

Key items to understand:

- 1. Developer is currently deferring 80%+ (as mandated by the state) of the Developer Fee, total developer fee (mandated by HUD) is \$8,518,418.00 of which \$7,232,258.00 is being contributed to the project as equity.**
- 2. The Gap in financing the city is filling with its 10 million dollars is caused by 2 items: 1. market conditions specifically interest rates, and 2. What tax credits can be sold for in the market. The state has asked us to budget \$0.75 on the dollar (in order to be conservative) for the price the tax credits will sell for. Currently we feel we can sell the tax credits between \$0.82 and \$0.85 on the dollar which, depending on interest rates, would make it so that we need less "gap financing" potentially. The Point is, these issues are out of our hands. The reason the Gap financing is being treated as a grant and not a loan is simply there is not enough cash flow in this deal to pay back a loan. (HUD has certain cash flow requirements that have to be met in order to justify a viable project.)**
- 3. Developer must personally guarantee the Tax credits, 14,318,996.00 for at least 5 years (and likely 7 years after the project has stabilized). Developer responsibility spans 9-plus years for the full amount of the Tax credits.**
- 4. The total commitment from the developer to the project is thus \$21,551,254.00 in equity and guarantees.**
- 5. The projected yearly cash flow from the project is approximately \$317,000.00 for a return on equity (ROE) of 1.5% a year.**
- 6. The remaining deferred developer fee (7,232,258.00) must be paid out of the cash flow within 15 years of completion of project, or must be contributed by developer by year 15 to finish paying off the deferred developer fee (as mandated by HUD). Thus, the \$317,000 a year is cash flow, but will be used first to pay down the deferred developer fee.**

Submitted at City Council

Date 7/16/08 Item RDA #9

92-95 # 34 # 58 CC # 50

Since the cash flow is so low it simply pays back the developer fee over 15 years leaving no remaining cash flow for “profit.” If by year 15 the Developer has not paid back the \$7 million, it must draw on other funding to put the money into the project to pay itself by year 15. This is a HUD requirement.

- 7. Developer is currently committed to spend approximately \$3 million dollars on this project even before HUD has granted its approval. If approval is denied, that money is Developer’s loss. To date, nearly \$2 million of that amount has already been committed on this project including money on deposit with the city.**

- 8. Question of why would we do this for such a low return can be answered as follows: When this project started Michael partnered with experts and they felt that they could make between 4-8 million dollars with a recurring revenue stream of a million dollars a year plus. The Bayne’s were hired as consultants and loaned the group a total of \$400,000.00, which we were assured would be paid back within 6 months. Well as it turned out those experts weren’t familiar with how HUD rules worked and weren’t prepared for a project of this magnitude and once they were not able to secure financing the way they intended the Bayne’s became actively involved and replaced the “experts” as Michael’s partner. My father had committed to the mayor that he was involved in the project and committed to its completion, so at the point that we had to step up and take over as the developer it was our intention to honor the commitment we made despite having been “roped” into the project. We went forward with our development experience learning the ways of HUD and stumbling through a million discrepancies in rules between HUD and the state. After a lot of work we have come up with a model that does have a cash flow and does accomplish what we committed to the mayor we would do.**

20080819-0001186

APN(s): 138-25-503-006

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-503-006

Fee: \$14.00

N/C Fee: \$0.00

08/19/2008

09:00:15

T20080181060

Requestor:

LAS VEGAS CITY

Debbie Conway

JLB

Clark County Recorder Pgs: 1

Legal Description: THAT PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 00° 42' 34" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE¼) THEREOF A DISTANCE OF 190.00 FEET; THENCE NORTH 89° 57' 34" WEST A DISTANCE OF 70.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 57' 34" WEST A DISTANCE OF 735.96 FEET; THENCE SOUTH 00° 42' 34" EAST (00° 41' 40" M) A DISTANCE OF 591.00 FEET; THENCE SOUTH 89° 57' 34" EAST A DISTANCE OF 735.96 FEET; THENCE NORTH 00° 42' 34" WEST (00° 41' 40" M) A DISTANCE OF 591.00 FEET TO THE POINT OF BEGINNING.

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): VAR-27964, SDR-27965, SUP-28101 and SUP-28102** 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

ORIGINAL

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

20080819-0001187

APN(s): 138-25-516-001

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-516-001

Fee: \$14.00
N/C Fee: \$0.00
08/19/2008 09:00:15
T200808181060
Requestor:
LAS VEGAS CITY

Debbie Conway JLB
Clark County Recorder Pgs: 1

Legal Description:

PARCEL I:

UNIT ONE (1) OF SHALIMAR GARDENS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 29 OF PLATS, PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

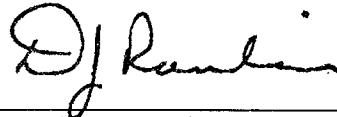
PARCEL II:

AN UNDIVIDED 1/64TH INTEREST IN AND TO THE COMMON AREA AS SET FORTH IN THIS CERTAIN COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON OCTOBER 24, 1983 AS DOCUMENT NO. 1782465 OF 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): VAR-27964 and SDR-27965** 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.

