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20080605-0002093

APN(s): 139-28-703-005, 139-28-703-013
through 015, 139-28-710-001 through 026,
and 139-28-711-001 through 059

Fee: \$19.00
N/C Fee: \$0.00

06/05/2008 10:28:27
T20080107582

Requestor:
LAS VEGAS CITY

Debbie Conway LEX
Clark County Recorder Pgs: 6

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 139-28-703-005, 139-28-703-013, 139-28-703-014, 139-28-703-015, 139-28-710-001, 139-28-710-002, 139-28-710-003, 139-28-710-004, 139-28-710-005, 139-28-710-006, 139-28-710-007, 139-28-710-008, 139-28-710-009, 139-28-710-010, 139-28-710-011, 139-28-710-012, 139-28-710-013, 139-28-710-014, 139-28-710-015, 139-28-710-016, 139-28-710-017, 139-28-710-018, 139-28-710-019, 139-28-710-020, 139-28-710-021, 139-28-710-022, 139-28-710-023, 139-28-710-024, 139-28-710-025, 139-28-710-026, 139-28-711-001, 139-28-711-002, 139-28-711-003, 139-28-711-004, 139-28-711-005, 139-28-711-006, 139-28-711-007, 139-28-711-008, 139-28-711-009, 139-28-711-010, 139-28-711-011, 139-28-711-012, 139-28-711-013, 139-28-711-014, 139-28-711-015, 139-28-711-016, 139-28-711-017, 139-28-711-018, 139-28-711-019, 139-28-711-020, 139-28-711-021, 139-28-711-022, 139-28-711-023, 139-28-711-024, 139-28-711-025, 139-28-711-026, 139-28-711-027, 139-28-711-028, 139-28-711-029, 139-28-711-030, 139-28-711-031, 139-28-711-032, 139-28-711-033, 139-28-711-034, 139-28-711-035, 139-28-711-036, 139-28-711-037, 139-28-711-038, 139-28-711-039, 139-28-711-040, 139-28-711-041, 139-28-711-042, 139-28-711-043, 139-28-711-044, 139-28-711-045, 139-28-711-046, 139-28-711-047, 139-28-711-048, 139-28-711-049, 139-28-711-050, 139-28-711-051, 139-28-711-052, 139-28-711-053, 139-28-711-054, 139-28-711-055, 139-28-711-056, 139-28-711-057, 139-28-711-058 and 139-28-711-059

Legal Description: ALL THAT LAND SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ORIGINAL

Case Numbers: VAR-26453, SUP-26452 and SDR-26449
Assessor's Parcel No(s): 139-28-703-005, 139-28-703-013
through 015, 139-28-710-001 through 026,
and 139-28-711-001 through 059
City Council Meeting of April 2, 2008
Page 1 of 6

