

Fee: \$15.00
N/C Fee: \$0.00
12/19/2008 09:39:52
T20080315613

2

APN(s): 138-01-312-002

CITY OF LAS VEGAS NOTICE OF ZONING ACTION

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-01-312-002

Requestor:
LAS VEGAS CITY
Debbie Conway BRT
Clark County Recorder Pgs: 2

Legal Description: A PORTION OF LOT ONE (1) OF "REGAL PLAZA COMMERCIAL SUBDIVISION" AS RECORDED IN PLAT BOOK 90 OF PAGE 27, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, SITUATED IN THE SOUTHWEST QUARTER (SW¼) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (W¼) CORNER OF SAID SECTION ONE; THENCE SOUTH 89° 12' 30" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW¼) OF SAID SECTION ONE, THE SAME BEING THE CENTERLINE OF CRAIG ROAD FOR 207.07 FEET; THENCE SOUTH 00° 38' 53" EAST FOR 60.02 FEET TO A POINT HEREINAFTER KNOWN AS POINT "A;"

THENCE FOR THE NEXT EIGHT (8) COURSES RUN ALONG THE SOUTH RIGHT-OF-WAY LINE OF CRAIG ROAD AS SHOWN ON SAID MAP OF "REGAL PLAZA COMMERCIAL SUBDIVISION":

- (1) SOUTH 79° 47' 16" EAST FOR 61.09 FEET;
- (2) SOUTH 89° 12' 30" EAST FOR 40.52 FEET;
- (3) SOUTH 00° 47' 30" WEST FOR 2.00 FEET;
- (4) SOUTH 89° 12' 30" WEST FOR 20.00 FEET;
- (5) NORTH 00° 47' 30" EAST FOR 2.00 FEET;
- (6) NORTH 83° 36' 07" EAST FOR 31.47 FEET TO THE POINT OF BEGINNING;
- (7) CONTINUE NORTH 83° 36' 07" EAST FOR 48.43 FEET;
- (8) SOUTH 89° 12' 30" EAST FOR 12.85 FEET TO A POINT HEREINAFTER KNOWN AS POINT "B;"

THENCE SOUTH 00° 35' 14" EAST FOR 165.05 FEET;

THENCE SOUTH 89° 12' 30" EAST FOR 170.05 FEET;

THENCE NORTH 00° 35' 14" WEST FOR 165.05 FEET;

THENCE SOUTH 89° 12' 30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF CRAIG ROAD FOR 59.00 FEET;

THENCE FOR THE NEXT TWO (2) COURSES RUN ALONG THE EAST AND SOUTH BOUNDARY LINE OF SAID MAP AT "REGAL PLAZA COMMERCIAL SUBDIVISION:"

- (1) SOUTH 00° 35' 14" EAST FOR 652.95 FEET;
- (2) NORTH 88° 44' 19" WEST FOR 498.46 FEET;

ORIGINAL

THENCE NORTH 00° 38' 53" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF JONES BLVD FOR 65.06 FEET TO A POINT HEREINAFTER KNOWN AS POINT "C;"

THENCE SOUTH 88° 44' 19" EAST FOR 161.60 FEET;

THENCE NORTH 00° 35' 14" WEST FOR 148.08 FEET;

THENCE NORTH 88° 44' 19" WEST FOR 159.34 FEET;

THENCE NORTH 00° 37' 30" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF JONES BLVD., AS SHOWN ON SAID MAP OF "REGAL PLAZA COMMERCIAL SUBDIVISION" FOR 55.00 FEET TO A POINT HEREINAFTER KNOWN AS POINT "D;"

THENCE SOUTH 88° 44' 19" EAST FOR 146.25 FEET;

THENCE NORTH 00° 35' 14" WEST FOR 180.05 FEET;

THENCE SOUTH 89° 12' 30" EAST FOR 7.00 FEET;

THENCE NORTH 00° 38' 53" WEST FOR 6.12 FEET;

THENCE SOUTH 89° 12' 30" EAST FOR 151.66 FEET;

THENCE NORTH 00° 35' 14" WEST FOR 188.67 FEET TO THE POINT OF BEGINNING.

FURTHER DESCRIBED AS LOT 5-1 AS SHOWN BY RECORD OF SURVEY, IN FILE 103 OF SURVEYS, PAGE 59, RECORDED JULY 9, 1999 IN BOOK 990709 AS DOCUMENT NO. 00306, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

PLEASE BE ADVISED that the Las Vegas Planning Commission, at a duly-noticed hearing held on **November 20, 2008** approved the following **Case Number(s): VAR-30271** 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.

December 1, 2008



John Korkosz, AICP, 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): VAR-30271
Assessor's Parcel No(s): 138-01-312-002
Planning Commission Meeting of November 20, 2008
Page 2 of 2