

APN(s): 138-32-312-008

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-32-312-008

Inst #: 200912100004753

Fees: \$17.00

N/C Fee: \$0.00

12/10/2009 04:31:34 PM

Receipt #: 157917

Requestor:

LAS VEGAS CITY

Recorded By: JRV Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

Legal Description: REAL PROPERTY IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

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 (S½) 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 CENTER LINE INTERSECTION OF RAMPART BOULEVARD AND ALTA DRIVE;

THENCE SOUTH 39° 51' 15" WEST, ALONG THE CENTER LINE OF SAID RAMPART BOULEVARD, 691.86 FEET;

THENCE SOUTH 50° 08' 45" EAST, 50.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID RAMPART BOULEVARD, SAME BEING THE POINT OF BEGINNING:

THENCE SOUTH 50° 08' 45" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY, 208.58 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 19.50 FEET;

THENCE EASTERLY, 15.51 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 34' 23" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 5.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 05° 43' 08" WEST;

THENCE EASTERLY, 29.85 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33° 52' 18";

THENCE SOUTH 50° 44' 54" EAST, 46.75 FEET;

THENCE SOUTH 39° 15' 06" WEST, 8.26 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 19.50 FEET;

THENCE SOUTHERLY, 12.30 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 08' 52" TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 50.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 86° 53' 46" EAST;

Case Number(s): SUP-35509

Assessor's Parcel No(s): 138-32-312-008

City Council Meeting of October 21, 2009

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THENCE SOUTHERLY, 26.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 34' 44" TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 29.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 56° 19' 02" WEST;

THENCE SOUTHERLY, 43.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84° 25' 53";

THENCE SOUTH 50° 44' 54" EAST, 52.72 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 90.50 FEET;

THENCE SOUTHEASTERLY, 24.72 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 38' 56" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 19.74 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 54° 54' 01" WEST;

THENCE SOUTHEASTERLY, 12.68 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 47' 39";

THENCE ALONG THE FOLLOWING SIXTEEN (16) COURSES; (1) NORTH 89° 26' 21" EAST, 52.83 FEET; (2) NORTH 00° 33' 39" WEST, 19.00 FEET; (3) NORTH 89° 26' 21" EAST, 262.80 FEET; (4) NORTH 00° 20' 00" WEST, 54.50 FEET; (5) NORTH 89° 26' 21" EAST, 239.82 FEET; (6) SOUTH 00° 33' 39" EAST, 383.50 FEET; (7) NORTH 89° 26' 21" EAST, 5.44 FEET; (8) SOUTH 00° 33' 39" EAST, 453.50 FEET; (9) SOUTH 89° 26' 21" WEST, 295.77 FEET; (10) NORTH 50° 44' 54" WEST, 135.86 FEET; (11) SOUTH 89° 26' 21" WEST, 248.56 FEET; (12) NORTH 50° 57' 02" WEST, 69.62 FEET; (13) SOUTH 89° 26' 21" WEST, 117.48 FEET; (14) NORTH 00° 33' 39" WEST, 104.87 FEET; (15) NORTH 50° 55' 34" WEST, 247.14 FEET; (16) NORTH 19° 22' 11" EAST, 59.60 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 29.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 81° 08' 55" WEST;

THENCE SOUTHEASTERLY, 22.20 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43° 07' 36";

THENCE SOUTH 39° 04' 26" WEST, 0.69 FEET;

THENCE SOUTH 50° 55' 34" EAST, 275.95 FEET;

THENCE NORTH 39° 04' 26" EAST, 0.48 FEET;

THENCE SOUTH 50° 55' 34" EAST, 5.68 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 19.50 FEET;

THENCE EASTERLY, 30.63 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00";

THENCE NORTH 39° 04' 26" EAST, 4.62 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 34.50 FEET;

THENCE NORTHERLY, 23.87 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39° 38' 05";

THENCE NORTH 00° 33' 39" WEST, 129.56 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 55.50 FEET;

THENCE NORTHEASTERLY, 87.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00";

THENCE NORTH 89° 26' 21" EAST, 30.35 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 59.50 FEET;

THENCE EASTERLY, 50.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 33' 01" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 29.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 49° 06' 41" EAST;

THENCE NORTHERLY, 21.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41° 26' 56";

THENCE NORTH 00° 33' 36" WEST, 215.55 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 59.50 FEET;

THENCE NORTHERLY, 52.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 11' 18";

THENCE NORTH 50° 44' 54" WEST, 52.72 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 60.50 FEET;

THENCE NORTHWESTERLY, 32.05 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 21' 26" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 21.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 69° 36' 31" EAST;

THENCE WESTERLY, 44.40 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 118° 19' 49";

THENCE NORTH 49° 00' 09" WEST, 31.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 19.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 50° 44' 54" EAST;

THENCE NORTHERLY, 20.80 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61° 06' 35" TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 50.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 68° 08' 31" WEST;

THENCE NORTHERLY, 15.24 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 17' 07" TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 19.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 85° 25' 38" EAST;

THENCE NORTHERLY, 15.51 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 34' 23";

THENCE NORTH 50° 08' 45" WEST, 208.58 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID RAMPART BOULEVARD;

THENCE NORTH 39° 51' 15" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY, 59.00 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 15, 2003 IN BOOK 20030915 AS INSTRUMENT NUMBER 02583.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **October 21, 2009** approved the following **Case Number(s): SUP-35509** 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 28, 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**