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20080801-0001160

APN(s): 138-25-404-004

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

08/01/2008 09:48:54
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Requestor:
LAS VEGAS CITY

Debbie Conway LEX
Clark County Recorder Pgs: 3

CITY OF LAS VEGAS NOTICE OF ZONING ACTION

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-404-004

Legal Description: THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN NORTHRIDGE UNIT NO. 1-A AND THE AMENDED NORTHRIDGE UNIT NO. 2, AS SHOWN BY MAPS THEREOF ON FILE IN BOOK 8 OF PLATS, PAGE 68, AND BOOK 10 OF RECORDER OF CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO HUMBLE OIL AND REFINING COMPANY BY DEED RECORDED MARCH 13, 1967 AS DOCUMENT NO. 629182, SAID PORTION BEING DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE SOUTH 89° 24' 16" EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 40.02 FEET TO A POINT;

THENCE NORTH 2° 14' 54" EAST ALONG THE EAST LINE OF JONES BOULEVARD A DISTANCE OF 215.09 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 2° 14' 54" EAST ALONG THE EAST LINE OF JONES BOULEVARD A DISTANCE OF 250.00 FEET TO A POINT;

THENCE SOUTH 87° 45' 06" EAST A DISTNACE OF 200.00 FEET TO A POINT;

THENCE SOUTH 2° 14' 54" WEST A DISTANCE OF 287.07 FEET TO A POINT;

THENCE NORTH 85° 33' 50" WEST ALONG THE NORTH LINE OF PROPOSED RIGHT-OF-WAY OF WEST FREMONT EXPRESSWAY A DISTANCE OF 127.99 FEET TO AN ANGLE POINT THEREON;

ORIGINAL

THENCE NORTH 63° 11' 56" WEST CONTINUING ALONG THE SAID NORTH LINE OF WEST FREMONT EXPRESSWAY A DISTANCE OF 79L.24 FEET TO THE TRUE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM THE SOUTH 70 FEET, AS CONVEYED TO THE CITY OF LAS VEGAS, STATE OF NEVADA, BY DEED RECORDED MAY 27, 1964 AS DOCUMENT NO. 435679 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THE INTEREST IN AND TO THE WEST 40 FEET OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) AS CONVEYED TO THE CITY OF LAS VEGAS, STATE OF NEVADA, FOR ROAD PURPOSES BY DEED RECORDED DECEMBER 22, 1946 AS DOCUMENT NO. 477845 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF NEVADA BY DEED RECORDED MARCH 26, 1974 AS DOCUMENT NO. 370989, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE INTERSECTION OF THE WEST BOUNDARY OF GRANTOR'S PROPERTY AND THE NORTHERLY HIGHWAY RIGHT-OF-WAY LINE OF U.S. 95 EXPRESSWAY – LAS VEGAS, PROJECT OF – 006-2(9) AT A POINT 204.99 FEET LEFT OF AND AT RIGHT ANGLES TO HIGHWAY ENGINEER'S STATION "0" 66 + 55.91 P.O.T.;

SAID POINT OF BEGINNING FURHTER DESCRIBED AS BEARING NORTH 12° 43' 48" EAST, A DISTANCE OF 219.92 FEET FROM THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

THENCE SOUTH 63° 11' 56" EAST ALONG SAID NORTHERLY HIGHWAY RIGHT-OF-WAY LINE, A DISTANCE OF 79.24 FEET TO A POINT;

THENCE SOUTH 85° 53' 50" EAST ALONG SAID NORTHERLY HIGHWAY RIGHT-OF-WAY LINE A DISTANCE OF 572.06 FEET TO A POINT;

THENCE SOUTH 82° 51' 19" EAST ALONG SAID NORTHERLY HIGHWAY RIGHT-OF-WAY LINE A DISTANCE OF 315.06 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID GRANTOR'S PROPERTY;

THENCE SOUTH 1° 06' 18" WEST ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 39.06 FEET TO THE SOUTHEAST CORNER OF SAID GRANTOR'S PROPERTY;

THENCE NORTH 89° 24' 16" WEST ALONG THE SOUTHERLY BOUNDARY OF SAID GRANTOR'S PROPERTY A DISTANCE OF 958.93 FEET TO THE SOUTHWEST CORNER OF SAID GRANTOR'S PROPERTY;

THENCE NORTH 2° 14' 54" EAST ALONG THE WESTERLY BOUNDARY OF SAID GRANTOR'S PROPERTY A DISTANCE OF 145.05 FEET TO THE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED JUNE 6, 1991 IN BOOK 910606 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS AS DOCUMENT NO. 00708.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED JANUARY 5, 1995 IN BOOK 950105 AS DOCUMENT NO. 00357 OF OFFICIAL RECORDS.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **June 18, 2008** approved the following **Case Number(s): SUP-23285** 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.

July 10, 2008



Doug Raskin, Planning Manager
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101 – (702) 229-6301

**WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, CITY CLERK
400 STEWART AVENUE, 1ST FLOOR
LAS VEGAS, NV 89101**

Case Number(s): SUP-23285
Assessor's Parcel No(s): 138-25-404-004
City Council Meeting of June 18, 2008

Page 3 of 3