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20080605-0002094

APN(s): 162-04-302-002, 162-04-302-003
and 162-04-302-004

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

06/05/2008 10:28:27
T20080107582

Requestor:
LAS VEGAS CITY

Debbie Conway LEX
Clark County Recorder Pgs: 2

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 162-04-302-002,
162-04-302-003 and 162-04-302-004

Legal Description: ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE
COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

PARCEL I:

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 4, TOWNSHIP
21 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE
SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 4 WITH THE WEST LINE OF THE
L.A. & S.L. (UNION PACIFIC) RAILROAD RIGHT-OF-WAY - 100 FEET WIDE; THENCE
SOUTH 27° 56' 15" WEST ALONG THE SAID WEST LINE A DISTANCE OF 1200.88
FEET TO A POINT; THENCE NORTH 62° 03' 45" WEST A DISTANCE OF 360.00 FEET TO
A POINT ON THE WEST LINE OF WESTERN AVENUE, THE TRUE POINT OF
BEGINNING; THENCE CONTINUING NORTH 62° 03' 45" WEST A DISTANCE OF
285.66 FEET TO A POINT; THENCE SOUTH 35° 24' 12" WEST A DISTANCE OF 100.89
FEET TO A POINT; THENCE SOUTH 62° 03' 45" EAST A DISTANCE OF 299.06 FEET TO
A POINT; THENCE NORTH 27° 56' 15" EAST A DISTANCE OF 100.00 FEET TO THE
TRUE POINT OF BEGINNING.

PARCEL II:

THAT PORTION OF THE SOUTH HALF (S ½) OF SECTION 4, TOWNSHIP 21 SOUTH,
RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE
SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 4 WITH THE WEST LINE OF THE
L.A. & S.L. (UNION PACIFIC) RAILROAD RIGHT-OF-WAY - 100 FEET WIDE; THENCE
SOUTH 27° 56' 15" WEST ALONG THE WEST LINE A DISTANCE OF 1100.88 FEET TO
A POINT; THENCE NORTH 62° 03' 45" WEST A DISTANCE OF 360.00 FEET TO A
POINT ON THE WEST LINE OF THE WESTERN AVENUE, THE TRUE POINT OF
BEGINNING; THENCE CONTINUING NORTH 62° 03' 45" WEST A DISTANCE OF
272.66 FEET TO A POINT; THENCE SOUTH 35° 34' 12" WEST A DISTANCE OF 100.89

ORIGINAL

Case Numbers: VAR-26127 and SDR-25482
Assessor's Parcel No(s): 162-04-302-002,
162-04-302-003 and 162-04-302-004
City Council Meeting of April 2, 2008
Page 1 of 2

FEET TO A POINT; THENCE SOUTH 62° 03' 45" EAST A DISTANCE OF 285.66 FEET TO A POINT; THENCE NORTH 27° 56' 15" EAST A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

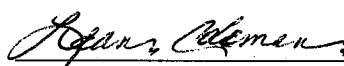
PARCEL III:

THAT PORTION OF THE SOUTH HALF (S ½) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 4 WITH THE WEST LINE OF THE L.A. & S.L. (UNION PACIFIC) RAILROAD RIGHT-OF-WAY - 100 FEET WIDE; THENCE SOUTH 27° 56' 15" WEST ALONG SAID WEST LINE A DISTANCE OF 1200.88 FEET TO A POINT; THENCE NORTH 62° 03' 45" WEST A DISTANCE OF 360.00 FEET TO A POINT ON THE WEST LINE OF WESTERN AVENUE; THENCE SOUTH 27° 56' 15" WEST ALONG SAID WEST LINE OF WESTERN AVENUE A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 62° 03' 45" WEST A DISTANCE OF 299.06 FEET TO A POINT; THENCE SOUTH 35° 34' 45" WEST A DISTANCE OF 100.89 FEET TO A POINT; THENCE SOUTH 62° 03' 45" EAST A DISTANCE OF 312.46 FEET TO A POINT; THENCE NORTH 27° 56' 15" EAST A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

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-26127 AND SDR-25482** 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.

May 6, 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, 1ST FLOOR
LAS VEGAS, NV 89101**