

20080925-0004760

RECEIVED
CLARK COUNTY
COMPTROLLER

Fee: \$15.00
N/C Fee: \$0.00

09/25/2008 14:13:36

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Requestor:
LAS VEGAS CITY

Debbie Conway KXC
Clark County Recorder Pgs: 2

APN(s): 163-08-120-032

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 163-08-120-032

2008 SEP 30 A 11:15

Legal Description: THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF CLARK, CITY OF LAS VEGAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

BEING A PORTION OF LOT 1 OF LAKES BUSINESS CENTER AS SHOWN BY MAP ON FILE IN BOOK 60 OF PLATS, PAGE 42 AND A PORTION OF LOT B PER MAP ON FILE IN BOOK 51, PAGE 44 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY SITUATED IN THE NORTHWEST QUARTER (NW¼) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, SAID POINT ALSO BEING ON THE CENTERLINE OF WEST SAHARA AVENUE, BEING 75.00 FEET WIDE HALF STREET WIDTH AS PER MAP RECORDED IN FILE 51, PAGE 44 OF PARCEL MAPS.

THENCE ALONG THE NORTHERLY LINE THEREOF, SAID LINE ALSO BEING THE CENTERLINE OF SAID WEST SAHARA AVENUE, SOUTH 87° 54' 33" EAST, 1402.98 FEET TO A POINT ON SAID LINE, SAID POINT BEING A POINT ON THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 1;

THENCE DEPARTING SAID CENTERLINE, ALONG THE NORTHERLY PROLONGATION OF SAID WESTERLY LINE, SOUTH 2° 05' 27" WEST, 75.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST SAHARA AVENUE SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 87° 54' 33" EAST, 173.43 FEET TO A POINT ON SAID LINE, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS PER MAP RECORDED IN FILE 82, PAGE 91 OF SURVEYS;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, ALONG THE WESTERLY LINE OF SAID PARCEL IN FILE 82, PAGE 91 OF SURVEYS, SOUTH 02° 05' 27" WEST, 244.16 FEET TO A POINT ON THE CENTERLINE OF THAT CERTAIN 40.00 FOOT WIDE PRIVATE STREET, INGRESS/EGRESS EASEMENT, PUBLIC UTILITY EASEMENT AND CITY OF LAS VEGAS SEWER EASEMENT;

ORIGINAL

Case Number(s): SUP-27870 and SUP-28192

Assessor's Parcel No(s): 163-08-120-032

City Council Meeting of August 6, 2008

Page 1 of 2

THENCE ALONG SAID LINE, AND TILE WESTERLY PROLONGATION THEREOF, NORTH 87° 54' 33" WEST, 173.43 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1 AS PER MAP RECORDED IN FILE 72, PAGE 99 OF SURVEYS;

THENCE ALONG SAID LINE, NORTH 02° 05' 27" EAST, 244.16 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN GRANT, BARGAIN AND SALE DEED RECORDED SEPTEMBER 2, 1998 IN BOOK 980902 AS INSTRUMENT NO. 01779, OF OFFICIAL RECORDS.

PARCEL 2:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS RECORDED FEBRUARY 17, 1994, IN BOOK 940217 AS INSTRUMENT NO. 00384 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **August 6, 2008** approved the following **Case Number(s): SUP-27870 and SUP-28192** 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 26, 2008



John Korkosz, Planning Supervisor
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**