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LAS VEGAS, NV 89101**

APN(s): 138-25-516-002

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-516-002

Fee: \$14.00
N/C Fee: \$0.00

08/19/2008 09:00:15

T20080181060

Requestor:
LAS VEGAS CITY

Debbie Conway JLB
Clark County Recorder Pgs: 1

Legal Description:

PARCEL I:

UNIT TWO (2) OF SHALIMAR GARDENS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 29 OF PLATS, PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

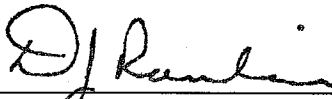
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August 4, 2008

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LAS VEGAS, NV 89101**

APN(s): 138-25-516-003

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-516-003

Fee: \$14.00
N/C Fee: \$0.00

08/19/2008 09:00:15

T20080181060

Requestor:
LAS VEGAS CITY

Debbie Conway JLB
Clark County Recorder Pgs: 1

Legal Description:

PARCEL I:

UNIT THREE (3) OF SHALIMAR GARDENS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 29 OF PLATS, PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

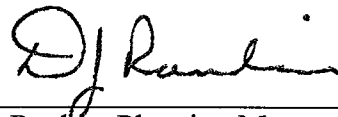
PARCEL II:

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August 4, 2008

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LAS VEGAS, NV 89101**

20080819-0001190

APN(s): 138-25-516-004

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-516-004

Fee: \$14.00
N/C Fee: \$0.00

08/19/2008 09:00:15

T20080181060

Requestor:
LAS VEGAS CITY

Debbie Conway JLB
Clark County Recorder Pgs: 1

Legal Description:

PARCEL I:

UNIT FOUR (4) OF SHALIMAR GARDENS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 29 OF PLATS, PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

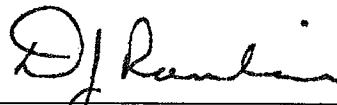
PARCEL II:

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20080819-0001191

APN(s): 138-25-516-005

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-516-005

Fee: \$14.00
N/C Fee: \$0.00

08/19/2008 09:00:15

T20080181060

Requestor:
LAS VEGAS CITY

Debbie Conway JLB
Clark County Recorder Pgs: 1

Legal Description:

PARCEL I:

UNIT FIVE (5) OF SHALIMAR GARDENS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 29 OF PLATS, PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

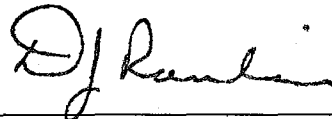
PARCEL II:

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LAS VEGAS, NV 89101**

20080819-0001192

APN(s): 138-25-516-006

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-516-006

Fee: \$14.00

N/C Fee: \$0.00

08/19/2008

09:00:15

T20080181060

Requestor:

LAS VEGAS CITY

Debbie Conway

JLB

Clark County Recorder Pgs: 1

Legal Description:

PARCEL I:

UNIT SIX (6) OF SHALIMAR GARDENS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 29 OF PLATS, PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

AN UNDIVIDED 1/64TH INTEREST IN AND TO THE COMMON AREA AS SET FORTH IN THIS CERTAIN COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON OCTOBER 24, 1983 AS DOCUMENT NO. 1782465 OF OFFICIAL RECORDS.

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August 4, 2008



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ORIGINAL

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LAS VEGAS, NV 89101**

20080819-0001193

APN(s): 138-25-516-007

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-516-007

Fee: \$14.00

N/C Fee: \$0.00

08/19/2008

09:00:15

T200808181060

Requestor:

LAS VEGAS CITY

Debbie Conway

JLB

Clark County Recorder Pgs: 1

Legal Description:

PARCEL I:

UNIT SEVEN (7) OF SHALIMAR GARDENS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 29 OF PLATS, PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

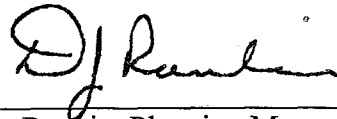
PARCEL II:

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August 4, 2008

ORIGINAL



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**

20080819-0001194

Fee: \$14.00

N/C Fee: \$0.00

08/19/2008

09:00:15

T20080819060

Requestor:

LAS VEGAS CITY

Debbie Conway

JLB

Clark County Recorder Pgs: 1

APN(s): 138-25-516-008

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-516-008

Legal Description:

PARCEL I:

UNIT EIGHT (8) OF SHALIMAR GARDENS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 29 OF PLATS, PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

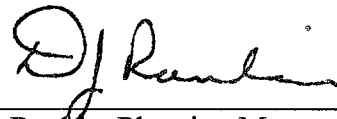
PARCEL II:

AN UNDIVIDED 1/64TH INTEREST IN AND TO THE COMMON AREA AS SET FORTH IN THIS CERTAIN COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON OCTOBER 24, 1983 AS DOCUMENT NO. 1782465 OF OFFICIAL RECORDS.

