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20080514-0000211

APN(s): 139-35-714-010

Fee: \$16.00
N/C Fee: \$0.00
05/14/2008 08:21:14
T20080087572
Requestor:
LAS VEGAS CITY
Debbie Conway RMS
Clark County Recorder Pgs: 3

CITY OF LAS VEGAS NOTICE OF ZONING ACTION

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 139-35-714-010

Legal Description: ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., BEING ALSO A PORTION OF THAT CERTAIN LAND SHOWN ON THE REVERSIONARY MAP OF BLOCKS 7 AND 8 OF THE AMENDED PLAT OF NOBLITT ADDITION ON FILE IN BOOK 8, AT PAGE 33 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN THE CITY OF LAS VEGAS, STATE OF NEVADA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE ¼), SOUTH 89°21'23" WEST, 50.06 FEET TO THE NORTHERLY PROLONGATION OF THE EAST BOUNDARY OF THAT CERTAIN PARCEL OF LAND CONVEYED TO SHELL OIL COMPANY AS DESCRIBED IN GRANT, BARGAIN, SALE DEED RECORDED DECEMBER 23, 1954 IN BOOK 54 OF DEEDS, DOC/INST. NO. 478066 IN THE OFFICE OF THE COUNTY RECORDER; THENCE SOUTH 02°06'28" WEST ALONG SAID PROLONGATION AND BOUNDARY 190.04 FEET TO THE SOUTHEAST CORNER OF SAID DEED, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF EASTERN AVENUE AS DESCRIBED IN GRANT DEED TO THE CITY OF LAS VEGAS RECORDED JUNE 25, 1965 IN BOOK 637 DOC/INST. NO. 512551 OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER SOUTH 02°06'28" WEST, 324.20 FEET TO THE BEGINNING OF AN 850.00 FOOT RADIUS CURVE, CONCAVE EASTERLY;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY, 65.02 FEET THROUGH A CENTRAL ANGLE OF 4°22'57" TO THE NORTHEAST

ORIGINAL

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CORNER OF THAT CERTAIN LAND DESCRIBED IN GRANT, BARGAIN, SALE DEED RECORDED OCTOBER 19, 1971 IN BOOK 173 DOC/INST. NO. 138300 OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER;

THENCE ALONG THE NORTH BOUNDARY OF SAID DEED, LEAVING SAID RIGHT-OF-WAY, SOUTH 89°40'20" WEST, 331.13 FEET TO THE EASTERLY RIGHT-OF-WAY OF FLOWER AVENUE AS DESCRIBED IN GRANT DEED TO THE CITY OF LAS VEGAS RECORDED MARCH 20, 1973 IN BOOK 311 DOC/INST. NO. 270292 OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, LEAVING SAID NORTH BOUNDARY, NORTH 01°31'56" EAST, PARALLEL TO AND 25.50 FEET FROM THE CENTERLINE OF SAID FLOWER AVENUE, 522.76 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE. 22.99 FEET, THROUGH A CENTRAL ANGLE OF 87°49'27" TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STEWART AVENUE AS DESCRIBED IN SAID GRANT DEED TO THE CITY OF LAS VEGAS RECORDED JUNE 25, 1965 IN BOOK 637 DOC/INST. NO. 512551 IN THE OFFICE OF SAID COUNTY RECORDER;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY NORTH 89°21'23" EAST, PARALLEL TO AND 40.00 FEET FROM THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE ¼), ALSO BEING THE CENTERLINE OF SAID STEWART AVENUE, 169.68 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO SHELL OIL COMPANY;

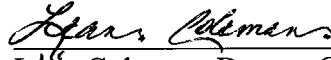
THENCE ALONG THE BOUNDARY OF SAID LAND, LEAVING SAID RIGHT-OF-WAY, SOUTH 02°26'28", 149.99 FEET;

THENCE CONTINUING ALONG SAID BOUNDARY NORTH 89°21'23" EAST 150.00 FEET TO THE POINT OF BEGINNING.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **February 6, 2008**, approved the following: **Case Number: SUP-25570** 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.

March 26, 2008



Léan 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, 1ST FLOOR
LAS VEGAS, NV 89101**

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