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Fee: \$19.00  
N/C Fee: \$0.00

06/26/2008 13:19:58  
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Requestor:  
LAS VEGAS CITY

Debbie Conway RMS  
Clark County Recorder Pgs: 6

APN(s): 139-29-704-019 through 025

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

TO: ALL INTERESTED PARTIES

**Assessor's Parcel No(s):** 139-29-704-019, 139-29-704-020, 139-29-704-021, 139-29-704-022, 139-29-704-023, 139-29-704-024, and 139-29-704-025

**Legal Description:** APN 139-29-704-019: ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS: THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER (E 1/4) CORNER OF SAID SECTION 29; THENCE NORTH 88° 27' 00" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 29, A DISTANCE OF 605.00 FEET; THENCE SOUTH 00° 25' 00" EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) TO A POINT BEARING NORTH 00° 25' 00" WEST A DISTANCE OF 432.62 FEET FROM THE NORTH LINE OF CLARK AVENUE (NOW WIDENED AND KNOWN AS BONANZA ROAD) AS SAID AVENUE EXISTED ON NOVEMBER 2, 1943, SAID POINT BEING THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED TO HERBERT J. PFEUFER, ET UX, RECORDED AUGUST 28, 1958 AS DOCUMENT NO. 129107 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE WESTERLY ALONG THE SOUTH LINE OF THE LAST MENTIONED LAND A DISTANCE OF 216.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTH LINE OF THE LAND DESCRIBED IN THE DEED TO ANDREW PULSIPHER, ET AL, RECORDED NOVEMBER 2, 1943, AS DOCUMENT NO. 173147 OF OFFICIAL RECORDS OF SAID COUNTY, A DISTANCE OF 128.00 FEET SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00° 25' 00" PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 76.00 FEET; THENCE WESTERLY PARALLEL WITH THE AFOREMENTIONED SOUTH LINE DESCRIBED IN DOCUMENT NO. 173147, A DISTANCE OF 108.00 FEET TO A POINT IN THE WEST LINE OF LAND CONVEYED TO CAPPIE LEO HENNON, ET UX IN DEED RECORDED APRIL 18, 1945 AS DOCUMENT NO. 195808 OF DEED RECORDS, CLARK COUNTY, NEVADA; THENCE SOUTH 00° 25' 00" EAST ALONG SAID WESTERLY LINE OF HENNON'S LAND TO THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTHERLINE LINE OF SAID HENNON'S LAND 108

**ORIGINAL**

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FEET MORE OR LESS TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE MOST WESTERLY SIX (6) FEET OF THE ABOVE DESCRIBED LAND, THE INTEREST IN AND TO SAID WESTERLY SIX (6) FEET CONVEYED TO THE CITY OF LAS VEGAS FOR ROAD PURPOSES BY DEED RECORDED JULY 20, 1945 AS DOCUMENT NO. 200444 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

APN 139-29-704-020: COMMENCING AT A POINT ON THE NORTH BOUNDARY OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, FROM WHICH THE QUARTER SECTION CORNER BETWEEN SECTION 28 AND 29, SAID TOWNSHIP AND RANGE BEARS SOUTH 88° 27' EAST, 1051.00 FEET DISTANT; THENCE SOUTH 0° 25' EAST, AND PARALLEL TO THE EAST BOUNDARY OF SAID SECTION 29 TO A POINT 432.52 FEET NORTH 0° 25' WEST FROM THE NORTH BOUNDARY OF THE RIGHT OF WAY OF CLARK AVENUE, PRODUCED AS THE SAME IS NOW ESTABLISHED, THE POINT OF BEGINNING; THENCE SOUTH 88° 44' EAST AND PARALLEL TO THE NORTH BOUNDARY OF SAID CLARK AVENUE RIGHT OF WAY, A DISTANCE OF 100.00 FEET; THENCE SOUTH 0° 25' EAST AND PARALLEL TO THE EAST BOUNDARY OF SAID SECTION 29, A DISTANCE OF 100 FEET; THENCE NORTH 88° 44' WEST AND PARALLEL TO THE NORTH BOUNDARY 100 FEET; THENCE NORTH 0° 25' WEST AND PARALLEL TO THE EAST BOUNDARY OF SAID SECTION 29, A DISTANCE OF 100 FEET TO SAID POINT OF BEGINNING.

