

APN(s): 139-28-401-033

Fee: \$14.00
N/C Fee: \$0.00

04/07/2008 14:27:27
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CITY OF LAS VEGAS NOTICE OF ZONING ACTION

Requestor:
LAS VEGAS CITY

TO: ALL INTERESTED PARTIES

①

Debbie Conway MGM
Clark County Recorder Pgs: 1

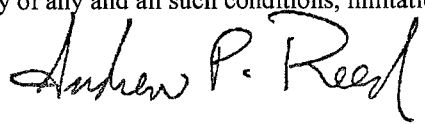
Assessor's Parcel No(s): 139-28-401-033

Legal Description: A PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., LYING NORTH OF BONANZA ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF U.S. HIGHWAY NO. 95 (BONANZA ROAD NEW ALIGNMENT) DISTANT THEREON SOUTH 89°26' EAST 525 FEET FROM THE INTERSECTION OF THE SAID NORTH LINE OF BONANZA ROAD WITH THE WEST LINE OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) A DISTANCE OF 250 FEET TO A POINT; THENCE SOUTH 89°26' EAST AND PARALLEL WITH THE NORTH LINE OF THE SAID NORTH LINE OF BONANZA ROAD; THENCE NORTH 89°26' WEST ALONG THE LAST MENTIONED NORTH LINE A DISTANCE OF 109.40 FEET TO THE POINT OF BEGINNING, SITUATE IN CLARK COUNTY, NEVADA.

PLEASE BE ADVISED that the Las Vegas Planning Commission, at a duly-noticed hearing held on **February 28, 2008** approved the following: **VAR-26447 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC** - Request for a Variance TO ALLOW A 1,200 SQUARE FOOT OFF-PREMISE DIGITAL (BILLBOARD) SIGN FLUSH WITH THE WALL OF THE PARKING STRUCTURE WHERE 672 SQUARE FEET IS PERMITTED AND TO ALLOW THE OFF-PREMISE DIGITAL (BILLBOARD) SIGN TO BE ERECTED 58 FEET ABOVE THE ELEVATION OF THE FREEWAY WHERE 30 FEET ABOVE THE ELEVATION OF THE FREEWAY IS THE MAXIMUM ALLOWED on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 5 (Barlow) 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**