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APN(s): 125-27-816-005

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

CITY OF LAS VEGAS NOTICE OF ZONING ACTION

Requestor:
LAS VEGAS CITY

TO: ALL INTERESTED PARTIES

Debbie Conway BRT
Clark County Recorder Pgs: 2

Assessor's Parcel No(s): 125-27-816-005

Legal Description: ALL THAT LAND SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE WEST HALF (W½) OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., (CLARK COUNTY, NEVADA) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF (W½) OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 7 AS DELINEATED ON THAT CERTAIN RECORDED PARCEL MAP PERFORMED BY WILLIAM T. CUDDY AT THE INSTANCE OF ANN GRETTA JONES DATED JANUARY 20, 1975 AS DOCUMENT NO. 443001 IN FILE 4, PAGE 66 OF PARCEL MAPS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE NORTH 88° 03' 33" WEST ALONG THE NORTH LINE OF THE WEST HALF (W½) OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 27 A DISTANCE OF 5.70 FEET TO A POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO RALPH O. PATT BY QUITCLAIM DEED RECORDED MARCH 23, 1977 AS DOCUMENT NO. 680540, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE SOUTH 00° 16' 32" EAST ALONG THE WEST LINE OF SAID PATT PARCEL A DISTANCE OF 30.02 FEET TO A POINT IN SOUTH RIGHT-OF-WAY LINE OF EL CAMPO GRANDE AVENUE (PROPOSED 60.00 FEET WIDE) SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00° 16' 32" EAST ALONG THE WEST LINE OF SAID PATT PARCEL AND THE SOUTHERLY EXTENSION THEREOF A DISTANCE OF 267.40 FEET TO A POINT IN THE EAST LINE OF THE WEST HALF (W½) OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 27;

ORIGINAL

THENCE SOUTH 00° 49' 26" WEST ALONG SAID EAST LINE A DISTANCE OF 293.00 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE WEST HALF (W½) OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 27;

THENCE NORTH 88° 55' 17" WEST ALONG THE SOUTH LINE OF SAID WEST HALF (W½) A DISTANCE OF 307.64 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF BALSAM STREET (PROPOSED 60.00 FEET WIDE);

THENCE NORTH 00° 49' 48" EAST ALONG THE EAST RIGHT-OF-WAY LINE A DISTANCE OF 549.59 FEET TO A POINT OF TANGENCY OF A CURVE TO THE RIGHT CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 91° 06' 39" AN ARC DISTANCE OF 23.85 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF AFOREMENTIONED EL CAMPO GRANDE AVENUE;

THENCE SOUTH 88° 03' 33" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 287.21 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF EL CAMPO GRANDE AVENUE AS DESCRIBED IN THAT CERTAIN ORDER OF VACATION DATED APRIL 23, 1993 AND RECORDED APRIL 27, 1993 IN BOOK 930427 AS DOCUMENT NO. 01463, OFFICIAL RECORDS.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **November 5, 2008** approved the following **Case Number(s): VAR-29441** 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.

November 13, 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-29441
Assessor's Parcel No(s): 125-27-816-005
City Council Meeting of November 5, 2008
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