

20080407-0002844

APN(s): 139-27-401-010 and 011

Fee: \$15.00
N/C Fee: \$0.00

04/07/2008 14:27:27

T20080058252

Requestor:
LAS VEGAS CITY

Debbie Conway MGM
Clark County Recorder Pgs: 2

CITY OF LAS VEGAS NOTICE OF ZONING ACTION

TO: ALL INTERESTED PARTIES



Assessor's Parcel No(s): 139-27-401-010 and 011

Legal Description: THAT CERTAIN PARCEL OF LAND SITUATE IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, AND BEING THAT PORTION OF THE S. 1/2 OF THE S.W. 1/4 OF SECTION 27, T. 20 S., R. 61 E., M.D.B. &M., DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT MARKED BY A BRASS TACK SET IN A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 27; THENCE ALONG THE NORTH LINE OF SAID S. 1/2 OF THE S.W. 1/4 OF SECTION 27, N. 88° 17' 55" E., 769.90 FEET; THENCE S. 1° 42' 05" E. 672.00 FEET TO A POINT MARKED BY A 2" I.P.; THENCE N. 88° 17' 55" E., 421.12 FEET; THENCE N. 1° 42' 05" W., 30.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO R.J. KALTENBORN AND EVA MAE KALTENBORN, RECORDED OCTOBER 13, 1955 AS DOCUMENT NO. 58946, IN BOOK 70, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID KALTENBORN LAND N. 1° 42' 05" W., 130.74 FEET TO A POINT ON A CIRCULAR CURVE FROM WHICH THE CENTER BEARS S. 20° 36' 49" E., 2060.00 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING, ALSO SAID POINT BEING THE NORTHERLY TERMINUS OF THAT CERTAIN EASTERLY LINE OF PARCEL NO. N-409 C DESCRIBED AS HAVING A BEARING AND DISTANCE OF "S. 1° 42' 05" E., 63.55 FEET," AS SAID PARCEL NO. N-409 C WAS CONDEMNED BY JUDGMENT OF CONDEMNATION ON VERDICT CASE NO. A-32228, STATE OF NEVADA VS. LOS ANGELES & SALT LAKE RAILROAD COMPANY, ET AL., OF THE DISTRICT COURT OF THE STATE OF NEVADA; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 25.48 FEET TO THE EASTERLY TERMINUS OF THAT CERTAIN NORTHWESTERLY LINE OF SAID PARCEL NO. N-409 C DESCRIBED AS HAVING A BEARING AND DISTANCE OF "M. 68° 40' 39" E., 364.27 FEET"; THENCE ALONG SAID NORTHWESTERLY LINE S. 68° 40' 39" W., 177.36 FEET TO A POINT, SAID POINT BEING DISTANT THEREON N. 68° 40' 39" E., 186.91 FEET FROM THE WESTERLY CORNER OF SAID PARCEL NO. N-409 C; THENCE LEAVING SAID NORTHWESTERLY LINE NO. N-409 C; THENCE LEAVING SAID NORTHWESTERLY LINE N. 1°42'05" W., 235.77 FEET; THENCE N. 88° 28' 58" E., 191.12 FEET TO THE WESTERLY LINE OF SAID KALTENBORN LAND; THENCE ALONG SAID WESTERLY LINE S. 1° 42' 05" E., 167.19 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING FROM THIS GRANT AND RESERVING UNTO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, FOREVER, ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE LANDS HEREBY CONVEYED, AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF SAID LANDS OR TO INTERFERE WITH THE USE THEREOF BY THE GRANTEE,

FURTHER EXCEPTING FROM THIS GRANT, AND RESRVING UNTO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, FOREVER, ALL WATER AND ALL WATER RIGHTS, AND ALL THE RIGHT TO DRILL FOR, PRODUCE AND PUT TO BENEFICIAL USE ALL WATER PRODUCED FROM THE LAND HEREBY CONVEYED, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF SAID LANDS.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO:

1. TAXES FOR THE FISCAL YEAR 1969-1970.
2. CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND ENCUMBRANCES OF RECORD.

GRANTOR FUTHER GRANTS TO GRANTEE, SUBJECT TO THE CONDITIONS HEREINAFTER CONTAINED, AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A PRIVATE ROADWAY OVER AND ACROSS THAT CERTAIN STRIP OF LAND DESCRIBED AS FOLLOWS:

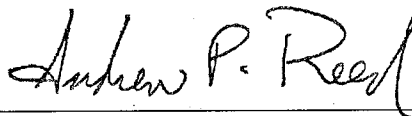
THAT CERTAIN STRIP OF LAND 20.00 FEET IN WIDTH, SITUATE IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, AND BEING THAT PORTION OF THE S. ½ OF THE S.W. ¼ OF SECTION 27, T. 20 S., R. 61 E., M.D.B.&M., LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF THE HEREINABOVE DESCRIBED CONVEYANCE PARCEL, DISTANT THEREON, S. 88° 28' 58" W., 82.21 FEET FROM THE NORTHEASTERLY CORNER THEREOF; THENCE LEAVING SAID NORTHERLY LINE, N. 1° 31' 02" W., 45.00 FEET TO THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO LONGLEY CONSTRUCTION CO., INC., RECORDED MARCH 1, 1961 AS DOCUMENT NO. 230665, OFFICIAL RECORDS OF SAID COUNTY.

PLEASE BE ADVISED that the Las Vegas Planning Commission, at a duly-noticed hearing held on **March 13, 2008** approved the following:

VAR-26606 - VARIANCE - PUBLIC HEARING - APPLICANT: MAMMOTH UNDERGROUND, LLC - OWNER: LONGLEY CONSTRUCTION CO., INC - Request for a Variance TO ALLOW A 10-FOOT HIGH PERIMETER FENCE WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 2.59 acres at 419, 421 and 507 West Bonanza Road (APN 139-27-401-010 and 011), M (Industrial) 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**