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August 4, 2008

ORIGINAL



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City of Las Vegas

731 South Fourth Street

Las Vegas, NV 89101 – (702) 229-6301

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

20080819-0001195

APN(s): 138-25-516-009

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-516-009

Fee: \$14.00

N/C Fee: \$0.00

08/19/2008

09:00:15

T20080181060

Requestor:

LAS VEGAS CITY

Debbie Conway

JLB

Clark County Recorder Pgs: 1

Legal Description:

PARCEL I:

UNIT NINE (9) OF SHALIMAR GARDENS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 29 OF PLATS, PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

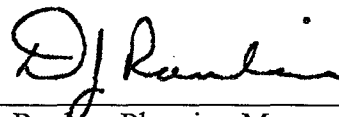
PARCEL II:

AN UNDIVIDED 1/64TH INTEREST IN AND TO THE COMMON AREA AS SET FORTH IN THIS CERTAIN COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON OCTOBER 24, 1983 AS DOCUMENT NO. 1782465 OF OFFICIAL RECORDS.

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August 4, 2008

ORIGINAL



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**

20080819-0001196

Fee: \$14.00

N/C Fee: \$0.00

08/19/2008

09:00:15

T20080181060

Requestor:

LAS VEGAS CITY

Debbie Conway

JLB

Clark County Recorder Pgs: 1

APN(s): 138-25-516-010

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-516-010

Legal Description:

PARCEL I:

UNIT TEN (10) OF SHALIMAR GARDENS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 29 OF PLATS, PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

AN UNDIVIDED 1/64TH INTEREST IN AND TO THE COMMON AREA AS SET FORTH IN THIS CERTAIN COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON OCTOBER 24, 1983 AS DOCUMENT NO. 1782465 OF OFFICIAL RECORDS.

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City of Las Vegas

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

APN(s): 138-25-516-011

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-516-011

Fee: \$14.00

N/C Fee: \$0.00

08/19/2008

09:00:15

T20080181060

Requestor:

LAS VEGAS CITY

Debbie Conway

JLB

Clark County Recorder Pgs: 1

Legal Description:

PARCEL I:

UNIT ELEVEN (11) OF SHALIMAR GARDENS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 29 OF PLATS, PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

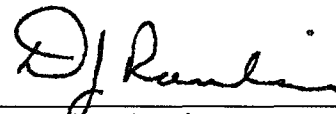
PARCEL II:

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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**

20080819-0001198

APN(s): 138-25-516-012

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-516-012

Fee: \$14.00
N/C Fee: \$0.00

08/19/2008 09:00:15

T20080181060

Requestor:
LAS VEGAS CITY

Debbie Conway JLB
Clark County Recorder Pgs: 1

Legal Description:

PARCEL I:

UNIT TWELVE (12) OF SHALIMAR GARDENS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 29 OF PLATS, PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

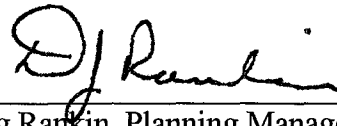
PARCEL II:

AN UNDIVIDED 1/64TH INTEREST IN AND TO THE COMMON AREA AS SET FORTH IN THIS CERTAIN COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON OCTOBER 24, 1983 AS DOCUMENT NO. 1782465 OF 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): VAR-27964 and SDR-27965** 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

ORIGINAL



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**

20080819-0001199

Fee: \$14.00
N/C Fee: \$0.00

08/19/2008 09:00:15
T20080181060

Requestor:
LAS VEGAS CITY

Debbie Conway JLB
Clark County Recorder Pgs: 1

APN(s): 138-25-516-013

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-516-013

Legal Description:

PARCEL I:

UNIT THIRTEEN (13) OF SHALIMAR GARDENS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 29 OF PLATS, PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

AN UNDIVIDED 1/64TH INTEREST IN AND TO THE COMMON AREA AS SET FORTH IN THIS CERTAIN COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON OCTOBER 24, 1983 AS DOCUMENT NO. 1782465 OF 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): VAR-27964 and SDR-27965** 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

ORIGINAL



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**

20080819-0001200

APN(s): 138-25-516-014

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-516-014

Fee: \$14.00
N/C Fee: \$0.00

08/19/2008 09:00:15

T20080181060

Requestor:
LAS VEGAS CITY

Debbie Conway JLB
Clark County Recorder Pgs: 1

Legal Description:

