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20080618-0000834

APN(s): 139-35-815-002

Fee: \$17.00
N/C Fee: \$0.00
06/18/2008 09:36:36
T20080119037
Requestor:
LAS VEGAS CITY
Debbie Conway KXC
Clark County Recorder Pgs: 4

CITY OF LAS VEGAS NOTICE OF ZONING ACTION

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 139-35-815-002

Legal Description: THE LAND REFERRED TO IS SITUATED IN THE STATE OF NEVADA, COUNTY OF CLARK, IN THE UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

BLOCK ONE (1) OF 5 POINTS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 32 OF PLATS, PAGE 91, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM A PARCEL OF LAND COMMENCING AT THE SOUTHEAST CORNER (SE COR) OF SAID SECTION 35;

THENCE ALONG THE SOUTH LINE THEREOF, SAID LINE ALSO BEING THE CENTERLINE OF CHARLESTON BOULEVARD 89° 46' 30" WEST 127.52 FEET TO THE INTERSECTION OF THE CENTERLINE OF CHARLESTON BOULEVARD WITH THE CENTERLINE OF FREMONT STREET AND THE BEGINNING OF A NONTANGENT CURVE;

THENCE ALONG THE CENTERLINE OF FREMONT STREET ALONG SAID NONTANGENT CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1000.00 FEET AND A RADIUS POINT THAT BEARS SOUTH 36° 40' 22" WEST, CURVING TO THE LEFT THROUGH A CENTRAL ANGLE OF 08° 42' 52" AN ARC DISTANCE OF 152.10 FEET;

THENCE NORTH 62° 02' 30" WEST 123.03 FEET;

ORIGINAL

THENCE DEPARTING THE CENTERLINE OF FREMONT STREET NORTH 27° 57' 30" EAST 50.00 FEET TO THE NORTHERLY RIGHT OF WAY OF FREMONT STREET AND THE POINT OF BEGINNING SAME POINT BEING THE BEGINNING OF A NONTANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 20.00 FEET AND A RADIUS POINT THAT BEARS NORTH 27° 57' 30" EAST;

THENCE DEPARTING THE NORTHERLY RIGHT OF WAY OF FREMONT STREET CURVING TO THE RIGHT ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88° 02' 53" AN ARC DISTANCE OF 30.73 FEET TO A POINT WHERE THE RADIUS POINT BEARS SOUTH 63° 59' 37" EAST;

THENCE NORTH 63° 59' 37" WEST 5.50 FEET;

THENCE NORTH 26° 00' 26" EAST 248.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST (SW) AND HAVING A RADIUS OF 30.00 FEET;

THENCE CURVING TO THE LEFT ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84° 55' 27" AN ARC DISTANCE OF 44.47 FEET;

THENCE NORTH 58° 55' 04" WEST 179.88 FEET;

THENCE NORTH 31° 04' 56" EAST 5.50 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE TO THE NORTHEAST (NE) HAVING A RADIUS OF 10.00 FEET AND A RADIUS POINT THAT BEARS NORTH 31° 04' 56" EAST;

THENCE CURVING TO THE RIGHT ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 114° 41' 39" AN ARC DISTANCE OF 20.02 FEET TO A POINT ON THE EAST RIGHT OF WAY OF EASTERN AVENUE WHERE THE RADIUS POINT BEARS SOUTH 34° 13' 21" EAST;

THENCE ALONG THE EAST RIGHT OF WAY OF EASTERN AVENUE ALONG A NONTANGENT CURVE HAVING A RADIUS OF 450.00 FEET AND A RADIUS POINT THAT BEARS SOUTH 32° 39' 45" EAST;

THENCE CURVING TO THE LEFT ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 49' 07" AN ARC DISTANCE OF 179.22 FEET;

THENCE SOUTH 32° 57' 30" WEST 51.82 TO THE BEGINNING OF A CURVE
CONCAVE TO THE EAST AND HAVING A RADIUS OF 175.00 FEET;

THENCE CURVING TO THE LEFT ALONG SAID CURVE THROUGH A CENTRAL
ANGLE OF 18° 11' 42" AN ARC DISTANCE OF 55.57 FEET TO THE BEGINNING OF A
COMPOUND CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 55.00
FEET;

THENCE CURVING TO THE LEFT THROUGH A CENTRAL ANGLE OF 58° 36' 36" AN
ARC DISTANCE OF 56.26 FEET TO THE BEGINNING OF A COMPOUND CURVE
CONCAVE TO THE NORTH, HAVING A RADIUS OF 175.00 FEET;

THENCE CURVING TO THE LEFT THROUGH A CENTRAL ANGLE OF 18° 11' 42" AN
ARC DISTANCE OF 55.57 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF
FREMONT STREET;

THENCE ALONG SAID RIGHT OF WAY SOUTH 62° 02' 30" EAST 209.74 FEET TO THE
POINT OF BEGINNING.

PARCEL II:

A PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF
PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND OTHER RIGHTS AS
SET FORTH THEREIN OVER AND ACROSS THE DRIVES AND DRIVEWAYS
EXISTING AS REFERENCED IN THAT CERTAIN "EASEMENT AGREEMENT" BY
AND BETWEEN WILD BILL'S, INC., A NEVADA CORPORATION, AND THRIFTY
PAYLESS, INC., A CALIFORNIA CORPORATION, RECORDED JANUARY 21, 1998 IN
BOOK 980121 AS DOCUMENT NO. 01623 OF OFFICIAL RECORDS, CLARK
COUNTY, NEVADA.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on
May 21, 2008, approved the following: **Case Numbers: EOT-27713 and EOT-27711**
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-

Case Numbers: EOT-27713 and EOT-27711

Assessor's Parcel No(s): 139-35-815-002

City Council Meeting of May 21, 2008

Page 3 of 4

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.

June 9, 2008



Angela Crolli, Senior Deputy City Clerk
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**

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City Council Meeting of May 21, 2008

Page 4 of 4