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20090514-0001866

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

05/14/2009 09:50:58

T20090169400

Requestor:
LAS VEGAS CITY

Debbie Conway JJF
Clark County Recorder Pgs: 2

APN(s): 140-31-121-007

CITY OF LAS VEGAS NOTICE OF ZONING ACTION

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 140-31-121-007

Legal Description: THAT PORTION OF LOT 1 OF "PECOS/BONANZA PLAZA" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 88, PAGE 26 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHWEST QUARTER (NW¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF SAID LOT 1, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BONANZA ROAD (100.00 FEET WIDE);

THENCE SOUTH 89° 42' 31" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 136.90 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89° 42' 31" EAST ALONG SAID NORTH LINE, 106.00 FEET TO THE NORTHEAST CORNER OF THAT PARCEL SHOWN AS LOT 1 BY MAP THEREOF ON FILE IN FILE 149, PAGE 52 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

THENCE SOUTH 00° 04' 57" WEST ALONG THE EAST LINE THEREOF, 182.00 FEET TO A POINT ON A LINE 182.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF LOT 1 OF "PECOS/BONANZA PLAZA."

THENCE NORTH 89° 42' 31" WEST ALONG SAID PARALLEL LINE, 106.00 FEET;

THENCE NORTH 00° 04' 57" EAST, 182.00 FEET TO THE POINT OF BEGINNING.

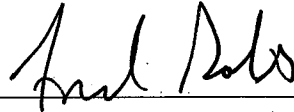
CONTAINING 19,292 SQUARE FEET, MORE OR LESS.

BEING FURTHER DESCRIBED AS SHOWN ON THAT CERTAIN RECORD OF SURVEY IN FILE 155 OF SURVEYS, PAGE 80 RECORDED APRIL 11, 2006 IN BOOK 20060411 INSTRUMENT NO. 003885, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS.

ORIGINAL

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **April 1, 2009** approved the following **Case Number(s): SDR-32837** 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.

April 8, 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**