PARCEL I:

UNIT FOURTEEN (14) OF SHALIMAR GARDENS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 29 OF PLATS, PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

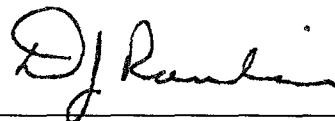
PARCEL II:

AN UNDIVIDED 1/64TH INTEREST IN AND TO THE COMMON AREA AS SET FORTH IN THIS CERTAIN COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON OCTOBER 24, 1983 AS DOCUMENT NO. 1782465 OF 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): VAR-27964 and SDR-27965** 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

ORIGINAL



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City of Las Vegas
731 South Fourth Street
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**WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, CITY CLERK
400 STEWART AVENUE, 1ST FLOOR
LAS VEGAS, NV 89101**

20080819-0001201

APN(s): 138-25-516-015

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-516-015

Fee: \$14.00

N/C Fee: \$0.00

08/19/2008

09:00:15

T20080181060

Requestor:

LAS VEGAS CITY

Debbie Conway

JLB

Clark County Recorder Pgs: 1

Legal Description:

PARCEL I:

UNIT FIFTEEN (15) OF SHALIMAR GARDENS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 29 OF PLATS, PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

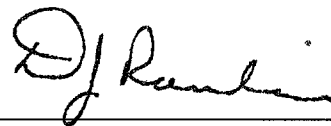
PARCEL II:

AN UNDIVIDED 1/64TH INTEREST IN AND TO THE COMMON AREA AS SET FORTH IN THIS CERTAIN COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON OCTOBER 24, 1983 AS DOCUMENT NO. 1782465 OF 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): VAR-27964 and SDR-27965** 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

ORIGINAL



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731 South Fourth Street
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400 STEWART AVENUE, 1ST FLOOR
LAS VEGAS, NV 89101**

APN(s): 138-25-516-016

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-516-016

Fee: \$14.00

N/C Fee: \$0.00

08/19/2008

09:00:15

T20080181060

Requestor:

LAS VEGAS CITY

Debbie Conway

JLB

Clark County Recorder Pgs: 1

Legal Description:

PARCEL I:

UNIT SIXTEEN (16) OF SHALIMAR GARDENS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 29 OF PLATS, PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

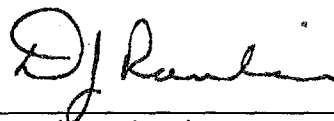
PARCEL II:

AN UNDIVIDED 1/64TH INTEREST IN AND TO THE COMMON AREA AS SET FORTH IN THIS CERTAIN COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON OCTOBER 24, 1983 AS DOCUMENT NO. 1782465 OF 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): VAR-27964 and SDR-27965** 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

ORIGINAL



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**

APN(s): 138-25-515-001

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-515-001

Fee: \$14.00
N/C Fee: \$0.00
08/19/2008 09:00:15
T20080181060
Requestor:
LAS VEGAS CITY
Debbie Conway JLB
Clark County Recorder Pgs: 1

Legal Description:

PARCEL A:

UNIT NO. ONE (1) AS THE SAME IS ESTABLISHED AND IDENTIFIED IN THE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES OF DECATUR GARDENS, UNIT NO. ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN BOOK 12, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL B:

AN UNDIVIDED 1/16TH INTEREST IN AND TO THE COMMON AREA OF THE ABOVE-DESCRIBED SUBDIVISION.

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): VAR-27964 and SDR-27965** 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

ORIGINAL



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

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400 STEWART AVENUE, 1ST FLOOR
LAS VEGAS, NV 89101**

(2)

20080819-0001204

APN(s): 138-25-515-002

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-515-002

Fee: \$15.00

N/C Fee: \$0.00

08/19/2008

09:00:15

T20080181060

Requestor:

LAS VEGAS CITY

Debbie Conway

JLB

Clark County Recorder Pgs: 2

Legal Description:

UNIT NO. TWO (2) AS THE SAME IS ESTABLISHED AND IDENTIFIED IN THE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES OF DECATUR GARDENS, UNIT NO. ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN BOOK 12, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THE FOLLOWING APPURTENANT ASSESSMENTS:

- A. NON-EXCLUSIVE EASEMENTS FOR INGRESS AND SUPPORT OF UNIT NO. TWO (2) THROUGHOUT THE COMMON AREA AND FOR REPAIR OF SAID UNIT, THROUGH ALL OTHER UNITS AND THROUGH THE COMMON AREA.
- B. AN UNDIVIDED 1/16TH INTEREST AS TENANT IN COMMON IN AND TO THOSE PORTIONS OF THE COMMON AREAS AS SAME ARE ESTABLISHED AND IDENTIFIED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AS DOCUMENT NO. 40975 OF OFFICIAL RECORDS.
- C. NON-EXCLUSIVE EASEMENTS THROUGH EACH UNIT FOR SUPPORT AND REPAIR TO THE COMMON AREA.
- D. NON-EXCLUSIVE EASEMENTS FOR ENCROACHMENTS UPON THE AIR SPACE OF ALL THE UNITS BY AND FOR THE PORTIONS OF THE COMMON AREA LYING WITHIN SAID UNITS.

