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20080514-0000216

APN(s): 163-03-715-001

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

05/14/2008 08:21:14  
T20080087572

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

Requestor:  
LAS VEGAS CITY

TO: ALL INTERESTED PARTIES

Debbie Conway RMS  
Clark County Recorder Pgs: 4

Assessor's Parcel No(s): 163-03-715-001

Legal Description: 1. (INTERNAL FILE NO. 16) ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

THE CONDOMINIUM ESTATE, CONSISTING OF:

(A) UNIT NO. 2 OF LOT RIGHT (B) IN BLOCK ONE (1) OF UNIVERSITY CREST UNIT 2, AS SHOWN ON A PLAT RECORDED IN BOOK 14 OF PLATE, AT PAGE 95 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, AND AS DEFINED IN THAT CERTAIN DECLARATION OF RESTRICTIONS (ENABLING DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP OF UNIVERSITY CREST NO. 1) RECORDED JULY 12, 1972 AS DOCUMENT NO. 205333, OFFICIAL RECORDS, CLARK COUNTY, NEVADA AS AMENDED BY THAT CERTAIN DECLARATION OF ANNEXATION (AND AMENDMENT TO DECLARATION OF RESTRICTIONS) RECORDED NOVEMBER 16, 1972, AS DOCUMENT NO. 238712, OFFICIAL RECORDS, OF SAID COUNT, AND AS FURTHER SHOWN AND DEFINED IN THE CONDOMINIUM PLAN REFERRED TO IN PARAGRAPH (E) OF SAID DECLARATION OF ANNEXATION.

(B) AN UNDIVIDED ¼ INTEREST IN COMMON AREA "A" AS DEFINED IN SAID DECLARATION OF RESTRICTION AND SAID DECLARATION OF ANNEXATION BEING LOT EIGHT (8) IN BLOCK ONE (1) OF SAID UNIVERSITY CREST UNIT 2, EXCEPT THE UITs;

(C) AN UNDIVIDED 1/397 INTEREST IN COMMON AREA "B" AS DEFINED IN SAID DECLARATION OF RESTRICTIONS AND SAID DECLARATION OF ANNEXATION BEING LOTS 7 THROUGH 12 IN BLOCK 1 OF UNIVERSITY CREST NO. 1, AS SHOWN ON THE AMENDED PLAT OF THAT PORTION OF BAR-W-RANCHOS NO. 3, WHICH AMENDED PLAT IS RECORDED IN BOOK 13 OF PLATS, AT PAGE 98, OFFICIAL RECORDS, CLARK COUNTY, NEVADA. APN: 162-23-410-079. MORE COMMONLY KNOWN AS 1417 ELIZABETH, #2, LAS VEGAS, NEVADA.

**ORIGINAL**

Case Number: VAR-25560  
Assessor's Parcel No(s): 163-03-715-001  
City Council Meeting of February 6, 2008  
Page 1 of 4

2. (INTERNAL FILE NO. 17):

ALL THAT REAL PROPERTY SITUATED IN THE LAS VEGAS VALLEY WATER DISTRICT, COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

THE CONDOMINIUM ESTATES, CONSISTING OF:

(A) UNIT NO. 4 OF LOT FOUR (4) IN BLOCK ONE (1) OF UNIVERSITY CREST UNIT 1, BEING AN AMENDED PLAT OF LOTS 1 THROUGH 18 IN BLOCK 1 AND LOTS 4 THROUGH 12 IN BLOCK 2 OF BAR-W-RANCHOS UNIT NO. 3 ACCORDING TO THE MAP THEREOF ON FILE IN BOOK 13 OF PLATS, AT PAGE 98 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, AS DEFINED IN THE DECLARATION OF RESTRICTIONS (ENABLING DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP) DATED MARCH 27, 1972 AND RECORDED JULY 12, 1972 IN BOOK 246 OF OFFICIAL RECORDS AS DOCUMENT NO. 205333, CLARK COUNTY, NEVADA RECORDS;

(B) AN UNDIVIDED  $\frac{1}{4}$  INTEREST IN COMMON AREA "A" OF LOT 4 IN BLOCK 2 AS DEFINED IN THE DECLARATION OF RESTRICTIONS BEING ALL OF SUCH LOT 4 IN BLOCK 1 AND THE IMPROVEMENTS THEREOF, EXCEPT FOR THE UNITS:

(C) AN UNDIVIDED  $\frac{1}{397}$ TH INTEREST IN COMMON AREA "B" AS DEFINED IN SUCH DECLARATION OF RESTRICTIONS BEING LOTS 7 THROUGH 12 IN BLOCK 1 OF SUCH TRACT AND IMPROVEMENTS THEREON. APN: 162-23-412-076. MORE COMMONLY KNOWN AS 1349 LORILYN, #4, LAS VEGAS, NEVADA.

