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20080618-0000807

APN(s) 139-36-811-010

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

06/18/2008 09:36:36

T20080119037

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): 139-36-811-010

**Legal Description:** A PORTION OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST OF MOUNT DIABLO BASE AND MERIDIAN, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. ALSO BEING A PART OF LOT ONE (1), BLOCK 3 OF THE "LAS VEGAS SPECTRUM," A COMMERCIAL SUBDIVISION AS SHOWN BY MAP RECORDED IN FILE 43, PAGE 10 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE ¼); THENCE NORTH 89° 48' 08" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE ¼) A DISTANCE OF 1024.11 FEET; THENCE NORTH 0° 13' 30" WEST A DISTANCE 616.57 FEET TO A POINT, SAID POINT BEING 753.50 FEET SOUTHERLY AND PERPENDICULAR TO THE SOUTHERLY RIGHT OF WAY LINE OF SUNRISE AVENUE AS RECORDED ON AFORESAID PLAT "LAS VEGAS SPECTRUM" AND BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0° 13' 30" WEST, A DISTANCE OF 34.75 FEET; THENCE SOUTH 89° 46' 30" WEST, A DISTANCE OF 205.00 FEET; THENCE NORTH 0° 13' 30" WEST, A DISTANCE OF 51.13 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF BUILDERS AVENUE AS RECORDED ON AFORESAID PLAT "LAS VEGAS SPECTRUM;" THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTHEASTERLY ALONG THE ARC OF NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 8° 25' 44" WEST CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 108° 19' 41" AND A RADIUS OF 70.00 FEET, A DISTANCE OF 132.35 FEET SAID POINT BEING ON THE EASTERLY RIGHT OF WAY OF SPECTRUM BOULEVARD AS RECORDED ON THE AFORESAID PLAT; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTHERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE EASTERLY HAVING A CENTRAL ANGLE OF 26° 31' 31" AND A RADIUS OF 25.00 FEET, A DISTANCE OF 11.57 FEET; THENCE NORTH 0° 13' 30" WEST CONTINUING ALONG THE EASTERLY RIGHT OF WAY, A DISTANCE OF 409.91 FEET;

THENCE NORTH 89° 46' 30" EAST, A DISTANCE OF 155.00 FEET; THENCE NORTH 0° 13' 30" WEST, A DISTANCE OF 146.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF

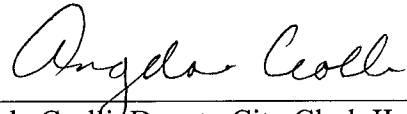
**ORIGINAL**

Case Number: SUP-26576  
Assessor's Parcel No(s): 139-36-811-010  
City Council Meeting of April 16, 2008  
Page 1 of 2

SUNRISE AVENUE AS RECORDED AS AFORESAID PLAT; THENCE NORTH 89° 46' 30" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 337.50 FEET TO A POINT OF TANGENT CURVE; THENCE CONTINUING ALONG SAID RIGHT OF WAY EASTERLY ALONG THE ARC OF SAID CURVE CONCAVE SOUTHERLY HAVING A CENTRAL ANGLE OF 42° 59' 55" AND A RADIUS OF 170.00 FEET, A DISTANCE OF 127.58 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 47° 13' 35" EAST, A DISTANCE OF 69.26 FEET TO A POINT OF TANGENT CURVE; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE WESTERLY HAVING A CENTRAL ANGLE OF 90° 00' 00" AND A RADIUS OF 45.00 FEET, A DISTANCE OF 70.69 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF PECOS ROAD AS SHOWN ON THE AFORESAID PLAT; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 42° 46' 25" WEST, A DISTANCE OF 73.40 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 26° 53' 30" AND A RADIUS OF 1400.00 FEET, A DISTANCE OF 657.09 FEET; THENCE NORTH 74° 07' 05" WEST, A DISTANCE OF 83.07 FEET; THENCE SOUTH 89° 46' 30" WEST, A DISTANCE OF 55.32 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-26576** 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**