EXCEPTING AND RESERVING, HOWEVER, THE FOLLOWING:

- A. ANY PORTION OF THE COMMON AREA LYING WITHIN SAID UNIT.

ORIGINAL

Case Number(s): VAR-27964 and SDR-27965

Assessor's Parcel No(s): 135-25-515-002

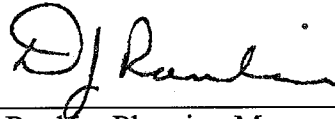
City Council Meeting of July 16, 2008

Page 1 of 2

- B. EASEMENTS THROUGH SAID UNIT, APPURTENANT TO THE COMMON AREA AND ALL OTHER UNITS, FOR THE SUPPORT AND REPAIR OF THE COMMON AREA AND ALL OTHER UNITS.
- C. EASEMENTS, APPURTENANT TO THE COMMON AREA, FOR ENCROACHMENT UPON THE AIR SPACE OF THE UNIT BY THOSE PORTIONS OF THE COMMON AREA LOCATED WITHIN THE UNIT.

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): VAR-27964 and SDR-27965** 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): VAR-27964 and SDR-27965
Assessor's Parcel No(s): 135-25-515-002
City Council Meeting of July 16, 2008
Page 2 of 2

APN(s): 138-25-515-003

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-515-003

Fee: \$14.00
N/C Fee: \$0.00

08/19/2008 09:00:15
T20080181060

Requestor:
LAS VEGAS CITY

Debbie Conway JLB
Clark County Recorder Pgs: 1

Legal Description:

PARCEL I:

UNIT THREE (3) OF DECATUR GARDENS UNIT 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 12 OF PLATS, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

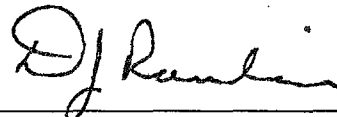
PARCEL II:

AN UNDIVIDED 1/16TH INTEREST IN AND TO THE COMMON AREA AS THE SAME IS ESTABLISHED ON THE MAP OF DECATUR GARDENS UNIT 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 12 OF PLATS, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND AS THE SAME IS ESTABLISHED AND IDENTIFIED IN THE DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED JULY 31, 1970, AS DOCUMENT NO. 40975 IN BOOK 52 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

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): VAR-27964 and SDR-27965** 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

ORIGINAL



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**

20080819-0001206

APN(s): 138-25-515-004

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-515-004

Fee: \$14.00
N/C Fee: \$0.00

08/19/2008 09:00:15

T20080181060

Requestor:
LAS VEGAS CITY

Debbie Conway JLB
Clark County Recorder Pgs: 1

Legal Description:

PARCEL A:

UNIT NO. FOUR (4) AS THE SAME IS ESTABLISHED AND IDENTIFIED IN THE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES OF DECATUR GARDENS, UNIT NO. ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN BOOK 12, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

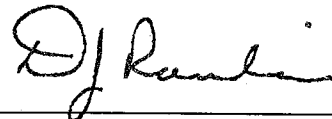
PARCEL B:

AN UNDIVIDED 1/16TH INTEREST IN AND TO THE COMMON AREA OF THE ABOVE-DESCRIBED SUBDIVISION.

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): VAR-27964 and SDR-27965** 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

ORIGINAL



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

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

20080819-0001207

APN(s): 138-25-515-005

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-515-005

Fee: \$14.00

N/C Fee: \$0.00

08/19/2008

09:00:15

T20080181060

Requestor:

LAS VEGAS CITY

Debbie Conway

JLB

Clark County Recorder Pgs: 1

Legal Description:

PARCEL 1:

UNIT FIVE (5) OF DECATUR GARDENS UNIT 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 12 OF PLATS, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

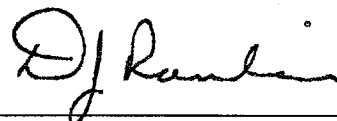
PARCEL 2:

AN UNDIVIDED 1/16TH INTEREST IN AND TO THE COMMON AREA AS THE SAME IS ESTABLISHED ON THE MAP OF DECATUR GARDENS UNIT 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 12 OF PLATS, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND AS THE SAME IS ESTABLISHED AND IDENTIFIED IN THE DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED JULY 31, 1970, AS DOCUMENT NO. 40975 IN BOOK 52 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

