

2

APN(s): 137-12-817-006

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 137-12-817-006

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

Debbie Conway BRT  
Clark County Recorder Pgs: 2

**Legal Description:**

**PARCEL I:**

THAT PORTION OF LOT ONE (1) OF CHEYENNE AT SHADY TIMBER, A COMMERCIAL SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 119 OF PLATS, PAGE 21, RECORDED SEPTEMBER 9, 2004 AS INSTRUMENT NO. 03901 IN BOOK 20040909 OF OFFICIAL RECORDS, LYING WITHIN THE SOUTH HALF (S½) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M. & B., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 12; THENCE NORTH 00° 07' 04" WEST ALONG THE WET LINE OF SAID SOE4 64.94 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CHEYENNE AVENUE AND A POINT ON A NON-TANGENT CURVE, SAME BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF 800.00 FOOT RADIUS CURVE TO THE RIGHT, 146.36 FEET, WITH A CENTRAL ANGLE OF 10° 26' 57" (CHORD BEARING AND DISTANCE BEING, NORTH 73° 12' 36" WEST, 146.16 FEET); THENCE NORTH 57° 45' 28" WEST, 109.31 FEET TO A CURVE; THENCE ALONG THE ARC OF A 788.00 FOOT RADIUS CURVE TO THE RIGHT, 133.39 FEET, WITH A CENTRAL ANGLE OF 09° 41' 57" (CHORD BEARING AND DISTANCE BEING, NORTH 55° 16' 23" WEST, 133.24 FEET); THENCE NORTH 00° 13' 47" WEST, 159.30 FEET TO THE EAST RIGHT-OF-WAY OF THE LAS VEGAS WESTERN BELTWAY (COUNTY 215), SAME BEING A POINT ON A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A 1920.00 FOOT RADIUS CURVE TO THE LEFT, 598.34 FEET, WITH A CENTRAL ANGLE OF 17° 51' 20" (CHORD BEARING AND DISTANCE BEING NORTH 17° 51' 05" EAST, 595.93 FEET); THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, NORTH 89° 59' 08" WEST, 69.02 FEET; THENCE SOUTH 00° 00' 52" EAST, 97.99 FEET; THENCE SOUTH 89° 59' 08" WEST, 40.00 FEET; THENCE SOUTH 00° 00' 52" EAST 30 FEET; THENCE NORTH 89° 59' 08" EAST, 69.00 FEET; THENCE SOUTH 00° 00' 52" EAST, 173.00 FEET; THENCE SOUTH 89° 59' 08" WEST, 41.83 FEET; THENCE SOUTH 00° 00' 52" EAST, 230.38 FEET; THENCE NORTH 89° 59' 08" EAST, 414.49 FEET TO THE WEST RIGHT-OF-WAY OF SHADY TIMBER STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00° 00' 50" EAST, 363.95 FEET TO A CURVE; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, 39.48 FEET, WITH A CENTRAL ANGLE OF 90° 28' 29" (CHORD

**ORIGINAL**

BEARING AND DISTANCE BEING, SOUTH 45° 13' 24" WEST, 35.50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CHEYENNE AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 89° 32' 21" WEST, 22.86 FEET TO A CURVE; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT, 17.79 FEET, WITH A CENTRAL ANGLE OF 10° 11' 37" (CHORD BEARING AND DISTANCE BEING, NORTH 84° 26' 39" WEST, 17.77 FEET); THENCE NORTH 79° 20' 44" WEST, 38.63 FEET TO A CURVE; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT, 17.73 FEET, WITH A CENTRAL ANGLE OF 10° 09' 33" (CHORD BEARING AND DISTANCE BEING NORTH 84° 25' 30" WEST, 17.71 FEET); THENCE NORTH 89° 30' 17" WEST, 162.59 FEET TO A CURVE; THENCE ALONG THE ARC OF A 800.00 FOOT RADIUS CURVE TO THE RIGHT, 27.61 FEET, WITH A CENTRAL ANGLE OF 01° 58' 39" (CHORD BEARING AND DISTANCE BEING, NORTH 79° 26' 26" WEST, 27.61 FEET) TO THE POINT OF BEGINNING.

SAID LAND BEING FURTHER SHOWN AS PARCEL 1-3 ON THAT RECORD OF SURVEY AS SHOWN BY MAP THEREOF ON FILE IN FILE 141 OF SURVEYS, PAGE 28, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OF PEDESTRIANS AND MOTOR VEHICLES AS SET FORTH IN THE DOCUMENT ENTITLED "RECIPROCAL EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND" RECORDED OCTOBER 14, 2004 AS INSTRUMENT NO. 03736, IN BOOK 20041014, OF OFFICIAL RECORDS.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **November 19, 2008** approved the following **Case Number(s): SUP-29743** 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 24, 2008



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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, 1<sup>ST</sup> FLOOR  
LAS VEGAS, NV 89101**

Case Number(s): SUP-29743  
Assessor's Parcel No(s): 137-12-817-006  
City Council Meeting of November 19, 2008  
Page 2 of 2