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20080514-0000207

APN(s): 139-34-110-004

Fee: \$16.00
N/C Fee: \$0.00

05/14/2008 08:21:14
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Requestor:
LAS VEGAS CITY

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Debbie Conway RMS
Clark County Recorder Pgs: 3

Assessor's Parcel No(s): 139-34-110-004

Legal Description: A PARCEL OF LAND BEING SUBDIVIDED OUT OF LOT 5 OF PARKWAY CENTER AS RECORDED IN BOOK 53, PAGE 61 OF FLATS. BEING A PORTION OF SAID LOT 5, SAME BEING A PORTION OF THE WEST HALF (W ½) OF SECTION 34 AND THE EAST HALF (E ½) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5, BEING IN THE NORTH LINE OF BONNEVILLE AVE (100 FOOT RIGHT-OF-WAY), SAME BEING ON THE WEST LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY (100 FOOT WIDE); THENCE, ALONG THE NORTH LINE OF SAID BONNEVILLE AVENUE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 62°04'22" WEST, A DISTANCE OF 204.98 FEET TO A POINT OF CURVATURE TO THE LEFT;
2. WITH SAID CURVE TO THE LEFT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 36°45'51", AND ALONG THE ARC 352.91 FEET TO A POINT OF TANGENCY;
3. SOUTH 81°09'57" WEST, A DISTANCE OF 485.41 FEET TO A POINT OF CURVATURE TO THE RIGHT;
4. WITH SAID CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 95°00'00", AND ALONG THE ARC 94.19 FEET TO A POINT OF TANGENCY TO THE EAST LINE OF GRAND CENTRAL PARKWAY (100 FOOT RIGHT-OF-WAY);

THENCE, ALONG THE EAST, SOUTHEASTERLY, AND SOUTHERLY LINE OF SAID GRAND CENTRAL PARKWAY THE FOLLOWING TEN (10) COURSES AND DISTANCES:

ORIGINAL

Case Number: SUP-25060 and SDR-25059
Assessor's Parcel No(s): 139-34-110-004
City Council Meeting of February 6, 2008
Page 1 of 3

1. NORTH 03°50'03" WEST, A DISTANCE OF 94.71 FEET TO A POINT OF CURVATURE TO THE RIGHT;
2. WITH SAID CURVE TO THE RIGHT, CONCAVE EASTERLY, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 31°45'19", AND ALONG THE ARC 249.41 FEET TO A POINT OF TANGENCY;
3. NORTH 27°55'16" EAST, A DISTANCE OF 1058.21 FEET TO A POINT OF CURVATURE TO THE RIGHT;
4. WITH SAID CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 20°42'14", AND ALONG THE ARC 162.61 FEET TO A POINT OF TANGENCY;
5. NORTH 48°37'30" EAST, A DISTANCE OF 1217.02 FEET TO A POINT OF CURVATURE TO THE RIGHT;
6. WITH SAID CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 25°40'39", AND ALONG THE ARC 201.67 FEET TO A POINT OF TANGENCY;
7. NORTH 74°18'09" EAST, A DISTANCE OF 331.32 FEET TO A POINT OF CURVATURE TO THE RIGHT;
8. WITH SAID CURVE TO THE RIGHT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ARC OF 43°37'41", AND ALONG THE ARC 266.5(?) FEET TO A POINT OF NON-TANGENCY FROM WHICH A RADIAL LINE BEARS SOUTH 27°55'50" WEST;
9. SOUTH 27°55'50" WEST, A DISTANCE OF 5.00 FEET OF AN INTERIOR ANGLE POINT;
10. SOUTH 62°04'10" EAST, A DISTANCE OF 68.80 FEET TO A POINT ON SAID WEST LINE OF THE UNION PACIFIC RAILROAD;

THENCE, ALONG SAID WEST LINE SOUTH 27°55'16" WEST, A DISTANCE OF 741.16 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE LEFT FROM WHICH A RADIAL LINE BEARS SOUTH 31°53'35" EAST;

THENCE, LEAVING SAID WEST LINE AND CROSSING A PORTION OF SAID LOT 5,

FROM A TANGENT BEARING SOUTH 58°06'25" WEST, WITH SAID CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1510.00 FEET, A CENTRAL ANGLE OF 30°11'04", AND ALONG THE ARC 795.50 FEET TO A POINT OF TANGENCY;

THENCE, SOUTH 27°55'21" WEST, A DISTANCE OF 150.00 FEET TO A POINT OF CURVATURE TO THE LEFT;

THENCE, SOUTH 27°55'21" WEST, A DISTANCE OF 150.00 FEET TO A POINT OF CURVATURE TO THE LEFT;

THENCE, WITH SAID CURVE TO THE LEFT, CONCAVE EASTERLY, HAVING A RADIUS OF 1510.00 FEET, A CENTRAL ANGLE OF 30°11'15", AND ALONG THE ARC 795.57 FEET TO A POINT OF NON-TANGENCY FROM A RADIAL LINE BEARS NORTH 87°44'06" EAST, SAME POINT BEING ON SAID WEST LINE OF THE UNION PACIFIC RAILROAD;

THENCE, WITH SAID WEST LINE, SOUTH 27°55'16" WEST, A DISTANCE OF 365.64 FEET TO THE POINT OF BEGINNING, CONTAINING 56.03 ACRES OF LAND.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **February 6, 2008**, approved the following: **Case Numbers: SUP-25060 and SDR-25059** 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



Lean 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**

Case Number: SUP-25060 and SDR-25059

Assessor's Parcel No(s): 139-34-110-004

City Council Meeting of February 6, 2008

Page 3 of 3