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): VAR-27964 and SDR-27965** 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

ORIGINAL



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City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101 - (702) 229-6301

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

20080819-0001208

APN(s): 138-25-515-006

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-515-006

Fee: \$14.00

N/C Fee: \$0.00

08/19/2008

09:00:15

T20080181060

Requestor:

LAS VEGAS CITY

Debbie Conway

JLB

Clark County Recorder Pgs: 1

Legal Description:

PARCEL A:

UNIT NO. SIX (6) AS THE SAME IS ESTABLISHED AND IDENTIFIED IN THE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES OF DECATUR GARDENS, UNIT NO. ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN BOOK 12, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

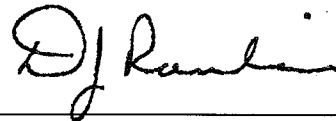
PARCEL B:

AN UNDIVIDED 1/16TH INTEREST IN AND TO THE COMMON AREA OF THE ABOVE-DESCRIBED SUBDIVISION.

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): VAR-27964 and SDR-27965** 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

ORIGINAL



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

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

20080819-0001209

APN(s): 138-25-515-007

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-515-007

Fee: \$14.00
N/C Fee: \$0.00

08/19/2008 09:00:15

T20080181060

Requestor:
LAS VEGAS CITY

Debbie Conway JLB
Clark County Recorder Pgs: 1

Legal Description:

PARCEL 1:

UNIT SEVEN (7) OF DECATUR GARDENS UNIT 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 12 OF PLATS, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

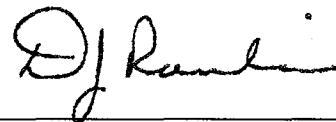
PARCEL 2:

AN UNDIVIDED 1/16TH INTEREST IN AND TO THE COMMON AREA AS THE SAME IS ESTABLISHED ON THE MAP OF DECATUR GARDENS UNIT 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 12 OF PLATS, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND AS THE SAME IS ESTABLISHED AND IDENTIFIED IN THE DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED JULY 31, 1970, AS DOCUMENT NO. 40975 IN BOOK 52 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

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): VAR-27964 and SDR-27965** 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

ORIGINAL



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City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101 - (702) 229-6301

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

20080819-0001210

APN(s): 138-25-515-008

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-515-008

Fee: \$14.00
N/C Fee: \$0.00

08/19/2008 09:00:15
T20080181060

Requestor:
LAS VEGAS CITY

Debbie Conway JLB
Clark County Recorder Pgs: 1

Legal Description:

PARCEL A:

UNIT NO. EIGHT (8) AS THE SAME IS ESTABLISHED AND IDENTIFIED IN THE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES OF DECATUR GARDENS, UNIT NO. ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN BOOK 12, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

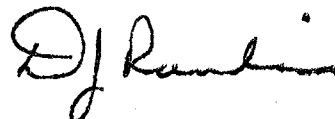
PARCEL B:

AN UNDIVIDED 1/16TH INTEREST IN AND TO THE COMMON AREA OF THE ABOVE-DESCRIBED SUBDIVISION.

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): VAR-27964 and SDR-27965** 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

ORIGINAL



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**

20080819-0001211

Fee: \$14.00
N/C Fee: \$0.00
08/19/2008 09:00:15
T20080181060

Requestor:
LAS VEGAS CITY

Debbie Conway JLB
Clark County Recorder Pgs: 1

APN(s): 138-25-515-009

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-515-009

Legal Description:

PARCEL A:

UNIT NO. NINE (9) AS THE SAME IS ESTABLISHED AND IDENTIFIED IN THE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES OF DECATUR GARDENS, UNIT NO. ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN BOOK 12, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

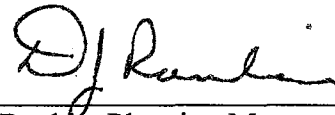
PARCEL B:

AN UNDIVIDED 1/16TH INTEREST IN AND TO THE COMMON AREA OF THE ABOVE-DESCRIBED SUBDIVISION.

