

APN(s): 125-20-510-018

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

03/05/2008 10:45:17  
T20080037509

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

Requestor:  
LAS VEGAS CITY

TO: ALL INTERESTED PARTIES

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Debbie Conway BRT  
Clark County Recorder Pgs: 2

Assessor's Parcel No(s): 125-20-510-018

Legal Description: PARCEL ONE (1):

A PART OF LOT 2 OF MONTECITO TOWN CENTER NORTH - A COMMERCIAL SUBDIVISION ON FILE IN BOOK 114, PAGE 18 OF PLATS IN THE RECORDS OF CLARK COUNTY, NEVADA WITHIN THE NORTHEAST QUARTER OF SECTION 20; TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BEGINNING AT A POINT ON THE SOUTH LINE OF ELKHORN ROAD BEING 763.50 FEET SOUTH 89°42'15" EAST ALONG THE SECTION LINE; AND 55.91 FEET SOUTH 0°17'45" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 20; AND RUNNING THENCE ALONG SAID SOUTH LINE OF ELKHORN ROAD THE FOLLOWING THREE COURSES: SOUTHEASTERLY ALONG THE ARC OF A 92.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 2.80 FEET (CENTRAL ANGLE EQUALS 1°43'54" AND LONG CHORD BEARS SOUTH 68°14'18" EAST 2.80 FEET) TO A POINT OF REVERSE CURVATURE; SOUTHEASTERLY ALONG THE ARC OF A 107.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 41.90 FEET (CENTRAL ANGLE EQUALS 22°19'54" AND LONG CHORD BEARS SOUTH 78°32'20" EAST 41.63 FEET) TO A POINT OF TANGENCY; AND SOUTH 89°42'15" EAST 117.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 54.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 84.83 FEET (CENTRAL ANGLE EQUALS 90°00'35" AND LONG CHORDS BEARS SOUTH 44°41'58" EAST 76.37 FEET) TO A POINT OF COMPOUND CURVATURE ON THE WESTERLY LINE OF GRAND MONTECITO PARKWAY THE FOLLOWING SIX COURSES: SOUTHERLY ALONG THE ARC OF A 16.00 FOOT RADIUS CURVE TO THE RIGHT DISTANCE OF 2.64 FEET (CENTRAL ANGLE EQUALS 9°27'44" AND LONG CHORD BEARS SOUTH 5°02'12" WEST 2.64 FEE) TO A POINT OF TANGENCY; SOUTH 9°46'04" WEST 56.67 FEET TO A POINT OF CURVATURE; SOUTHERLY ALONG THE ARC OF A 34.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 5.62 FEET (CENTRAL ANGLE EQUALS 9°27'53" AND LONG CHORD BEARS SOUTH 5°02'07" WEST 5.61 FEET) TO A POINT OF TANGENCY; SOUTH 0°18'11" WEST 200.36 FEET TO A POINT OF CURVATURE; SOUTHERLY ALONG THE ARC OF A 34.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 8.33 FEET (CENTRAL ANGLE EQUALS 14°02'09" AND

LONG CHORD BEARS SOUTH 6°42'54" EAST 8.31 FEET) TO A POINT OF TANGENCY; AND SOUTH 13°43'58" EAST 51.22 FEET; THENCE NORTH 89°49'14" WEST 159.08 FEET; THENCE NORTH 0°07'03" WEST 131.84 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 149.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 100.63 FEET (CENTRAL ANGLE EQUALS 38°41'49" AND LONG CHORD BEARS NORTH 19°27'56" WEST 98.75 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 106.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 71.59 FEET (CENTRAL


ANGLE EQUALS 38°41'49" AND LONG CHORD BEARS NORTH 19°27'56" WEST 70.24 FEET) TO A POINT OF TANGENCY; THENCE NORTH 0°07'03" WEST 94.98 FEET TO THE POINT OF BEGINNING.

ALSO SHOWN AS PARCEL 2-2C OF SURVEYS, FILED IN FILE 150 OF RECORD OF SURVEYS, PAGE 79 OF OFFICIAL RECORDS.

PARCEL TWO (2):  
NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR MONTECITO TOWN CENTER NORTH, RECORDED SEPTEMBER 7, 2004 IN BOOK 20040907 AS DOCUMENT NO. 03260 IN THE OFFICE OF THE COUNTY RECORDER, 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: SUP-25017** 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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Leah 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: SUP-25017  
Assessor's Parcel No(s): 125-20-510-018  
City Council Meeting of January 9, 2008  
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