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20080618-0000822

APN(s): 139-28-401-033

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): 139-28-401-033

Legal Description: THAT PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D. & M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH AND SOUTH CENTERLINE OF SECTION 28 TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M; THENCE THE SOUTH QUARTER (S 1/4) SECTION CORNER OF SAID SECTION 28 BEARS SOUTH 0° 43' WEST 929.48 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 0° 43' EAST 374 FEET ALONG SAID NORTH AND SOUTH CENTERLINE OF SAID SECTION 28 TO THE SOUTH BOUNDARY LINE OF CLARK AVENUE, CITY OF LAS VEGAS, NEVADA; THENCE NORTH 89° 36' WEST 222 FEET ALONG THE SAID SOUTH BOUNDARY LINE OF SAID CLARK AVENUE; THENCE SOUTH 0° 26' WEST 374 FEET; THENCE SOUTH 90° 36' EAST 222 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST IN AND TO THAT CERTAIN SPANDREL AREA IN THE NORTHEASTERLY CORNER OF SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED JUNE 8, 1962 IN BOOK 366 OF OFFICIAL RECORDS AS DOCUMENT NO. 295269, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED JULY 8, 1992 IN BOOK 920708, AS INSTRUMENT NO. 00882.

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST M.D.B. & M., LYING NORTH OF BONANZA ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF U.S. HIGHWAY NO. 95 (BONANZA ROAD NEW ALIGNMENT) DISTANT THEREON SOUTH 89° 26' EAST 525

ORIGINAL

Case Numbers: VAR-26447 and SDR-26639

Assessor's Parcel No(s): 139-28-401-033

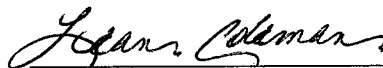
City Council Meeting of May 7, 2008

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FET FROM THE INTERSECTION OF THE SAID NORTH LINE OF BONANZA ROAD WITH THE WEST LINE OF NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) A DISTANCE OF 250 FEET TO A POINT; THENCE SOUTH 89° 26' EAST AND PARALLEL WITH THE NORTH LINE OF THE SAID BONANZA ROAD A DISTANCE OF 109.40 FEET TO A POINT; THENCE SOUTH 0° 34' WEST AND PARALLEL WITH THE WEST LINE OF THE AFOREMENTIONED NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) A DISTANCE OF 250 FEET TO A POINT IN THE SAID NORTH LINE OF BONANZA ROAD; THENCE NORTH 89° 26' WEST ALONG THE LAST MENTIONED NORTH LINE A DISTANCE OF 109.40 FEET TO THE POINT OF BEGINNING, SITUATE IN CLARK COUNTY, NEVADA.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **May 7, 2008**, approved the following: **Case Numbers: VAR-26447 AND SDR-26639** 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 30, 2008



Leafi 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**