3. (INTERNAL FILE NO. 19):

SITUATE IN THE COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

A CONDOMINIUM COMPRISED OF:

(A) UNIT NO. 3 OF LOT 4 IN BLOCK 2 OF UNIVERSITY CREST, ACCORDING TO THE MAP THEREOF ON FILE IN BOOK 13 OF PLATE, AT PAGE 98 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, AND AS DEFINED IN THE DECLARATION OF RESTRICTIONS ENABLING DECLARATION ESTABLISHING A CONDOMINIUM OWNERSHIP DATED MARCH 27, 1972 AND RECORDED JULY 12, 1972 IN BOOK 245 OF OFFICIAL RECORDS AS DOCUMENT NO. 205333, CLARK COUNTY, NEVADA RECORDS;

(B) AN UNDIVIDED ¼ INTEREST IN COMMON AREA "A" OF LOT 4 IN BLOCK 2 AS DEFINED IN THE DECLARATION OF RESTRICTIONS BEING ALL OF SUCH LOT 4 IN BLOCK 2 AND THE IMPROVEMENTS THEREOF, EXCEPT FOR THE UNITS:

(C) AN UNDIVIDED 1/397TH INTEREST IN COMMON AREA "B" AS DEFINED IN SUCH DECLARATION OF RESTRICTIONS BEING LOTS 7 THROUGH 12 IN BLOCK 1 OF SUCH TRACT. APN: 162-23-412-035. MORE COMMONLY KNOWN AS 1421 DOROTHY, #3, LAS VEGAS, NEVADA.

4) (INTERNAL FILE NO. 20);

LOT NINETEEN (19) IN BLOCK ONE (1) OF BEDFORD VILLAGE UNIT NO. 2 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 28 OF PLATS, PAGE 75, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA. APN: 140-31-714-040. MORE COMMONLY KNOWN AS 4020 SAGUARO, LAS VEGAS, NEVADA.

5) (INTERNAL FILE NO. 22):

THE EAST 150.00 FEET OF THE WEST 190.00 FEET OF THE SOUTH 350.00 FEET OF THE SOUTHEAST QUARTER (SE ¼) OF LOCATION 20, TOWNSHIP 21 SOUTH, RANGE 62 EAST. EXCEPTING THEREFROM THE SOUTH 50.00 FEET THEREOF AS CONVEYED TO THE COUNTY OF CLARK FOR ROAD PURPOSES. FURTHER EXCEPTING THEREFROM THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS NORTH 01°52'25" EAST DISTANT 40.000 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 20, THENCE NORTH OF 52' 59" WEST ALONG THE EAST RIGHT OF WAY LINE OF MT. VISTA STREET A DISTANCE OF 24.18 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO LEFT TANGENT TO A COURSE WHICH BEARS NORTH 01°52'59" EAST HAVING A RADIUS OF 25.00 FEET SUBTENDING A CENTRAL ANGLE OF 88°05'26" AN ARC LENGTH OF 38.44 FEET TO A POINT ON THE NORTH RIGHT OF WATERLINE OF EAST TROPICANA AVENUE; THENCE NORTH 89°58'25" WEST ALONG SAID NORTH LINE A DISTANCE OF 24.18 FEET TO THE POINT OF BEGINNING AS CONVEYED TO THE COUNTY OF CLARK BY GRANT, BARGAIN, SALE DEED RECORDED DECEMBER 23, 1974, AS DOCUMENT NO. 441941 OF OFFICIAL RECORDS. APN: 161-20-801-001.

6. (INTERNAL FILE NO. 26):

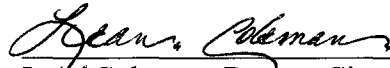
THE WEST ONE-HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA. EXCEPTING THEREFROM THE NORTHERLY THIRTY (30) FEET, THE WESTERLY THIRTY (30) FEET, THE SOUTHERLY THIRTY (30) FEET AND THOSE CERTAIN SPANDREL AREAS AS SET FORTH IN THE DEED TO CLARK COUNTY, RECORDED JULY 22, 1977, IN BOOK 766, AS DOCUMENT NO. 725496 OF OFFICIAL RECORDS. APN: 176-14-601-006. 176-14-602-007.

7. (INTERNAL FILE NO. 28):

THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B.M., ALSO KNOWN AS THE SOUTH ONE-HALF (S ½) OF GOVERNMENT LOT 93. EXCEPTING THEREFROM THE WESTERLY FORTY (40) FEET AND THE SOUTHERLY THIRTY (30) FEET FOR ROAD PURPOSES AS SET FORTH IN THE DEED OF CLARK COUNTY, RECORDED FEBRUARY 4, 1976 IN BOOK 592, AS DOCUMENT NO. 551255 OF OFFICIAL RECORDS. APN: 163-03-702-005.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **February 6, 2008**, approved the following: **Case Number: VAR-25560** 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



Leah 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, 1<sup>ST</sup> FLOOR  
LAS VEGAS, NV 89101**

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Assessor's Parcel No(s): 163-03-715-001  
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Page 4 of 4