APN 139-29-704-021: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4) NORTH 88° 27' WEST 1051.00 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) SOUTH 0° 25' EAST TO A POINT DISTANT NORTH 0° 25' WEST, 332.62 FEET FROM THE NORTH LINE OF CLARK AVENUE (NOW BONANZA ROAD) AS SAID AVENUE EXISTED ON DECEMBER 3, 1938, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 25' EAST 62.50 FEET; THENCE PARALLEL WITH THE NORTH LINE OF THE LAND DESCRIBED IN THE DEED TO WALTER PULSIPHER, ET UX., RECORDED DECEMBER 3, 1938 IN BOOK 25 OF DEEDS, PAGE 161, AS DOCUMENT NO. 77568 OFFICIAL RECORDS OF SAID COUNTY, SOUTH 88° 44' EAST, 120.00 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN THE DEED TO VICTOR J. MEYERS, ET UX, RECORDED DECEMBER 7, 1938, IN BOOK 25 OF DEEDS, PAGE 167 AS DOCUMENT NO. 77601 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID WEST LINE, NORTH 0° 25' WEST, 62.50 FEET; THENCE NORTH 88° 44' WEST, 120.00 FEET TO THE TRUE POINT OF BEGINNING.

APN 139-29-704-022: COMMENCING AT THE EAST QUARTER (E 1/4) CORNER OF SAID SECTION 29; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST

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QUARTER (SE 1/4) NORTH 88° 27' 00" WEST 1051.00 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) SOUTH 0° 25' 00" EAST TO A POINT DISTANT NORTH 0° 25' 00" WEST 270.12 FEET FROM THE NORTH LINE OF CLARK AVENUE (NOW BONANZA ROAD), AS SAID AVENUE EXISTED ON DECEMBER 3, 1938, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 25' 00" EAST 62.00 FEET; THENCE SOUTH 88° 44' 00" EAST 120.00 FEET; THENCE NORTH 0° 25' 00" WEST 62.00 FEET; THENCE NORTH 88° 44' 00" WEST 120.00 FEET TO THE TRUE POINT OF BEGINNING.

APN 139-29-704-023: PARCEL I: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4) NORTH 88° 27' 00" WEST 1051.00 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) SOUTH 0° 25' 00" EAST TO A POINT DISTANT NORTH 0° 25' 00" WEST 270.12 FEET FROM THE NORTH LINE OF CLARK AVENUE (NOW BONANZA ROAD) AS SAID AVENUE EXISTED ON DECEMBER 3, 1938, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 25' 00" EAST 118.37 FEET; THENCE PARALLEL WITH THE NORTH LINE OF THE LAND DESCRIBED IN THE DEED TO WALTER PULSIPHER, ET UX, RECORDED DECEMBER 3, 1938 IN BOOK 25 OF DEEDS, PAGE 61 AS DOCUMENT NO. 77568 OF OFFICIAL RECORDS OF SAID COUNTY, SOUTH 88° 44' 00" EAST 120.00 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN THE DEED TO VICTORIA J. MEYERS, ET UX RECORDED DECEMBER 7, 1938 IN BOOK 25 OF DEEDS, PAGE 167 AS DOCUMENT NO. 77601 OF SAID RECORDS; THENCE ALONG THE WEST LINE NORTH 0° 25' 00" WEST 118.37 FEET; THENCE NORTH 88° 44' 00" WEST 120.00 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM THE NORTH 62.00 FEET THEREOF.

PARCEL IA: AN UNDIVIDED 3/640 INTEREST IN AND TO THAT ARTESIAN WELL LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, SAID ARTESIAN WELL BEING KNOWN AS THE RUSSELL WELL, TOGETHER WITH A RIGHT OF WAY THROUGH EXISTING DITCHES AND PIPELINES BETWEEN SAID LAND AND WELL.

