

20080407-0002836

APN(s): 138-03-701-003

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

TO: ALL INTERESTED PARTIES

2

Assessor's Parcel No(s): 138-03-701-003

Legal Description: SITUATE IN THE COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE LEFT OR WESTERLY RIGHT OF WAY LINE OF US 95, RAINBOW EXPRESSWAY, AT A POINT 649.80 FEET LEFT OF AND AT RIGHT ANGLES TO THE HIGHWAY ENGINEER'S STATION "C" 772 37.89 P.O.T. (PROJECT RF TQF 006 2(1C), SAID POINT BEING FURTHER DESCRIBED AS BEARING SOUTH 89° 02' 12" WEST, A DISTANCE OF 1999.42 FEET FROM THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.,

THENCE SOUTH 69° 44' 50" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 143.05 FEET TO A POINT;

THENCE SOUTH 16° 09 '22" EAST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 586.10 FEET TO A POINT;

THENCE NORTH 89° 31' 50" WEST, DISTANCE OF 350.21 FEET TO A POINT;

THENCE NORTH 0° 46' 26" EAST, A DISTANCE OF 660.01 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 3;

THENCE SOUTH 89° 31' 50" EAST, ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER (SE ¼), A DISTANCE OF 34.40 FEET TO A POINT;

THENCE SOUTH 0° 41' 40" WEST, A DISTANCE OF 90.00 FEET TO A JOINT;

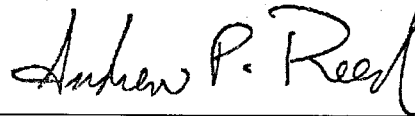
THENCE SOUTH 89° 31' 50" EAST, A DISTANCE OF 10.18 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED OCTOBER 12, 1983 IN BOOK 1818 AS DOCUMENT NO. 1777274, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM ANY PORTION CONVEYED TO THE STATE OF NEVADA BY A DEED RECORDED JANUARY 12, 1991 IN BOOK 910114 AS DOCUMENT NO. 01165, OFFICIAL RECORDS, CLARK COUNTY.

PLEASE BE ADVISED that the Las Vegas Planning Commission, at a duly-noticed hearing held on **February 28, 2008** approved the following: **SDR-25484 – SITE DEVELOPMENT PLAN REVIEW – PUBLIC HEARING – APPLICANT/OWNER: CRAIG 95, LLC – REQUEST FOR A MAJOR AMENDMENT OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-19643) FOR A PROPOSED 41,097 SQUARE FOOT SHOPPING CENTER ON 3.53 ACRES ADJACENT TO THE SOUTH SIDE OF CRAIG ROAD, WEST OF U.S. 95 (APN 138-03-701-003), U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) ZONE, WARD 4 (BROWN) 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**