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20080819-0001175

APN(s): 125-20-711-003

Fee: \$15.00
N/C Fee: \$0.00
08/19/2008 09:00:15
T20080181060

CITY OF LAS VEGAS NOTICE OF ZONING ACTION

Requestor:
LAS VEGAS CITY

TO: ALL INTERESTED PARTIES

Debbie Conway JLB
Clark County Recorder Pgs: 2

Assessor's Parcel No(s): 125-20-711-003

Legal Description: BEING A PORTION OF LOT 1 IN THAT CERTAIN SUBDIVISION NAMED "MONTECITO TOWN CENTER SOUTH" AS FILED OCTOBER 15, 2003 IN BOOK 113, PAGE 38 OF PLATS IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND SITUATED IN THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 20, ALSO BEING THE CENTERLINE INTERSECTIN OF DEER SPRINGS WAY AND DURANGO DRIVE; THENCE SOUTH 00° 15' 48" WEST ALONG THE EAST LINE THEREOF, ALSO BEING THE CENTERLINE OF SAID DURANGO DRIVE, A DISTANCE OF 654.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00° 15' 48" WEST ALONG SAID EAST LINE AND CENTERLINE OF DURANGO DRIVE, A DISTANCE OF 282.33 FEET; THENCE NORTH 89° 53' 06" WEST, A DISTANCE OF 234.60 FEET; THENCE SOUTH 51° 44' 57" WEST, A DISTANCE OF 294.91 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT CONCAVE NORTHEASTERLY, THE CENTER OF WHICH BEARS NORTH 52° 45' 56" EAST, HAVING A RADIUS OF 850.00 FEET, THROUGH A CENTRAL ANGLE OF 37° 25' 40" AN ARC DISTANCE OF 496.46 FEET; THENCE NORTH 89° 48' 54" EAST, A DISTANCE OF 622.41 FEET TO THE POINT OF BEGINNING.

CONTAINS 201,416 SQUARE FEET OR 4.62 ACRES, MORE OR LESS.

BASIS OF BEARING: NORTH 89° 56' 24" EAST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON MAP FILE 107, PAGE 31 OF SURVEYS, ON FILE IN THE OFFICE OF THE RECORDER, CLARK COUNTY, NEVADA.

BEING A PORTION OF LOT 1 IN THAT CERTAIN SUBDIVISION NAMED "MONTECITO TOWN CENTER SOUTH" AS FILED OCTOBER 15, 2003 IN BOOK 113, PAGE 38 OF PLATS IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND SITUATED IN THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION

ORIGINAL

Case Number(s): EOT-28464 and EOT-28465
Assessor's Parcel No(s): 125-20-711-003
City Council Meeting of July 16, 2008
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20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 20, ALSO BEING THE CENTERLINE INTERSECTIN OF DEER SPRINGS WAY AND DURANGO DRIVE; THENCE SOUTH 00° 15' 48" WEST ALONG THE EAST LINE THEREOF, ALSO BEING THE CENTERLINE OF SAID DURANGO DRIVE, A DISTANCE OF 654.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00° 15' 48" WEST ALONG SAID EAST LINE AND CENTERLINE OF DURANGO DRIVE, A DISTANCE OF 282.33 FEET; THENCE NORTH 89° 53' 06" WEST, A DISTANCE OF 234.60 FEET; THENCE SOUTH 51° 44' 57" WEST, A DISTANCE OF 294.91 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT CONCAVE NORTHEASTERLY, THE CENTER OF WHICH BEARS NORTH 52° 45' 56" EAST, HAVING A RADIUS OF 760.00 FEET, THROUGH A CENTRAL ANGLE OF 37° 25' 40" AN ARC DISTANCE OF 496.46 FEET; THENCE NORTH 89° 48' 54" EAST, A DISTANCE OF 622.41 FEET TO THE POINT OF BEGINNING.

FURTHER DEPICTED AS LOT 1B ON THAT CERTAIN RECORD OF SURVEY ON FILE IN FILE 133 OF SURVEYS, PAGE 78 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, OFFICIAL RECORDS.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **July 16, 2008** approved the following **Case Number(s): EOT-28464 and EOT-28465** 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.

August 4, 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**

Case Number(s): EOT-28464 and EOT-28465
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