APN 139-29-704-024: COMMENCING AT THE EAST QUARTER (E 1/4) CORNER OF SAID SECTION 29; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4) NORTH 88° 40' 23" WEST 1051.00 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) SOUTH 0° 37' 08" EAST, 1194.61 FEET MORE OR LESS TO A POINT DISTANT NORTH 0° 37' 08" WEST 160.12 FEET FROM THE NORTH LINE OF CLARK AVENUE (NOW BONANZA ROAD) AS SAID AVENUE EXISTED ON DECEMBER 3, 1938, SAID POINT BEING THE TRUE POINT OF BEGINNING;

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THENCE SOUTH 0° 37' 08" EAST 20 FEET TO THE NORTHWEST CORNER (NW) OF THAT PARCEL CONVEYED BY MARTHA BAINBRIDGE, A WIDOW AND NOW UNMARRIED, TO LUTHER E. RAGSDALE AND ETHEL RAGSDALE, RECORDED APRIL 30, 1963 AS DOCUMENT NO. 355564, CLARK COUNTY, NEVADA RECORDS; THENCE CONTINUING SOUTH 0° 37' 08" EAST A DISTANCE OF 132.98 FEET TO A POINT ON THE PRESENT RIGHT OF WAY LINE OF BONANZA ROAD AS DESCRIBED AND CONVEYED IN THE DEED TO SAID STATE OF NEVADA, RECORDED JULY 23, 1943 IN BOOK 33 OF DEEDS, PAGE 253 AS DOCUMENT NO. 168450 OFFICIAL RECORDS; THENCE SOUTH 89° 03' 11" EAST ALONG SAID PRESENT RIGHT OF WAY OF BONANZA ROAD 154.99 FEET; THENCE NORTH 0° 37' 08" WEST 152.64 FEET; THENCE NORTH 88° 55' 33" WEST 155.00 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING FROM THE ABOVE DESCRIBED PARCEL THAT PORTION CONVEYED TO THE CITY OF LAS VEGAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29; THENCE SOUTH 00° 37' 08" EAST ALONG THE EAST LINE OF SAID SECTION 29 A DISTANCE OF 4.86 FEET TO A POINT IN THE CENTERLINE OF BONANZA ROAD AS SAID CENTERLINE IS DEFINED IN THAT CERTAIN DEED TO THE STATE OF NEVADA RECORDED JULY 23, 1943 IN BOOK 33 OF DEEDS, PAGE 253 AS DOCUMENT NO. 168450 OFFICIAL RECORDS; THENCE NORTH 89° 47' 18" WEST ALONG SAID CENTERLINE OF BONANZA ROAD A DISTANCE OF 1050.71 FEET TO A POINT IN THE SOUTHERLY PROLONGATION OF THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED RECORDED APRIL 30, 1963 AS DOCUMENT NO. 355358 OFFICIAL RECORDS; THENCE NORTH 00° 37' 08" WEST ALONG SAID WEST LINE A DISTANCE OF 50.01 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT 50.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM THE AFOREMENTIONED CENTERLINE OF BONANZA ROAD; THENCE SOUTH 89° 47' 18" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 19.71 FEET TO A POINT; THENCE FROM A TANGENT WHICH BEARS NORTH 89° 47' 18" WEST, NORTHWESTERLY ALONG A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 89° 10' 10" AN ARC DISTANCE OF 31.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE WITH THE AFOREMENTIONED WEST LINE OF SAID PARCEL DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 355358; THENCE SOUTH 00° 37' 08" EAST ALONG SAID WEST LINE A DISTANCE OF 19.71 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING FROM THE ABOVE DESCRIBED PARCEL THAT PORTION CONVEYED TO THE CITY OF LAS VEGAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29; THENCE SOUTH 00°

