

20080925-0004755

RECEIVED
CLARK COUNTY
COMPTROLLER

APN(s): 162-03-801-136

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

CITY OF LAS VEGAS NOTICE
ZONING ACTION

2008 SEP 30 A 11:15

09/25/2008 14:13:36

T20080223595

Requestor:
LAS VEGAS CITY

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 162-03-801-136

Debbie Conway KXC
Clark County Recorder Pgs: 2

Legal Description:

PARCEL I:

THAT PORTION OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

LOT FOUR (4) AS SHOWN BY MAP THEREOF ON FILE 97 OF PARCEL MAPS, PAGE 79, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH RECIPROCAL ACCESS (INGRESS/EGRESS) EASEMENTS AND ALL SUCH OTHER EASEMENTS AS MAY BE NECESSARY TO MAINTAIN, MODIFY, OR EXPAND EXISTING UTILITIES INCLUDING, BUT NOT LIMITED TO, DOMESTIC AND FIRE WATER SERVICE, SEWER, POWER, TELEPHONE, CABLE, AND NATURAL GAS.

PARCEL II:

THAT PORTION OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 3; THENCE NORTH 87° 12' 48" EAST ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 1468.28 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO THE KIDS CORPORATION RECORDED MARCH 27, 1961 AS DOCUMENT NO. 234139 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA; THENCE NORTH 00° 56' 11" EAST, ALONG THE EAST LINE OF SAID DESCRIBED PARCEL A DISTANCE OF 50.11 FEET TO A POINT IN THE NORTH LINE OF SAHARA AVENUE; THENCE NORTH 87° 12' 48" EAST ALONG SAID NORTH LINE OF SAHARA AVENUE A DISTANCE OF 575.00 FEET; THENCE NORTH 00° 56' 11" EAST A DISTANCE OF 384.39 FEET TO THE SOUTHEAST CORNER OF THAT PARTICULAR PARCEL CONVEYED BY DOCUMENT NO. 083097, RECORDED MARCH 1, 1971; THENCE NORTH 89° 03' 49" WEST A DISTANCE OF 114.76 FEET; THENCE NORTH 00° 56' 11" EAST A DISTANCE OF 88.50 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING NORTH 00° 56' 11" EAST A DISTANCE OF 161.50 FEET; THENCE NORTH 87° 50' 18" EAST A DISTANCE OF 124.18 FEET; THENCE SOUTH 00° 56' 11" WEST A DISTANCE OF 168.21 FEET; THENCE SOUTH 70° 56' 11" WEST A DISTANCE OF 65.98 FEET; THENCE NORTH 69° 03' 49" WEST A DISTANCE OF 65.98 FEET TO THE TRUE POINT OF BEGINNING.

ORIGINAL

PARCEL III:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC AND PARKING PURPOSES WITH THE RIGHT OF EGRESS AND INGRESS AS PROVIDED FOR IN AND SUBJECT TO THAT CERTAIN AGREEMENT RECORDED DECEMBER 28, 1977 IN BOOK 828 AS DOCUMENT NO. 787241 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 3; THENCE NORTH 87° 12' 48" EAST ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 1468.28 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO THE KIDS CORPORATION RECORDED MARCH 27, 1961 AS DOCUMENT NO. 234139 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA; THENCE ALONG THE EAST LINE OF SAID DESCRIBED PARCEL NORTH 0° 56' 11" EAST 50.11 FEET TO THE NORTH LINE OF SAN FRANCISCO (SAHARA AVENUE); THENCE ALONG THE NORTH LINE OF SAID SAN FRANCISCO AVENUE NORTH 87° 12' 48" EAST 575.00 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SAN FRANCISCO AVENUE NORTH 87° 12' 48" EAST 115.00 FEET; THENCE NORTH 0° 56' 11" EAST 283.13 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PARALLEL LINE NORTH 0° 56' 11" EAST 356.21 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO BANK OF NEVADA, TRUSTEE BY DOCUMENT NO. 140942 RECORDED OCTOBER 29, 1971; THENCE SOUTH 87° 50' 18" WEST 229.86 FEET TO A POINT; THENCE SOUTH 00° 56' 11" WEST A DISTANCE OF 250.00 FEET TO A POINT; THENCE SOUTH 89° 03' 49" EAST A DISTANCE OF 114.76 FEET TO A POINT; THENCE SOUTH 00° 56' 11" WEST A DISTANCE OF 93.79 FEET TO A POINT; THENCE NORTH 89° 03' 49" EAST A DISTANCE OF 114.76 FEET TO THE TRUE POINT OF BEGINNING.

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): RQR-28507 and ROC-28824** 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**

Case Number(s): RQR-28507 and ROC-28824
Assessor's Parcel No(s): 162-03-801-136
City Council Meeting of August 6, 2008