

20080407-0002840

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

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

04/07/2008 14:27:27

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Requestor:
LAS VEGAS CITY

CITY OF LAS VEGAS NOTICE OF ZONING ACTION

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TO: ALL INTERESTED PARTIES

Debbie Conway MGM
Clark County Recorder Pgs: 1

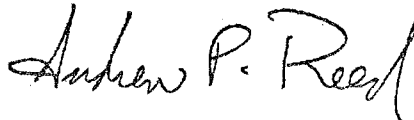
Assessor's Parcel No(s): 139-28-401-033

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: **ROC-26778 - REVIEW OF CONDITION RELATED TO VAR-26447 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC** - Request for a Review of Condition to modify Condition Number 15 of an approved Site Development Plan Review (SDR-13904), WHICH STATED ON-SITE OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS SHALL BE REMOVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS 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**