

APN(s): 139-27-602-003 and 139-27-602-004

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

CITY OF LAS VEGAS NOTICE OF ZONING ACTION

04/07/2008 14:27:27
T20080058252

TO: ALL INTERESTED PARTIES

2

Requestor:
LAS VEGAS CITY

Debbie Conway MGM
Clark County Recorder Pgs: 2

Assessor's Parcel No(s): 139-27-602-003 and 139-27-602-004

Legal Description: PARCEL I:

THAT PORTION OF LAND IN THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER OF SAID SECTION 27, AS DESIGNATED BY SURVEY MADE ON FILE IN FILE 3, PAGE 22 OF REGISTERED PROFESSIONAL ENGINEER'S FILE IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA;

THENCE NORTH 88°55'20" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 27 A DISTANCE OF 338.60 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, BEING A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 3869.83 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°47'47" AN ARC LENGTH OF 53.79 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 88°55'20" EAST ALONG THE NORTH LINE OF THE SOUTH 50.00 FEET OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 27, A DISTANCE OF 416.69 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°56'10" AN ARC LENGTH OF 31.91 FEET TO A POINT OF TANGENCY WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF MAIN STREET (86 FEET WIDE);

THENCE NORTH 57°59'10" EAST ALONG SAID RIGHT OF WAY TO A DISTANCE OF 490.66 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO GOMER L. JONES ET UX BY DEED RECORDED SEPTEMBER 26, 1945, AS DOCUMENT NO. 204406 IN CLARK COUNTY, NEVADA, RECORDS;

THENCE SOUTH 89°06'21" WEST ALONG THE NORTH LINE OF SAID PARCEL 537.89 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE SOUTHWESTERLY ALONG THE CURVE OF SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 6°56'25" AN ARC LENGTH OF 468.76 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE STATE OF NEVADA BY DEED RECORDED APRIL 5, 1978 IN BOOK 868, AS DOCUMENT NO. 827646, OF OFFICIAL RECORDS.

PARCEL II:

THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS DESCRIBED AS FOLLOWS:

PARCEL 2 AS SHOWN BY MAP THEREOF ON FILE IN FILE 74 OF PARCEL MAPS, PAGE 67, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA. TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANYWISE APPERTAINING.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **February 20, 2008**, approved the following: **Case Numbers: EOT-26294, EOT-26292 and EOT-26293** 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



Angela Crolli, 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: EOT-26294, EOT-26292 and EOT-26293
Assessor's Parcel No(s): 139-27-602-003 and 139-27-602-004
City Council Meeting of February 20, 2008