

20080407-0002843

APN(s): 139-33-402-001

Fee: \$17.00
N/C Fee: \$0.00

04/07/2008 14:27:27
T20080058252

Requestor:
LAS VEGAS CITY

Debbie Conway MGM
Clark County Recorder Pgs: 4

CITY OF LAS VEGAS NOTICE OF ZONING ACTION

TO: ALL INTERESTED PARTIES

4

Assessor's Parcel No(s): 139-33-402-001
Legal Description:

PARCEL I:

BEING THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B & M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE POINT OF THE NORTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 33, DISTANT THEREON SOUTH 89° 46 '00" EAST 480.00 FEET FROM THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 0° 08' 52" EAST AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 33, A DISTANCE OF 125.00 FEET TO A POINT;

THENCE SOUTH 89° 46' 00" EAST AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 33;

THENCE NORTH 89° 46' 00" WEST ALONG THE LAST MENTIONED NORTH LINE A DISTANCE OF 150.69 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES ONLY FOR INGRESS AND EGRESS TO THE PROPERTY ABOVE DESCRIBED OVER AND ACROSS THE SOUTH 10 FEET OF THE NORTH 135.00 FEET OF THE WEST 600.69 FEET OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 33.

THE ABOVE DESCRIPTION IS SHOWN IN A GRANT, BARGAIN, SALE DEED RECORDED FEBRUARY 4, 1980 IN BOOK 1182 AS DOCUMENT NO. 1141036 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF LAND AS CONVEYED TO THE CITY OF LAS VEGAS IN A GRANT DEED RECORDED SEPTEMBER 09, 1981, IN BOOK 1460 AS DOCUMENT NO. 1419152, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF THE SAID SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) DISTANT THEREON SOUTH 89° 46' EAST 180 FEET FROM THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 0° 08' 52" WEST AND PARALLEL WITH THE WEST LINE OF THE SAID SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) A DISTANCE OF 125 FEET TO A POINT;

THENCE SOUTH 89° 46' EAST AND PARALLEL WITH THE NORTH LINE OF THE SAID SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) A DISTANCE OF 200 FEET TO A POINT;

THENCE NORTH 0° 08' 52" EAST A DISTANCE OF 125 FEET TO A POINT IN THE AFOREMENTIONED NORTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼);

THENCE NORTH 89° 46' WEST ALONG THE LAST MENTIONED NORTH LINE A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION IS SHOWN IN A GRANT, BARGAIN, SALE DEED RECORDED DECEMBER 4, 1978 IN BOOK 978 AS DOCUMENT NO. 937574 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL III:

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT SOUTH 89°46' EAST 30.00 FEET FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 33;

THENCE CONTINUING SOUTH 89° 46' EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 33 A DISTANCE OF 150.0 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY EUGENE M. STATION, ET UX TO JOHN A. BRUNO, ET UX, BY DEED RECORDED AUGUST 15, 1949, AS DOCUMENT NO. 319596, CLARK COUNTY, NEVADA RECORDS;

THENCE SOUTH ALONG THE WEST LINE OF THE SAID PARCEL CONVEYED TO BRUNO A DISTANCE OF 125 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 89° 46' WEST AND PARALLEL TO THE AFOREMENTIONED NORTH LINE A DISTANCE OF 150.0 FEET TO A POINT;

THENCE NORTH 89° 46' WEST AND PARALLEL TO THE AFOREMENTIONED NORTH LINE A DISTANCE OF 150.0 FEET TO A POINT;

THENCE NORTH 0° 04' 52" EAST AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 33, A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION IS SHOWN IN A GRANT, BARGAIN, SALE DEED RECORDED DECEMBER 4, 1978 IN BOOK 978 AS DOCUMENT NO. 937574 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL IV:

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF THE SAID SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) DISTANT THEREON 380 FEET FROM THE NORTHWEST CORNER THEREOF, BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY EUGENE M. STATION ET UX TO JOHN A. BENSON ET UX BY DEED RECORDED AUGUST 15, 1949 SHOWN AS DOCUMENT NO. 319596 CLARK COUNTY NEVADA RECORDS;

THENCE SOUTH 0° 08' 52" WEST ALONG THE EAST LINE OF THE SAID CONVEYED PARCEL A DISTANCE OF 125 FEET TO A POINT;

THENCE SOUTH 89° 46' EAST AND PARALLEL WITH THE NORTH LINE OF THE SAID SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) A DISTANCE OF 50 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY EUGENE M. STATION ET UX TO CHESTER F. DAWSON BY DEED RECORDED JULY 30, 1947 SHOWN AS DOCUMENT NO. 261363 CLARK COUNTY, NEVADA, RECORDS;

THENCE NORTH 0° 08' 52" EAST TO A POINT IN THE NORTH LINE OF THE AFOREMENTIONED SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼);

THENCE NORTH 89° 46' WEST ALONG THE LAST MENTIONED NORTH LINE A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION IS SHOWN IN A GRANT, BARGAIN, SALE DEED RECORDED APRIL 2, 1980 IN BOOK 1208 AS DOCUMENT NO. 1167341 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL V:

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 33 DISTANT THEREON SOUTH 89°

46' EAST 430 FEET FROM THE NORTHWEST (NW) CORNER THEREOF; THENCE CONTINUING SOUTH 89° 46' EAST ALONG THE SAID NORTH LINE A DISTANCE OF 50 FEET TO THE NORTHWEST (NW) CORNER OF THAT PARCEL OF LAND CONVEYED BY ADA L. BEARDON, AN UNMARRIED WOMAN TO FRANCIS A. SMITH, ET UX, BY DEED RECORDED APRIL 4, 1947, AS SHOWN AS DOCUMENT NO. 251019 CLARK COUNTY, NEVADA RECORDS;

THENCE SOUTH 0° 08' 52" WEST AND PARALLEL WITH THE WEST LINE OF THE PARCEL CONVEYED TO SAID FRANCIS A. SMITH, ET UX, TO THE SOUTHWEST (SW) CORNER THEREOF;

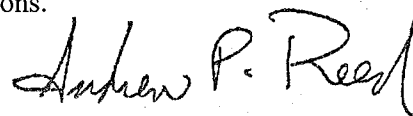
THENCE NORTH 89° 46' WEST AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) A DISTANCE OF 50 FEET TO A POINT;

THENCE NORTH 0° 08' 52" EAST AND PARALLEL WITH THE WEST LINE OF THE PARCEL CONVEYED TO SAID FRANCIS A. SMITH, ET UX, A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION IS SHOWN IN A GRANT, BARGAIN, SALE DEED RECORDED APRIL 2, 1980 IN BOOK 1208 AS DOCUMENT NO. 1167341 IN THE OFFICE OF THE COUNTY RECORDER OF 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: **SDR-26390 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-26391 - PUBLIC HEARING - APPLICANT/OWNER: 701 SHADOW, LLC** - Request for a Major Amendment to an approved Site Development Plan Review (SDR-5213) TO ADD A FOURTH STORY CONSISTING OF 10 RESIDENTIAL UNITS TO AN APPROVED THREE-STORY, 31,293 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT on 1.69 acres at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) 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**