COMMENCING AT THE SOUTHEAST (SE) CORNER OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 28, AS SHOWN ON RECORD OF SURVEY MAP, FILE 3, PAGE 44 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; THENCE NORTH 02°50'40" EAST ALONG THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 50.09 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BONANZA ROAD; THENCE CONTINUING SOUTH 89°18'00" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 300.00 FEET TO THE SOUTHEAST (SE) CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO WALLACE THEREON PETERSON ET UX, BY DEED RECORDED OCTOBER 11, 1944 AS DOCUMENT NO. 187391 OF SAID COUNTY RECORDS, THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°18'00" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 492.86 FEET; THENCE NORTH 44°18'00" EAST, A DISTANCE OF 40.65 FEET; THENCE NORTH 45°42'00" WEST, A DISTANCE OF 226.02 FEET; THENCE NORTH 01°24'00" EAST, A DISTANCE OF 146.30 FEET; THENCE NORTH 89°18'00" EAST, A DISTANCE OF 384.43 FEET; THENCE NORTH 00°42'00" WEST, A DISTANCE OF 66.65 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO DOUGLAS SPENCER AND ASSOCIATES, LTD., DESCRIBED AS PARCEL ONE (1) IN THE DEED RECORDED APRIL 30, 1965 AS DOCUMENT NO. 501362 OF SAID OFFICIAL COUNTY RECORDS; THENCE NORTH 89°18'00" EAST ALONG THE SOUTH LINE OF SAID PARCEL AND ITS EASTERLY PROLONGATION, A DISTANCE OF 295.27 FEET; THENCE SOUTH 01°24'00" WEST, A DISTANCE OF 66.68 FEET; THENCE NORTH 89°18'00" EAST, A DISTANCE OF 72.00 FEET TO A POINT LYING 150.00 FEET WEST OF THE WEST LINE OF "H" STREET AS DESCRIBED IN THE DEED BETWEEN LEROY CORPORATION AND THE CITY OF LAS VEGAS, RECORDED JUNE 21, 1963 AS DOCUMENT NO. 366484 OF SAID OFFICIAL RECORDS; THENCE SOUTH 01°24'30" EAST ALONG A LINE PARALLEL WITH AND DISTANCE 150.00 FEET FROM THE WESTERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED "H" STREET, A DISTANCE OF 194.80 FEET; THENCE SOUTH 89°18'00" WEST ALONG THE LINE PARALLEL WITH AND DISTANCE 140.00 FEET FROM THE NORTH RIGHT OF WAY LINE OF BONANZA ROAD, A DISTANCE OF 140.82 FEET TO THE NORTHEAST (NE) CORNER OF THE AFOREMENTIONED PARCEL OF LAND CONVEYED BY DOCUMENT NO. 187391; THENCE SOUTH 00°42'00" EAST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 140.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: OMMENCING AT THE SOUTHEAST (SE) CORNER OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 28, AS SHOWN ON RECORD OF SURVEY MAP, FILE 3, PAGE 44 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; THENCE NORTH 02°50'40" EAST ALONG THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 50.09 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BONANZA ROAD; THENCE SOUTH 89°18'00" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 792.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°18'00" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF BONANZA ROAD, A DISTANCE OF 284.00 FEET TO THE SOUTHWEST (SW) CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO LEROY CORPORATION BY DEED RECORDED FEBRUARY 26, 1963 AS DOCUMENT NO. 342071 OF SAID OFFICIAL COUNTY RECORDS; THENCE NORTH 01°24'00" EAST ALONG THE WEST LINE OF SAID DESCRIBED PARCEL, A DISTANCE OF 401.58 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO MINGO TULSA CORPORATION BY DEED RECORDED JUNE 3, 1963 AS DOCUMENT NO. 362431 OF SAID OFFICIAL COUNTY RECORDS; THENCE NORTH 89°18'00" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 423.00 FEET TO THE SOUTHEAST (SE) CORNER OF SAID PARCEL; THENCE NORTH 01°24'00" EAST, A DISTANCE OF 0.11 FEET TO THE SOUTHWEST (SW) CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO DOUGLAS AND ASSOCIATES, LTD., DESCRIBED AS PARCEL ONE (1) IN THE DEED RECORDED APRIL 30, 1965 AS DOCUMENT NO. 501362 OF SAID OFFICIAL COUNTY RECORDS; THENCE NORTH 89°18'00" EAST ALONG THE SOUTH LINE OF SAID PARCEL AND ITS EASTERLY PROLONGATION, A DISTANCE OF 105.00 FEET; THENCE SOUTH 00°42'00" EAST, A DISTANCE OF 66.65 FEET; THENCE SOUTH 89°18'00" WEST, A DISTANCE OF 384.43 FEET; THENCE SOUTH 01°24'00" WEST, A DISTANCE OF 146.30 FEET; THENCE SOUTH 45°42'00" EAST, A DISTANCE OF 226.02 FEET; THENCE SOUTH 44°18'00" WEST, A DISTANCE OF 40.65 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF THE SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST (SE) CORNER OF SAID NORTHEAST QUARTER (NE ¼) AS SAID CORNER IS SHOWN ON THE MAP RECORDED SEPTEMBER 15, 1954 IN FILE 3, PAGE 44 AS DOCUMENT NO. 20160 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE EAST LINE OF SAID SECTION 28, NORTH 2°50'40" EAST, 50.09 FEET TO THE NORTH LINE OF BONANZA ROAD (80.00 FEET WIDE) AS SAID ROAD IS DESCRIBED IN THE DEED TO SAID STATE RECORDED JULY 8, 1943 AS DOCUMENT NO. 167920 OF RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTH LINE, SOUTH 89°18'00" WEST, 653.86 FEET; THENCE NORTH 1°24'00" EAST, 401.58 FEET TO THE TRUE POINT OF BEGINNING IN THE WEST LINE OF THE LAND DESCRIBED IN DEED TO F.W. SMITH, RECORDED JANUARY 23, 1918 AS DOCUMENT NO. 11346 IN BOOK 5 OF DEEDS, PAGE 386 OF RECORDS OF SAID COUNTY, SAID TRUE POINT OF BEGINNING BEARING NORTH 1°24'00" EAST 66.58 FEET FROM THE SOUTHWEST (SW) CORNER OF THE LAND DESCRIBED IN THE LAST MENTIONED DEED; THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUING ALONG SAID WEST LINE AND ITS NORTHERLY PROLONGATION NORTH 1°24'00" EAST 268.42 FEET TO THE NORTH LINE OF SAID SOUTH HALF (S ½); THENCE ALONG THE LAST MENTIONED NORTH LINE SOUTH 89°18'00" WEST 650.00 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN THE DEED TO W.S. MILLER RECORDED OCTOBER 22, 1920 AS DOCUMENT NO. 14547 IN BOOK 7 OF DEEDS, PAGE 178 OF RECORDS OF SAID COUNTY; THENCE ALONG THE LAST MENTIONED WEST LINE SOUTH 1°24'00" WEST 268.42 FEET TO THE NORTHWEST (NW) CORNER OF THE LAND DESCRIBED IN THE DEED TO LILLIAN SWARTZ, RECORDED FEBRUARY 18, 1955 AS DOCUMENT NO. 35827 OF SAID OFFICIAL RECORDS; THENCE ALONG THE NORTH LINE OF THE LAND DESCRIBED IN THE LAST MENTIONED DEED AND ITS EASTERLY PROLONGATION NORTH 89°18'00" EAST 650.00 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM THE INTEREST IN AND TO THE NORTH THIRTY (30) FEET THEREOF, AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED FEBRUARY 5, 1959 AS DOCUMENT NO. 151518, CLARK COUNTY, NEVADA RECORDS.

