

Inst #: 200908270003557

Fees: \$16.00

N/C Fee: \$0.00

08/27/2009 02:49:12 PM

Receipt #: 35079

Requestor:

LAS VEGAS CITY

Recorded By: BRT Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN(s): 140-32-401-013

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 140-32-401-013

Legal Description: LOT 1-A AS SHOWN BY MAP THEREOF IN FILE 31 OF PARCEL MAPS, PAGE 18, OFFICIAL COUNTY RECORDS, SITUATE IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND BEING THAT PORTION OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER (SW COR) OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SAID SECTION 32.

THENCE NORTH 02° 06' 16" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW¼) 50.02 FEET TO THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF CHARLESTON BOULEVARD (100 FEET WIDE);

THENCE NORTH 89° 32' 34" EAST ALONG SAID NORTHERLY LINE AND ITS WESTERLY PROLONGATION, 225.02 FEET TO THE POINT OF BEGINNING.

THENCE ALONG THE BOUNDS OF LOT 1-A AS FOLLOWS:

NORTH 02° 06' 16" WEST 175.00 FEET;

THENCE SOUTH 89° 32' 34" WEST 175.00 FEET TO THE EAST LINE OF LAMB BOULEVARD (100 FEET WIDE);

THENCE NORTH 02° 06' 16" WEST, 360.22 FEET TO THE SOUTH LINE OF LOT 4 OF FILE 17 OF PARCEL MAPS, PAGE 90;

THENCE NORTH 89° 00' 06" EAST ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 622.72 FEET TO THE NORTHWEST CORNER OF LOT 1-B OF FILE 31 OF PARCEL MAPS, PAGE 18;

THENCE ALONG THE WEST LINE OF SAID LOT 1-B THE FOLLOWING COURSES AND DISTANCES; SOUTH 00° 27' 28" EAST, 380.88 FEET; NORTH 89° 32' 34" EAST, 65.00 FEET;

SOUTH 00° 27' 26" EAST, 160.00 FEET TO THE AFOREDESCRIBED NORTHERLY LINE OF CHARLESTON BOULEVARD;

THENCE SOUTH 89° 32' 34" WEST, ALONG SAID NORTHERLY LINE, 497.31 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING PARCEL CONVEYED TO THE STATE OF NEVADA, RECORDED JUNE 20, 1991 IN BOOK 910620 AS INSTRUMENT 00160, SITUATE IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, AND MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M. AND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE LEFT OR NORTHERLY RIGHT-OF-WAY LINE OF SR-159 (CHARLESTON BOULEVARD) (PROJECT M-610 (5)), 53.81 FEET LEFT OF AND AT RIGHT ANGLES TO HIGHWAY ENGINEER'S STATION "C1" 22 23.45 P.O.T.; SAID POINT OF BEGINNING FURTHER DESCRIBED AS BEARING NORTH 75° 52' 42" EAST, A DISTANCE OF 229.84 FEET FROM THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.;

THENCE SOUTH 89° 18' 30" EAST, ALONG SAID LEFT OR NORTHERLY RIGHT-OF-WAY LINE OF SR-159 (CHARLESTON BOULEVARD), A DISTANCE OF 171.54 FEET TO A POINT;

THENCE SOUTH 99° 25' 07" WEST, ALONG THE FORMER RIGHT-OF-WAY LINE OF SR-159, A DISTANCE OF 171.38 FEET TO A POINT;

THENCE NORTH 02° 15' 17" WEST A DISTANCE OF 3.81 FEET TO THE POINT OF BEGINNING.

FURTHER EXCEPTING THAT PORTION OF LAND AS CONVEYED TO SYSTEMS CAPITAL REAL PROPERTY CORPORATION, A DELAWARE CORPORATION BY GRANT, BARGAIN, SALE DEED RECORDED APRIL 17, 1997 IN BOOK 970417 AS DOCUMENT NO. 01769 OF OFFICIAL RECORDS, MORE FULLY DESCRIBED AS FOLLOWS;

A PARCEL OF LAND BEING A PORTIN OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTIICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32;

THENCE NORTH 89° 32' 34" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW¼) 223.47 FEET;

THENCE NORTH 00° 27' 26" WEST 54.29 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY OF CHARLESTON BOULEVARD;

THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 02° 05' 51" WEST 170.70 FEET;

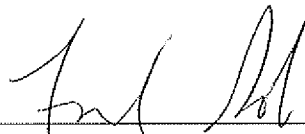
THENCE NORTH 89° 32' 34" EAST 50.02 FEET;

THENCE SOUTH 02° 05' 51" EAST 171.82 FEET;

THENCE NORTH 89° 11' 03" WEST 50.06 FEET TO THE POINT OF BEGINNING.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **June 17, 2009** approved the following **Case Number(s): SUP-33973** 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.

July 2, 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**