

20090421-0001993

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

04/21/2009 10:22:30

T20090136317

Requestor:
LAS VEGAS CITY

Debbie Conway AEA
Clark County Recorder Pgs: 2

APN(s): 138-32-412-026

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-32-412-026

Legal Description:

PARCEL I:

BEING A PORTION OF LOT 1, BLOCK 1 OF THAT COMMERCIAL SUBDIVISION KNOWN AS "PECCOLE RANCH TOWN CENTER" ON FILE AT THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, IN BOOK 86 OF PLATS AT PAGE 23, LOCATED WITHIN THE SOUTH HALF (S $\frac{1}{2}$) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 32, P.O.B. (A), BEING ON THE CENTELINE INTERSECTION OF CHARLESTON BOULEVARD AND RAMPART BOULEVARD, SAID POINT BEING MARKED BY A CITY OF LAS VEGAS BRASS CAP IN CONCRETE STAMPED "PLS 5094"; THENCE NORTH 89° 26' 21" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SAID SECTION 32 AND THE CENTERLINE OF CHARLESTON BOULEVARD, 161.00 FEET; THENCE NORTH 00° 33' 39" WEST, DEPARTING SAID SOUTH LINE AND CENTERLINE, 80.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00° 33' 39" WEST, 20.86 FEET, THENCE NORTH 45° 33' 39" WEST, 35.12 FEET; THENCE NORTH 44° 26' 21" EAST, 195.94 FEET; THENCE NORTH 00° 33' 39" WEST, 22.76 FEET; THENCE NORTH 89° 29' 21" EAST, 23.55 FEET; THENCE NORTH 38° 14' 02" EAST, 39.89 FEET RADially TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY 101.56 FEET ALONG THE CURVE THROUGH A CENTRAL ANGLE OF 38° 47' 41"; THENCE NORTH 89° 26' 21" EAST, 19.42 FEET TO THE NORTHWEST CORNER OF PAD H, AS SHOWN ON THAT RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, IN FILE 106 OF SURVEYS, AT PAGE 43; THENCE SOUTH 00° 33' 39" EAST, ALONG THE WESTERLY BOUNDARY LINE OF SAID PAD H, 205.00 FEET TO THE SOUTHWEST CORNER OF SAID PAD H, SAME BEING ON A LINE LYING 15 FEET NORTH OF AND RUNNING PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY OF CHARLESTON BOULEVARD; THENCE SOUTH 89° 26' 21" WEST, DEPARTING WESTERLY BOUNDARY AND ALONG SAID PARALLEL LINE 275.65 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT DEED RECORDED NOVEMBER 20, 2001 IN BOOK 20011120, OFFICIAL RECORDS.

ORIGINAL

Case Number(s): SUP-32148
Assessor's Parcel No(s): 138-32-412-026
City Council Meeting of March 18, 2009
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PARCELL II:

NON-EXCLUSIVE EASEMENT FOR THE PASSAGE AND PARKING OF VEHICLES AND FOR THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS AS CONTAINED IN THAT CERTAIN "DECLARATION OF RESTRICTIONS AND OPERATION AND EASEMENT AGREEMENT" RECORDED OCTOBER 22, 1998 IN BOOK 981022 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NO. 01589.

PARCELL III:

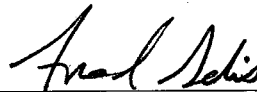
A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, AND PARKING AS CREATED BY THAT CERTAIN GRANT OF RECIPROCAL EASEMENTS AND DECLARATIONS OF COVENANTS RECORDED JUNE 20, 2000, IN BOOK 20000620 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NO. 01343.

PARCEL IV:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, AND PARKING AS CREATED BY THAT CERTAIN GRANT OF RECIPROCAL EASEMENTS AND DECLARATION OF COVENANTS RECORDED FEBRUARY 12, 2001 IN BOOK 20010212 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NO. 01340.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **March 18, 2009** approved the following **Case Number(s): SUP-32148** 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 & Development and/or the Las Vegas City Clerk's Office to request a copy of any and all such conditions, limitations, or restrictions.

March 24, 2009



Fred Solis, AICP, Senior Planner
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