PARCEL 4:

PARCEL 4A:

UNITS 104 AND 106 IN BUILDING 1;
UNITS 201, 202, 205, AND 206 IN BUILDING 2;
UNITS 301, 302, 303, 304, 305, AND 306 IN BUILDING 3;
UNITS 401, 402, 403, 404, 405, AND 406 IN BUILDING 4;
UNITS 501, 502, 503, 504, AND 505 IN BUILDING 5;
UNITS 601, 602, 603, 604, 605, AND 606 IN BUILDING 6;
UNITS 701, 702, 704, 705, AND 706 IN BUILDING 7;
UNITS 801, 802, 803, 804, 806, 808, 809, AND 810 IN BUILDING 8;
UNITS 902, 903, 904, 906, AND 907 IN BUILDING 9;

AS SHOWN ON THAT CERTAIN MAP ENTITLED DESERT CACTUS (A
CONDOMINIUM) RECORDED DECEMBER 15, 1982 S DOCUMENT NO. 1619711
IN BOOK 1660 OF OFFICIAL RECORDS, AND AS SHOWN IN BOOK 28 OF PLATS,
PAGE 76 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY,
NEVADA.

TOGETHER WITH THAT PORTION OF "H" STREET AS DESCRIBED IN THAT
CERTAIN "ORDER OF VACATION" BY THE CITY OF LAS VEGAS, NEVADA DATED
FEBRUARY 20, 1985 AND RECORDED OCTOBER 30, 1985 IN BOOK 2209 AS
DOCUMENT NO. 2168951, OFFICIAL RECORDS, TITLE TO WHICH WOULD
PASS BY OPERATION OF LAW.

EXCEPTING THEREFROM THAT CERTAIN SPANDREL AREA AS DESCRIBED IN
DEED TO THE CITY OF LAS VEGAS RECORDED SEPTEMBER 25, 2001 IN BOOK
20010925 AS DOCUMENT NO. 00360, OFFICIAL RECORDS.

PARCEL 4B:

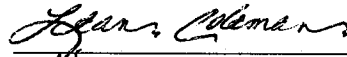
AN UNDIVIDED 50/59TH INTEREST IN AND TO THE COMMON AREA.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on
April 2, 2008, approved the following: **Case Numbers: VAR-26453, SUP-26452, AND SDR-
26449** 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**

Case Numbers: VAR-26453, SUP-26452 and SDR-26449
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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.

May 6, 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 Numbers: VAR-26453, SUP-26452 and SDR-26449
Assessor's Parcel No(s): 139-28-703-005, 139-28-703-013
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