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20080618-0000828

Fee: \$16.00
N/C Fee: \$0.00

06/18/2008 09:36:36
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Requestor:
LAS VEGAS CITY

Debbie Conway KXC
Clark County Recorder Pgs: 3

APN(s): 139-34-110-004

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 139-34-110-004

Legal Description: THE PURPOSE OF THIS LEGAL DESCRIPTION IS TO DESCRIBE A PARCEL OF LAND BEING SUBDIVIDED OUT OF LOT 5 PARKWAY CENTER AS RECORDED IN BOOK 53, PAGE 61 OF PLATS.

BEING A PORTION OF SAID LOT 5, SAME BEING A PORTION OF THE WEST HALF (W ½) OF SECTION 34 AND THE EAST HALF (E ½) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5, BEING NO THE NORTH LINE OF BONNEVILLE AVENUE (100 FOOT RIGHT-OF-WAY), SAME BEING ON THE WEST LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY (100 FOOT WIDE);

THENCE, ALONG THE NORTH LINE OF SAID BONNEVILLE AVENUE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 62° 04' 12" WEST, A DISTANCE OF 204.98 FEET TO A POINT OF CURVATURE TO THE LEFT;
2. WITH SAID CURVE TO THE LEFT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 36° 45' 51", AND ALONG THE ARC 352.91 FEET TO A POINT OF TANGENCY;
3. SOUTH 81° 09' 57" WEST, A DISTANCE OF 485.41 FEET TO A POINT OF CURVATURE TO THE RIGHT;
4. WITH SAID CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 95° 00' 00", AND ALONG THE ARC 91.19 FEET TO A POINT OF TANGENCY ON THE EAST LINE OF GRAND CENTRAL PARKWAY (11 FOOT RIGHT-OF-WAY);

ORIGINAL

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THENCE, ALONG THE EAST, SOUTHEASTERLY, AND SOUTHERLY LINE OF SAID GRAND CENTRAL PARKWAY THE FOLLOWING TEN (10) COURSES AND DISTANCES:

1. NORTH $03^{\circ} 50' 03''$ WEST, A DISTANCE OF 94.71 FEET TO A POINT OF CURVATURE TO THE RIGHT;
2. WITH SAID CURVE TO THE RIGHT, CONCAVE EASTERLY, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF $31^{\circ} 45' 19''$, AND ALONG THE ARC 249.41 FEET TO A POINT OF TANGENCY;
3. NORTH $27^{\circ} 55' 16''$ EAST, A DISTANCE OF 1058.21 FEET TO A POINT OF CURVATURE TO THE RIGHT;
4. WITH SAID CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF $20^{\circ} 42' 14''$, AND ALONG THE ARC 162.61 FEET TO A POINT OF TANGENCY;
5. NORTH $48^{\circ} 37' 30''$ EAST, A DISTANCE OF 1217.02 FEET TO A POINT OF CURVATURE TO THE RIGHT;
6. WITH SAID CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF $25^{\circ} 40' 39''$, AND ALONG THE ARC 201.67 FEET TO A POINT OF TANGENCY;
7. NORTH $74^{\circ} 18' 09''$ EAST, A DISTANCE OF 331.32 FEET TO A POINT OF CURVATURE TO THE RIGHT;
8. WITH SAID CURVE TO THE RIGHT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF $43^{\circ} 37' 41''$, AND ALONG THE ARC 266.51 FEET TO A POINT OF NON-TANGENCY FROM WHICH A RADIAL LINE BEARS SOUTH $27^{\circ} 55' 50''$ WEST;
9. SOUTH $27^{\circ} 55' 50''$ WEST, A DISTANCE OF 5.00 FEET TO AN INTERIOR ANGLE POINT;
10. SOUTH $62^{\circ} 04' 10''$ EAST, A DISTANCE OF 68.80 FEET TO A POINT ON SAID WEST LINE OF THE UNION PACIFIC RAILROAD;

THENCE, ALONG SAID WEST LINE SOUTH $27^{\circ} 55' 16''$ WEST, A DISTANCE OF 741.16 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE LEFT FROM WHICH A RADIAL LINE BEARS SOUTH $31^{\circ} 53' 35''$ EAST; THENCE, LEAVING SAID WEST LINE AND CROSSING A PORTION OF SAID LOT 5, FROM A TANGENT BEARING SOUTH $58^{\circ} 06' 25''$ WEST, WITH SAID CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1510.00 FEET, A CENTRAL ANGLE OF $30^{\circ} 11' 04''$, AND ALONG THE ARC 795.50 FEET TO A POINT OF TANGENCY; THENCE, SOUTH $27^{\circ} 55' 21''$ WEST, A DISTANCE OF 150.00 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE, WITH SAID CURVE TO THE LEFT, CONCAVE EASTERLY, HAVING A RADIUS OF 1510.00 FEET, A CENTRAL ANGLE OF $30^{\circ} 11' 15''$, AND ALONG THE ARC 795.57 FEET TO A POINT OF

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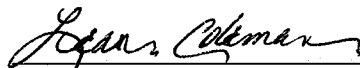
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NON-TANGENCY FROM WHICH A RADIAL LINE BEARS NORTH 87° 44' 06" EAST, SAME POINT BEING ON SAID WEST LINE OF THE UNION PACIFIC RAILROAD; THENCE, WITH SAID WEST LINE, SOUTH 27° 55' 16" WEST, A DISTANCE OF 365.64 FEET TO THE POINT OF BEGINNING, CONTAINING 56.03 ACRES OF LAND.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **May 7, 2008**, approved the following: **Case Number: SDR-26709** 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



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**