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20080819-0001176

APN(s): 125-20-510-021

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

CITY OF LAS VEGAS NOTICE OF ZONING ACTION

08/19/2008 09:00:15
T20080181060

TO: ALL INTERESTED PARTIES

Requestor:
LAS VEGAS CITY

Assessor's Parcel No(s): 125-20-510-021

Debbie Conway JLB
Clark County Recorder Pgs: 3

Legal Description:

PARCEL ONE (1):

A PART OF LOT 2 OF MONTECITO TOWN CENTER NORTH, A COMMERCIAL SUBDIVISION ON FILE IN BOOK 114, PAGE 18 OF PLATS, IN THE RECORDS OF CLARK COUNTY, NEVADA, BEING WITHIN THE NORTHEAST QUARTER (NE¼) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF ELKHORN ROAD, BEING 763.50 FEET SOUTH 89° 42' 15" EAST ALONG THE NORTH LINE OF SAID SECTION 20; AND 55.91 FEET SOUTH 0° 17' 45" WEST FROM THE NORTH QUARTER CORNER OF SAD SECTION 20; AND RUNNING THENCE SOUTH 0° 07' 03" EAST 94.98 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 106.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 71.59 FEET (CENTRAL ANGLE EQUALS 38° 41' 49" AND LONG CHORD BEARS SOUTH 19° 27' 56" EAST 70.24 FEET) TO A POINT OF REVERS CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 149.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 100.63 FEET (CENTRAL ANGLE EQUALST 38° 41' 49" AND LONG CHORD BEARS SOUTH 19° 27' 56" EAST, 98.73 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 0° 07' 03" EAST, 350.07 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 51.06 FEET (CENTRAL ANGLE EQUALS 97° 31' 19" AND LONG CHORD BEARS SOUTH 48° 52' 43" EAST, 45.12 FEET) TO A POINT OF TANGENCY; THENCE NORTH 82° 21' 38" EAST, 134.18 FEET TO THE WESTERLY LINE OF GRAND MONTECITO PARKWAY AS DEDICATED TO 45.00 FOOT HALF WIDTH; THENCE SOUTHERLY ALONG THE ARC OF AN 1145.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 19.76 FEET (CENTRAL ANGLE EQUALS 0° 59' 20" AND LONG CHORD BEARS SOUTH 06° 57' 51" EAST, 19.76) ALONG SAID WESTERLY LINE OF GRAND MONTECITO PARKWAY; THENCE SOUTH 82° 32' 28" WEST, 187.14 FEET; THENCE NORTH 78° 28' 48" WEST, 55.56 FEET; THENCE SOUTH 89° 55' 00" WEST, 494.77 FEET; THENCE NORTH 73° 87' 39" WEST, 51.35 FEET; THENCE NORTH 85° 56' 47" WEST, 40.73 FEET; THENCE SOUTH 89° 52' 57" WEST, 94.62 FEET TO

