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20080801-0001173

APN(s): 162-02-401-001

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

CITY OF LAS VEGAS NOTICE OF ZONING ACTION

08/01/2008 09:48:54
T20080163513

TO: ALL INTERESTED PARTIES

Requestor:
LAS VEGAS CITY

Assessor's Parcel No(s): 162-02-401-001

Debbie Conway LEX
Clark County Recorder Pgs: 3

Legal Description: THAT PORTION OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST (SW) CORNER OF SAID SECTION 2:

THENCE NORTH 0° 22' 12" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW¼) OF SAID SECTION 2 A DISTANCE OF 50.01 FEET TO A POINT ON THE NORTH LINE OF SAN FRANCISCO AVENUE.

THENCE NORTH 88° 46' 08" EAST, ALONG THE SAID NORTH LINE A DISTANCE OF 138.71 FEET TO THE TRUE POINT OF BEGINNING:

THENCE CONTINUING NORTH 88° 46' 08" EAST, ALONG THE NORTH LINE OF SAN FRANCISCO AVENUE A DISTANCE OF 327.98 FEET TO THE SOUTHWEST (SW) CORNER OF LOT SIX (6) IN BLOCK FIVE (5) OF FRNACISCO PARK, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS, PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

THENCE NORTH 0° 22' 112" WEST, ALONG THE WEST LINE OF BLOCK FIVE (5) A DISTANCE OF 386.68 FEET TO A POINT ON THE SOUTH LINE OF SAN PEDRO STREET;

THENCE SOUTH 88° 46' 08" WEST, ALONG THE SAID SOUTH LINE A DISTANCE OF 461.43 FEET TO A POINT ON THE EAST LINE OF MARYLAND PARKWAY;

THENCE SOUTH 0° 08' 04" EAST, ALONG THE SAID EAST LINE A DISTANCE OF 261.68 FEET TO A POINT;

THENCE NORTH 88° 46' 08" EAST, A DISTANCE OF 135.00 FEET TO A POINT;

THENCE SOUTH 0° 08' 04" EAST, A DISTANCE OF 125.00 FEET TO THE TRUE POINT OF BEGINNING.

ORIGINAL

Case Number(s): RQR-28265
Assessor's Parcel No(s): 162-02-401-001
City Council Meeting of July 2, 2008
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COMMENCING AT THE SOUTHWEST (SW) CORNER OF LOT EIGHTEEN (18) IN BLOCK FOUR (4) OF FRANCISCO PARK SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS, PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA;

THENCE SOUTH 0° 08' 04" EAST, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0° 08' 04" EAST, A DISTANCE OF 19.62 FEET TO A POINT OF CUSP.

THENCE FROM A TANGENT WHICH BEARS NORTH 0° 08' 04" WEST, TURNING TO THE RIGHT ALONG A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 88° 54' 12" AN ARC DISTANCE OF 31.03 FEET TO A POINT ON THE SOUTH LINE OF SAN PEDRO STREET (60.00 FEET WIDE);

THENCE SOUTH 88° 46' 08" WEST, ALONG THE SOUTH LINE A DISTANCE OF 19.62 FEET TO THE TRUE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY QUITCLAIM DEED RECORDED APRIL 29, 1954 AS DOCUMENT NO. 9292, OFFICIAL RECORDS.

COMMENCING AT A POINT ON THE WEST LINE OF SECTION 2, WHICH POINT IS NORTH 0° 22' 12" WEST A DISTANCE OF 50.01 FEET FROM THE SOUTHWEST (SW) CORNER OF SECTION 2, THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 0° 22' 12" WEST, ALONG THE WEST LINE OF SAID SECTION 2 A DISTANCE OF 416.68 FEET MORE OR LESS, TO THE SOUTHWEST (SW) CORNER OF FRANCISCO PARK, AS SHOWN BY MAP THEREOF RECORDED IN BOOK 4 OF PLATS, PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.


THENCE NORTH 88° 46' 08" EAST, A DISTANCE OF 3.38 FEET TO A POINT;

THENCE SOUTHERLY TO A POINT WHICH IS 50.01 FEET NORTHERLY FROM THE SOUTH LINE OF SAID SECTION 2 AND 3.67 FEET EASTERLY FROM THE WEST LINE OF SAID SECTION 2, THE POINT OF BEGINNING;

THENCE SOUTH 88° 46' 08" WEST, A DISTANCE OF 3.67 FEET TO THE TRUE POINT OF BEGINNING.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **July 2, 2008** approved the following **Case Number(s): RQR-28265** 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 18, 2008



Doug Rankin, 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**