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20080626-0002798

APN(s): 138-21-211-003

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

06/26/2008 13:19:58

T20080127088

Requestor:
LAS VEGAS CITY

CITY OF LAS VEGAS NOTICE OF ZONING ACTION

TO: ALL INTERESTED PARTIES

Debbie Conway RMS
Clark County Recorder Pgs: 2

Assessor's Parcel No(s): 138-21-211-003

Legal Description: THAT PORTION OF PARCEL 1 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 51, PAGE 19 OF COMMERCIAL SUBDIVISION MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE¼) OF SECTION 20 AND THE NORTHWEST QUARTER (NW¼) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA AND DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST (NE) CORNER OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., SAID POINT BEING ON THE CENTERLINE OF RAMPART BOULEVARD (WIDTH VARIES); THENCE ALONG SAID CENTERLINE, THE FOLLOWING THREE (3) COURSES: SOUTH 00° 32' 07" WEST ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 4947.42 FEET; THENCE CURVING TO THE RIGHT ALONG A 1882.50 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 37° 53' 11" AN ARC LENGTH OF 1244.79 FEET; THENCE SOUTH 38° 25' 18" WEST, 140.80 FEET; THENCE SOUTH 51° 34' 42" EAST, 47.50 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID RAMPART BOULEVARD, SAID POINT BEING THE MOST WESTERLY CORNER OF COMMON LOT "S" OF "SOUTH SHORES" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 42, PAGE 02 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; THENCE SOUTH 55° 02' 57" EAST, 1108.56 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF HARBOR ISLAND DRIVE (52.00 FEET WIDE), SAID POINT BEING THE MOST SOUTHERLY CORNER OF COMMON LOT "O" OF SAID, "SOUTH SHORES;" THENCE SOUTH 37° 20' 24" WEST, 49.82 FEET TO A POINT OF TANGENCY WITH A CURVE CONCAVE TO THE WOUTHEAST WITH A RADIUS OF 1726.00; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 53' 04" AN ARC LENGTH OF 26.64 FEET TO A RADIAL LINE BEARING OF NORTH 53° 32' 40" WEST AND A POINT OF NONTANGENCY ON A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 34.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91° 30' 17" AN ARC LENGTH OF 55.10 FEET; THENCE NORTH 55° 02' 57" WEST 284.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 55° 02' 57" WEST 102.26 FEET TO A POINT OF

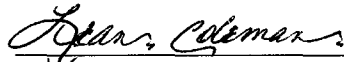
ORIGINAL

Case Number: DIR-27946
Assessor's Parcel No(s): 138-21-211-003
City Council Meeting of June 4, 2008
Page 1 of 2

TANGENCY WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 34.50 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 127° 09' 48" AN ARC LENGTH OF 76.75 FEET; THENCE SOUTH 02° 12' 25" EAST, 271.78 FEET TO A POINT OF TANGENCY WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 09' 57" AN ARC LENGTH OF 19.46 FEET; THENCE SOUTH 34° 57' 03" WEST, 69.95 FEET; THENCE SOUTH 55° 02' 57" EAST, 300.38 FEET; THENCE NORTH 25° 39' 06" EAST, 0.39 FEET TO A POINT TO TANGENCY ON A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 1726.00; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 29' 50" AN ARC LENGTH OF 225.85 FEET; THENCE NORTH 55° 02' 57" WEST, 320.00 FEET; THENCE NORTH 35° 22' 49" EAST, 135.00 FEET TO THE TRUE POINT OF BEGINNING.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **June 4, 2008**, approved the following: **Case Number: DIR-27946** 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



Leán 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**