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37' 08" EAST ALONG THE EAST LINE OF SAID SECTION 29 A DISTANCE OF 4.86 FEET TO A POINT IN THE CENTERLINE OF BONANZA ROAD AS SAID CENTERLINE IS DEFINED IN THAT CERTAIN DEED TO THE STATE OF NEVADA RECORDED JULY 23, 1943 IN BOOK 33 OF DEEDS, PAGE 253 AS DOCUMENT NO. 168450 OFFICIAL RECORDS; THENCE NORTH 89° 47' 18" WEST ALONG SAID CENTERLINE OF BONANZA ROAD A DISTANCE OF 1050.71 FEET TO A POINT IN THE SOUTHERLY PROLONGATION OF THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED RECORDED APRIL 30, 1963 AS DOCUMENT NO. 355358 OFFICIAL RECORDS; THENCE 00° 37' 08" WEST ALONG SAID SOUTHERLY PROLONGATION AND ALONG SAID WEST LINE A DISTANCE OF 48.49 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF BONANZA ROAD AS SAID NORTHERLY RIGHT OF WAY LINE IS DESCRIBED IN SAID DEED TO THE STATE OF NEVADA RECORDED AS DOCUMENT NO. 168450, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00° 37' 08" WEST ALONG SAID WEST LINE A DISTANCE OF 1.52 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT 50.00 FEET NORTHERLY MEASURED AT RIGHT ANGLES, FROM THE AFOREMENTIONED CENTERLINE OF BONANZA ROAD; THENCE SOUTH 89° 47' 18" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 229.93 FEET TO A POINT IN THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED JULY 16, 1949 IN BOOK 62 OF DEEDS, PAGE 284 AS DOCUMENT NO. 343411 OFFICIAL RECORDS; THENCE SOUTH 00° 37' 08" EAST ALONG SAID EAST LINE A DISTANCE OF 4.47 FEET TO A POINT IN THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF BONANZA ROAD; THENCE NORTH 89° 03' 11" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 229.99 FEET TO THE TRUE POINT OF BEGINNING.

APN 139-29-704-025: COMMENCING AT A POINT ON THE NORTH BOUNDARY OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 29 FROM WHICH THE QUARTER CORNER BETWEEN SECTION 28 AND 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, BEARS SOUTH 87° 27' 00" EAST 821.00 FEET; THENCE SOUTH 0° 25' 00" EAST AND PARALLEL TO THE EAST BOUNDARY OF SAID SECTION 29 TO A POINT ON THE NORTH BOUNDARY OF CLARK AVENUE (ORIGINAL ALIGNMENT 50.00 FEET WIDE) NOW KNOWN AS BONANZA ROAD, SAID POINT BEING FURTHER DESCRIBED AS THE SOUTHEAST (SE) CORNER OF THAT CERTAIN PARALLEL OF LAND CONVEYED BY JOHN A. WILSON ET UX TO CHARLES E. CATT ET UX, BY DEED RECORDED JUNE 28, 1950 AS DOCUMENT NO. 343411 OFFICIAL RECORDS, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 88° 44' 00" WEST ALONG SAID NORTH LINE OF BONANZA ROAD A DISTANCE OF 75.00 FEET TO A POINT; THENCE NORTH 0° 25' 00" WEST A DISTANCE OF 160.12 FEET TO THE NORTHEAST (NORTHEAST) CORNER OF THAT

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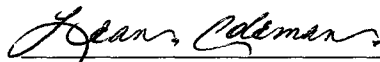
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CERTAIN PARCEL OF LAND CONVEYED BY LLOYD G. TUPPER TO FRANCHISE REALTY INTERSTATE CORPORATION BY DEED RECORDED JULY 6, 1967 AS DOCUMENT NO. 648248 OFFICIAL RECORDS; THENCE NORTH 88° 44' 00" WEST ALONG THE NORTH LINE OF THAT LAST MENTIONED CONVEYED PARCEL A DISTANCE OF 35.00 FEET TO A POINT; THENCE NORTH 0° 25' 00" WEST A DISTANCE OF 56.19 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THE AFOREMENTIONED PARCEL CONVEYED TO CHARLES D. CATT ET UX BY DOCUMENT NO. 343411; THENCE SOUTH 88° 44' 00" EAST A DISTANCE OF 110.00 FEET TO THE NORTHEAST CORNER OF THE LAST MENTIONED CONVEYED PARCEL; THENCE SOUTH 0° 25' 00" EAST A DISTANCE OF 216.31 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM THE INTEREST IN AND TO THAT PORTION OF LAND LYING WITHIN THE FIRST DESCRIBED PARCEL AS DESCRIBED AND CONVEYED TO THE STATE OF NEVADA BY DEED RECORDED JULY 23, 1943 IN BOOK 33 OF DEEDS, PAGE 253, AS DOCUMENT NO. 168450 OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THE INTEREST IN AND TO THAT PORTION OF LAND LYING WITHIN THE FIRST DESCRIBED PARCEL AS DESCRIBED AND CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED JUNE 26, 1967 AS DOCUMENT NO. 646621 OFFICIAL RECORDS.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **June 4, 2008**, approved the following: **Case Numbers: EOT-27832, EOT-27833, and EOT-27831** 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.

June 12, 2008



Jean 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**

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