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20080618-0000805

APN(s) 162-04-605-008

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

06/18/2008 09:36:36

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Requestor:  
LAS VEGAS CITY

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

TO: ALL INTERESTED PARTIES

Debbie Conway KXC  
Clark County Recorder Pgs: 2

Assessor's Parcel No(s): 162-04-605-008

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

PARCEL 1:

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D., DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 4; THENCE NORTH 89° 52' 30" WEST ALONG THE NORTH LINE THEREOF A DISTANCE OF 466.49 FEET TO A POINT ON THE CENTERLINE OF THE L.A. AND S.L. (UNION PACIFIC) RAILROAD RIGHT OF WAY (100 FEET WIDE); THENCE SOUTH 27° 56' 15" WEST ALONG THE SAID CENTERLINE A DISTANCE OF 2543.05 FEET TO A POINT; THENCE NORTH 62° 03' 45" WEST A DISTANCE OF 70.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 62° 03' 45" WEST A DISTANCE OF 280.00 FEET TO A POINT ON THE EAST LINE OF WESTERN STREET (60 FEET WIDE); THENCE SOUTH 27° 56' 15" WEST ALONG THE SAID EAST LINE OF WESTERN STREET A DISTANCE OF 205.73 FEET TO A POINT; THENCE FROM A TANGENT WHOSE BEARING IS THE LAST DESCRIBED COURSE TURNING TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 25.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 136° 01' 18" AN ARC LENGTH OF 59.35 FEET TO A POINT; THENCE NORTH 71° 54' 57" EAST ALONG THE NORTH LINE OF OAKLEY BOULEVARD A DISTANCE OF 11.43 FEET TO A POINT; THENCE FROM A TANGENT WHOSE BEARING IS THE LAST DESCRIBED COURSE TURNING TO THE RIGHT ALONG A CURVE OF THE SAID NORTH LINE OF OAKLEY BOULEVARD HAVING A RADIUS OF 640.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 22° 03' 56" AN ARC LENGTH OF 246.47 FEET TO A POINT; THENCE SOUTH 86° 01' 07" EAST CONTINUING ALONG THE NORTH LINE OF OAKLEY BOULEVARD A DISTANCE OF 31.07 FEET TO A POINT; THENCE NORTH 27° 56' 15" EAST A DISTANCE OF 61.79 FEET TO THE TRUE POINT OF BEGINNING.


PARCEL 2:

**ORIGINAL**

AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS FOR ALLEY AND RAILROAD SPUR TRACK USE OVER AND UPON AND ALONG A STRIP OF LAND 20 FEET IN WIDTH MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 4 WITH THE WEST LINE OF THE SAID RAILROAD RIGHT OF WAY (100 FEET WIDE); THENCE NORTH 27° 56' 15" EAST ALONG SAID WEST LINE A DISTANCE 1262.99 FEET TO A POINT; THENCE NORTH 88° 47' 32" WEST A DISTANCE OF 22.38 FEET TO A POINT; THENCE SOUTH 27° 56' 15" WEST A DISTANCE OF 1263.00 FEET TO A POINT; THENCE SOUTH 88° 45' 44" EAST A DISTANCE OF 22.39 FEET TO THE POINT OF BEGINNING.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **April 16, 2008**, approved the following: **Case Number: SUP-25131** 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 29, 2008



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