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): VAR-27964 and SDR-27965** 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

ORIGINAL



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**

2

20080819-0001212

APN(s): 138-25-515-010

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-515-010

Fee: \$15.00

N/C Fee: \$0.00

08/19/2008

09:00:15

T20080181060

Requestor:

LAS VEGAS CITY

Debbie Conway

JLB

Clark County Recorder Pgs: 2

Legal Description:

UNIT NO. TEN (10) AS THE SAME IS ESTABLISHED AND IDENTIFIED IN THE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES OF DECATUR GARDENS, UNIT NO. ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN BOOK 12, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THE FOLLOWING APPURTENANT ASSESSMENTS:

- A. NON-EXCLUSIVE EASEMENTS FOR INGRESS AND SUPPORT OF UNIT NO. TEN (10) THROUGHOUT THE COMMON AREA AND FOR REPAIR OF SAID UNIT, THROUGH ALL OTHER UNITS AND THROUGH THE COMMON AREA.
- B. AN UNDIVIDED 1/16TH INTEREST AS TENANT IN COMMON IN AND TO THOSE PORTIONS OF THE COMMON AREAS AS SAME ARE ESTABLISHED AND IDENTIFIED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AS DOCUMENT NO. 40975 OF OFFICIAL RECORDS.
- C. NON-EXCLUSIVE EASEMENTS THROUGH EACH UNIT FOR SUPPORT AND REPAIR TO THE COMMON AREA.
- D. NON-EXCLUSIVE EASEMENTS FOR ENCROACHMENTS UPON THE AIR SPACE OF ALL THE UNITS BY AND FOR THE PORTIONS OF THE COMMON AREA LYING WITHIN SAID UNITS.

EXCEPTING AND RESERVING, HOWEVER, THE FOLLOWING:

- A. ANY PORTION OF THE COMMON AREA LYING WITHIN SAID UNIT.

ORIGINAL

Case Number(s): VAR-27964 and SDR-27965

Assessor's Parcel No(s): 138-25-515-010

City Council Meeting of July 16, 2008

Page 1 of 2

- B. EASEMENTS THROUGH SAID UNIT, APPURTENANT TO THE COMMON AREA AND ALL OTHER UNITS, FOR THE SUPPORT AND REPAIR OF THE COMMON AREA AND ALL OTHER UNITS.
- C. EASEMENTS, APPURTENANT TO THE COMMON AREA, FOR ENCROACHMENT UPON THE AIR SPACE OF THE UNIT BY THOSE PORTIONS OF THE COMMON AREA LOCATED WITHIN THE UNIT.

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): VAR-27964 and SDR-27965** 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**

APN(s): 138-25-515-011

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-515-011

Fee: \$14.00
N/C Fee: \$0.00

08/19/2008 09:00:15

T20080181060

Requestor:
LAS VEGAS CITY

Debbie Conway JLB
Clark County Recorder Pgs: 1

Legal Description:

PARCEL A:

UNIT ELEVEN (11) OF DECATUR GARDENS UNIT 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 12 OF PLATS, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

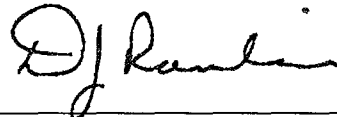
PARCEL B:

AN UNDIVIDED 1/16TH INTEREST IN AND TO THE COMMON AREA AS THE SAME IS ESTABLISHED ON THE MAP OF DECATUR GARDENS UNIT 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 12 OF PLATS, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND AS THE SAME IS ESTABLISHED AND IDENTIFIED IN THE DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED JULY 31, 1970, AS DOCUMENT NO. 40975 IN BOOK 52 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

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): VAR-27964 and SDR-27965** 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

ORIGINAL



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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**

20080819-0001214

APN(s): 138-25-515-012

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-515-012

Fee: \$14.00

N/C Fee: \$0.00

08/19/2008

09:00:15

T20080181060

Requestor:

LAS VEGAS CITY

Debbie Conway

JLB

Clark County Recorder Pgs: 1

Legal Description:

PARCEL 1:

UNIT TWELVE (12) OF DECATUR GARDENS UNIT 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 12 OF PLATS, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

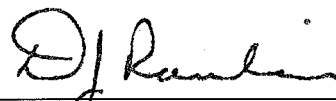
PARCEL 2:

AN UNDIVIDED 1/16TH INTEREST IN AND TO THE COMMON AREA AS THE SAME IS ESTABLISHED ON THE MAP OF DECATUR GARDENS UNIT 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 12 OF PLATS, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND AS THE SAME IS ESTABLISHED AND IDENTIFIED IN THE DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED JULY 31, 1970, AS DOCUMENT NO. 40975 IN BOOK 52 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

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): VAR-27964 and SDR-27965** 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

ORIGINAL



Doug Rankin, Planning Manager

City of Las Vegas

731 South Fourth Street

Las Vegas, NV 89101 - (702) 229-6301

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

2

20080819-0001215

APN(s): 138-25-515-013

Fee: \$15.00
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): 138-25-515-013

Debbie Conway JLB
Clark County Recorder Pgs: 2

Legal Description:

PARCEL I:

UNIT NO. THIRTEEN (13) AS THE SAME IS ESTABLISHED AND IDENTIFIED IN THE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES OF DECATUR GARDENS, UNIT NO. ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN BOOK 12, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

AN UNDIVIDED 1/16TH INTEREST IN AND TO THE COMMON AREAS OF THE ABOVE DESCRIBED SUBDIVISION.