ORIGINAL

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A POINT ON THE EASTERLY LINE OF EL CAPITAN WAY; THENCE NORTH $05^{\circ} 51' 24''$ WEST, 67.03 FEET ALONG SAID EASTERLY LINE TO THE SOUTHWEST CORNER OF LOT 2-1B OF THE RECORD OF SURVEY IN FILE 150 OF SURVEYS, PAGE 11; THENCE ALONG SAID LOT 2-1B THE FOLLOWING THREE (3) COURSES: SOUTH $87^{\circ} 36' 40''$ EAST, 166.01 FEET; NORTH 200.30 FEET; AND SOUTH $89^{\circ} 53' 54''$ WEST, 164.79 FEET TO SAID EASTERLY LINE OF EL CAPITAN WAY; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FIVE (5) COURSES: NORTH $01^{\circ} 09' 20''$ EAST, 54.94 FEET; NORTH $0^{\circ} 07' 03''$ WEST, 87.55 FEET TO A POINT OF CURVATURE; NORTHEASTERLY ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 31.76 FEET (CENTRAL ANGLE $18^{\circ} 11' 42''$ AND LONG CHORD BEARS NORTH $08^{\circ} 58' 48''$ EAST, 31.62 FEET) TO A POINT OF REVERSE CURVATURE; NORTHEASTERLY ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 31.76 FEET (CENTRAL ANGLE EQUALS $18^{\circ} 11' 42''$ AND LONG CHORD BEARS NORTH $08^{\circ} 58' 48''$ EAST, 31.62 FEET) TO A POINT OF TANGENCY; AND NORTH $0^{\circ} 07' 03''$ WEST, 118.22 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 54.00 RADIUS CURVE TO THE RIGHT A DISTANCE OF 85.21 FEET (CENTRAL ANGLE EQUALS $90^{\circ} 24' 48''$ AND LONG CHORD BEARS NORTH $45^{\circ} 05' 21''$ EAST, 76.64 FEET) TO A POINT OF TANGENCY ON THE SOUTHERLY LINE OF ELKHORN ROAD; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWELVE (12) COURSES: SOUTH $89^{\circ} 42' 15''$ EAST, 28.55 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG THE ARC OF A 17.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 2.89 FEET (CENTRAL ANGLE EQUALS $09^{\circ} 27' 45''$ AND ALONG CHORD BEARS SOUTH $84^{\circ} 58' 23''$ EAST, 2.89 FEET) TO A POINT OF TANGENCY; SOUTH $80^{\circ} 14' 30''$ EAST 56.69 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG THE ARC OF A 32.50 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 5.37 FEET (CENTRAL ANGLE EQUALS $09^{\circ} 27' 45''$ AND ALONG CHORD BEARS SOUTH $84^{\circ} 58' 23''$ TO THE LEFT, A DISTANCE OF 5.37 FEET (CENTRAL ANGLE EQUALS $09^{\circ} 27' 45''$ AND LONG CHORD BEARS SOUTH $84^{\circ} 58' 23''$ EAST, 5.36 FEET) TO A POINT OF TANGENCY; SOUTH $89^{\circ} 42' 15''$ EAST, 73.31 FEET TO A POINT OF CURVATURE; NORTHEASTERLY ALONG THE ARC OF A 32.50 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 7.96 FEET (CENTRAL ANGLE EQUALS $14^{\circ} 02' 10''$ AND LONG CHORD BEARS NORTH $83^{\circ} 16' 40''$ EAST, 7.94 FEET) TO A POINT OF TANGENCY; NORTH $76^{\circ} 15' 35''$ EAST, 35.08 FEET TO A POINT OF CURVATURE;

NORTHEASTERLY ALONG THE ARC OF A 17.50 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 4.29 FEET (CENTRAL ANGLE EQUALS $14^{\circ} 02' 10''$ AND LONG CHORD BEARS NORTH $83^{\circ} 16' 40''$ EAST, 4.28 FEET) TO A POINT OF TANGENCY; SOUTH $89^{\circ} 42' 15''$ EAST, 49.12 FEET; NORTH $89^{\circ} 01' 22''$ EAST, 225.06 FEET; SOUTH $89^{\circ} 42' 15''$ EAST, 114.90 FEET TO A POINT OF CURVATURE; AND SOUTHEASTERLY ALONG THE ARC OF A 92.50 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 33.26 FEET (CENTRAL ANGLE EQUALS $20^{\circ} 36' 00''$ AND LONG CHORD BEARS SOUTH $79^{\circ} 24' 15''$ EAST, 33.08 FEET) TO THE POINT OF BEGINNING.

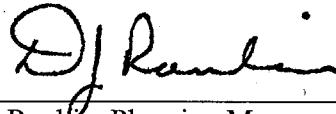
ALSO KNOWN AS LOT 2-1C ON THAT CERTAIN RECORD OF SURVEY ON FILE IN BOOK 156 OF SURVEYS, PAGE 96, RECORDED MAY 31, 2005, IN BOOK 20050531 AS INSTRUMENT NO. 02134, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL TWO (2):

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, AND PARKING AS SET FORTH IN THAT CERTAIN "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR MONTECITO TOWN CENTER NORTH," RECORDED SEPTEMBER 7, 2004 IN BOOK 20040907 AS INSTRUMENT NO. 0003260, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, AND ANY AMENDMENTS THERETO.

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): SUP-27742** 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**

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