

Inst #: 200912100004746
Fees: \$16.00
N/C Fee: \$0.00
12/10/2009 04:31:34 PM
Receipt #: 157917
Requestor:
LAS VEGAS CITY
Recorded By: JRV Pgs: 3
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN(s): 139-26-201-004

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 139-26-201-004

Legal Description: ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION;

THENCE ALONG THE WEST LINE OF SAID SECTION SOUTH 0° 00' 29" EAST 820.00 FEET;

THENCE PARALLEL TO THE NORTH LINE OF SAID SECTION NORTH 89° 38' 29" EAST 2079.22 FEET TO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED TO M.R. FLINN, RECORDED APRIL 18, 1961 AS DOCUMENT NO. 237168 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG THE EAST LINE OF SAID LAND AND ITS PROLONGATION SOUTH 0° 28' 09" EAST 536.01 FEET TO A POINT IN THE SOUTH LINE OF SEARLES STREET (60.00 FEET WIDE) AS SAID STREET IS DESCRIBED IN THE DEED TO THE CITY OF LAS VEGAS, RECORDED FEBRUARY 5, 1959 AS DOCUMENT NO. 151521 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID SOUTH LINE SOUTH 89° 38' 29" WEST 61.31 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH LINE SOUTH 89° 38' 29" WEST 161.04 FEET;

THENCE SOUTH 0° 28' 09" EAST 541.01 FEET TO A POINT IN THE CENTER LINE OF THE PROPOSED TODD STREET (PROPOSED 60.00 FEET WIDE), SAID POINT BEING IN THE SOUTH LINE OF THE LAND DESCRIBED AS PARCEL 1 IN THE DEED TO CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, RECORDED DECEMBER 8, 1955 AS DOCUMENT NO. 63660 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID SOUTH LINE NORTH 89° 40' 04" EAST 161.02 FEET;

THENCE NORTH 0° 28' 09" WEST 541.01 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO THE CITY OF LAS VEGAS, RECORDED FEBRUARY 23, 1962 AS DOCUMENT NO. 278554 OF OFFICIAL RECORDS AND DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING A PORTION OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26;

THENCE ALONG THE WEST LINE OF SAID SECTION SOUTH 0° 00' 29" EAST A DISTANCE OF 820.00 FEET;

THENCE PARALLEL TO THE NORTH LINE OF SAID SECTION NORTH 89° 38' 29" EAST A DISTANCE OF 2079.22 FEET TO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED TO M.R. FLINN, RECORDED APRIL 18, 1961 AS DOCUMENT NO. 237168 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG THE EAST LINE OF SAID LAND AND ITS PROLONGATION SOUTH 0° 28' 09" EAST A DISTANCE OF 536.01 FEET TO A POINT IN THE SOUTH LINE OF SEARLES STREET (60 FEET WIDE), AS SAID STREET IS DESCRIBED IN THE DEED TO THE CITY OF LAS VEGAS, RECORDED FEBRUARY 5, 1959 AS DOCUMENT NO. 151521 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID SOUTH LINE SOUTH 89° 38' 29" WEST A DISTANCE OF 61.31 FEET;

THENCE ALONG SAID SOUTH LINE SOUTH 89° 38' 29" WEST A DISTANCE OF 161.04 FEET;

THENCE SOUTH 0° 28' 09" EAST A DISTANCE OF 511.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0° 28' 09" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE CENTER LINE OF TODD AVENUE AS PROPOSED (60 FEET IN WIDTH) SAID POINT ALSO BEING THE SOUTH LINE OF THE LAND DESCRIBED AS PARCEL 1 BY DEED RECORDED DECEMBER 8, 1955 AS DOCUMENT NO. 63660 OF OFFICIAL RECORDS CONVEYED TO THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, INC., IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA;

THENCE NORTH 89° 40' 04" EAST ALONG SAID CENTER LINE A DISTANCE OF 161.02 FEET;

THENCE NORTH 0° 28' 09" WEST A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89° 40' 04" WEST PARALLEL WITH SAID CENTER LINE A DISTANCE OF 161.02 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE REFERENCED PROPERTY IS ALSO DESCRIBED AS FOLLOWS: AS PROVIDED ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY, PREPARED BY ROBERT C. JOHNSON OF THE WLB GROUP, PLS #10114, DATED NOVEMBER 9, 2001, PROJECT NO. 20010726-5:

BEING A PORTION OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 AS SHOWN ON PARCEL MAP IN FILE 60, PAGE 93, OFFICIAL RECORDS, CLARK COUNTY, NEVADA BEING ON THE SOUTH LINE OF SEARLES AVENUE;

THENCE ALONG SAID SOUTH LINE NORTH 89° 39' 09" EAST, 160.93 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 0314:0254186, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE ALONG SAID WEST LINE SOUTH 00° 28' 09" EAST, 511.06 FEET TO THE NORTH LINE OF GRAGSON AVENUE;

THENCE ALONG SAID NORTH LINE SOUTH 89° 39' 37" WEST, 161.14 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 901115:00806;

THENCE ALONG SAID EAST LINE AND THE EAST LINE OF SAID LOT 1, NORTH 00° 24' 55" WEST, 511.27 FEET TO THE POINT OF BEGINNING.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **October 7, 2009** approved the following **Case Number(s): SDR-35195** 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.

October 12, 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