE SOUTH 44°29'19" WEST, 19.69 FEET; THENCE SOUTH 00°30'41" EAST, 161.64 FEET; THENCE SOUTH 88°47'27" WEST, 102.46 FEET; THENCE NORTH 03°00'21" WEST, 301.58 FEET TO A POINT, SOUTHERLY RIGHT OF WAY LINE OF CHARLESTON BOULEVARD; THENCE NORTH 89°29'19" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 129.51 FEET TO THE POINT OF BEGINNING

NOTE: THE METES AND BOUNDS LEGAL DESCRIPTION IS SET OUT IN A GRANT, BARGAIN, SALE DEED RECORDED JUNE 27, 1996 IN BOOK 960627 AS DOCUMENT NO. 01232 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

**PARCEL II:**

A PERPETUAL RIGHT FOR INGRESS AND EGRESS, AS SET FORTH IN THE "DECLARATION OF RECIPROCAL EASEMENTS AND USE RESTRICTIONS" RECORDED JUNE 27, 1996 IN BOOK 960627 AS DOCUMENT N. 01551 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

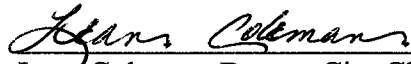
**PARCEL III:**

A NONEXCLUSIVE PERPETUAL RIGHT OF INGRESS AND EGRESS AS SET FORTH IN THE "DECLARATION OF RECIPROCAL EASEMENTS" RECORDED JULY 18, 2000 IN BOOK 20000718 AS DOCUMENT NO. 00066 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **January 9, 2008**, approved the following: **Case Number: RQR-25210** 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.

February 20, 2008



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Leann Coleman, Deputy City Clerk II  
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, 1<sup>ST</sup> FLOOR  
LAS VEGAS, NV 89101**

Case Number: RQR-25210  
Assessor's Parcel No(s): 163-02-114-003  
City Council Meeting of January 9, 2008  
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