EXCEPTING AND RESERVING HOWEVER THE FOLLOWING:

- A. ANY PORTION OF THE COMMON AREA LYING WITHIN SAID UNIT.
- B. EASEMENTS THROUGH SAID UNIT, APPURTENANT TO THE COMMON AREA AND ALL OTHE RUNITS, FOR THE SUPPORT AND REPAIR OF THE COMMON AREA AND ALL OTHER UNITS.
- C. EASEMENTS APPURTENANT TO THE COMMON AREA, FOR ENCROACHMENT UPON THE AIR SPACE OF THE UNIT BY THOSE PORTIONS OF THE COMMON AREA LOCATED WITHIN THE UNIT.

PARCEL III:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND SUPPORT OF UNIT NO. 13 THROUGH THE COMMON AREA AND FOR REPAIR OF SAID UNIT, THROUGH ALL OTHER UNITS AND THROUGH THE COMMON AREA.

ORIGINAL

Case Number(s): VAR-27964 and SDR-27965
Assessor's Parcel No(s): 138-25-515-013
City Council Meeting of July 16, 2008
Page 1 of 2

PARCEL IV:

NON-EXCLUSIVE EASEMENTS THROUGH EACH UNIT FOR SUPPORT AND REPAIR OF THE COMMON AREA.

PARCEL V:

NON-EXCLUSIVE EASEMENTS FOR ENCROACHMENTS UPON THE AIR SPACE OF ALL THE UNITS BY AND FOR THE PORTIONS OF THE COMMON AREA LYING WITHIN SAID UNITS.

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): VAR-27964 and SDR-27965** 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



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

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LAS VEGAS, NV 89101**

Case Number(s): VAR-27964 and SDR-27965
Assessor's Parcel No(s): 138-25-515-013
City Council Meeting of July 16, 2008
Page 2 of 2

APN(s): 138-25-515-014

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-515-014

Fee: \$14.00
N/C Fee: \$0.00

08/19/2008 09:00:15
T20080181060

Requestor:
LAS VEGAS CITY

Debbie Conway JLB
Clark County Recorder Pgs: 1

Legal Description:

PARCEL A:

UNIT NO. FOURTEEN (14) AS THE SAME IS ESTABLISHED AND IDENTIFIED IN THE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES OF DECATUR GARDENS, UNIT NO. ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN BOOK 12, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL B:

AN UNDIVIDED 1/16TH INTEREST IN AND TO THE COMMON AREAS OF THE ABOVE DESCRIBED SUBDIVISION.

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): VAR-27964 and SDR-27965** 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



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City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101 - (702) 229-6301

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

20080819-0001217

APN(s): 138-25-515-015

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-515-015

Fee: \$14.00
N/C Fee: \$0.00

08/19/2008 09:00:15
T20080181060

Requestor:
LAS VEGAS CITY

Debbie Conway JLB
Clark County Recorder Pgs: 1

Legal Description:

PARCEL A:

UNIT NO. FIFTEEN (15) AS THE SAME IS ESTABLISHED AND IDENTIFIED IN THE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES OF DECATUR GARDENS, UNIT NO. ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN BOOK 12, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

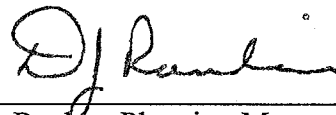
PARCEL B:

AN UNDIVIDED 1/16TH INTEREST IN AND TO THE COMMON AREAS OF THE ABOVE DESCRIBED SUBDIVISION.

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): VAR-27964 and SDR-27965** 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

ORIGINAL



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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**

Fee: \$14.00
N/C Fee: \$0.00

08/19/2008 09:00:15

T20080181060

Requestor:
LAS VEGAS CITY

Debbie Conway JLB
Clark County Recorder Pgs: 1

APN(s): 138-25-515-016

**CITY OF LAS VEGAS NOTICE OF
ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-515-016

Legal Description:

PARCEL A:

UNIT NO. SIXTEEN (16) AS THE SAME IS ESTABLISHED AND IDENTIFIED IN THE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES OF DECATUR GARDENS, UNIT NO. ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN BOOK 12, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

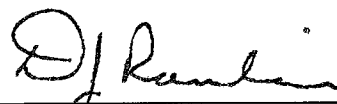
PARCEL B:

AN UNDIVIDED 1/16TH INTEREST IN AND TO THE COMMON AREAS OF THE ABOVE DESCRIBED SUBDIVISION.

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): VAR-27964 and SDR-27965** 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

ORIGINAL



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City of Las Vegas
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Las Vegas, NV 89101 – (702) 229-6301

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LAS VEGAS, NV 89101**