

Inst #: 200912280001144
Fees: \$17.00
N/C Fee: \$0.00
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Receipt #: 173955
Requestor:
LAS VEGAS CITY
Recorded By: BGN Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN(s): 138-19-420-004

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-19-420-004

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

PARCEL I:

A PORTION OF THAT SURVEY AREA AS SHOWN BY MAP THEREOF ON FILE IN FILE 116, PAGE 71 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTH HALF (S½) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER (NWC) OF THAT SURVEY AREA AS SHOWN BY MAP THEREOF ON FILE IN FILE 112, PAGE 73 OF SURVEYS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID SURVEY AREA (FILE 112, PAGE 73 OF SURVEYS) THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 15° 28' 44" EAST, 10.00 FEET;
- 2) THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 02° 00' 36" AN ARC LENGTH OF 35.08 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 76° 31' 52" EAST;
- 3) THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 13° 38' 08" AN ARC LENGTH OF 70.52 FEET;
- 4) THENCE SOUTH 00° 00' 00" WEST, 94.12 FEET;
- 5) THENCE CURVING TO THE LEFT ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 91° 16' 46" AN ARC LENGTH OF 79.66 FEET;
- 6) THENCE NORTH 88° 43' 14" EAST, 23.36 FEET TO THE MOST NORTHERLY NORTHWEST CORNER (NWC) OF THAT SURVEY AREA AS SHOWN BY MAP THEREOF ON FILE IN FILE 109, PAGE 100 OF SURVEYS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE ALONG THE WESTERLY LINE OF SAID SURVEY AREA (FILE 109, PAGE 100 OF SURVEYS) SOUTH 41° 43' 47" WEST, 31.83 FEET;

THENCE DEPARTING THE WESTERLY LINE OF SAID SURVEY AREA (FILE 109, PAGE 100 OF SURVEYS) SOUTH 89° 01' 21" WEST, 148.05 FEET;

THENCE SOUTH 11° 34' 18" EAST, 15.88 FEET;

THENCE SOUTH 77° 58' 21" WEST, 155.41 FEET;

THENCE SOUTH 67° 09' 40" WEST, 112.35 FEET;

THENCE SOUTH 60° 39' 39" WEST, 28.54 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THAT SURVEY AREA AS SHOWN BY MAP THEREOF ON FILE IN FILE 116, PAGE 55 OF SURVEYS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINE OF SAID SURVEY AREA (FILE 116, PAGE 55 OF SURVEYS) THE FOLLOWING THREE (3) COURSES:

- 1) FROM A TANGENT BEARING NORTH 28° 48' 59" WEST, CURVING TO THE RIGHT ALONG THE ARC OF A 761.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 20° 56' 27" AN ARC LENGTH OF 278.14 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 82° 07' 28" WEST;
- 2) THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 95° 38' 13" AN ARC LENGTH OF 41.73 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS NORTH 02° 14' 19" WEST;
- 3) THENCE CURVING TO THE LEFT ALONG THE ARC OF A 958.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 09° 31' 20" AN ARC LENGTH OF 159.21 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 11° 45' 39" EAST;

THENCE DEPARTING THE SOUTHERLY LINE OF SAID SURVEY AREA (FILE 116, PAGE 55 OF SURVEYS) AND ALONG THE PROLONGATION OF SAID RADIAL LINE, SOUTH 11° 45' 39" EAST, 10.17 FEET;

THENCE SOUTH 11° 34' 07" EAST, 190.77 FEET;

THENCE SOUTH 11° 34' 40" EAST, 15.71 FEET;

THENCE NORTH 78° 25' 20" EAST, 164.49 FEET;

THENCE NORTH 05° 01' 45" WEST, 17.35 FEET

THENCE NORTH 78° 24' 29" EAST, 33.29 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 24.17 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 78° 24' 29" AN ARC LENGTH OF 33.08 FEET;

THENCE NORTH 00° 00' 00" WEST, 82.33 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 237.50 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 12° 28' 10" AN ARC LENGTH OF 51.69 FEET;

THENCE NORTH 12° 28' 10" WEST, 42.71 FEET;

THENCE NORTH 16° 32' 26" WEST, 28.47 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THE AFOREMENTIONED SURVEY AREA (FILE 116, PAGE 55 OF SURVEYS);

THENCE ALONG THE SOUTHERLY LINE OF SAID SURVEY AREA (FILE 116, PAGE 55 OF SURVEYS FROM A TANGENT BEARING NORTH 72° 42' 17" EAST, CURVING TO THE RIGHT ALONG THE ARC OF AN 842.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 01° 48' 59" AN ARC LENGTH OF 26.69 FEET TO THE POINT OF BEGINNING TO WHICH A RADIAL LINE BEARS NORTH 15° 28' 44" WEST, ALSO BEING THE POINT OF BEGINNING.

ALSO SHOWN AS SURVEY AREA "3" ON THAT CERTAIN RECORD OF SURVEY ON FILE IN FILE 122 OF SURVEYS, PAGE 20, RECORDED MAY 10, 2002 IN BOOK 20020510 AS INSTRUMENT NUMBER 00418 OF OFFICIAL RECORDS.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, PARKING, AND INCIDENTAL PURPOSES AS SET FORTH IN THAT CERTAIN DEVELOPMENT AND RECIPROCAL EASEMENT DECLARATION RECORDED JUNE 27, 2000 IN BOOK 20000627 AS INSTRUMENT NUMBER 02072 OF OFFICIAL RECORDS.

PARCEL III:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, AND PARKING AS CREATED BY THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND ESTABLISHMENT OF EASEMENTS RECORDED MAY 10, 2002 IN BOOK 20020510 AS INSTRUMENT NUMBER 00422 OF OFFICIAL RECORDS.

PARCEL IV:

A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS CREATED BY THAT CERTAIN RESERVATION OF RECIPROCAL ACCESS EASEMENT RECORDED MAY 10, 2002 IN BOOK 20020510 AS INSTRUMENT NUMBER 00423 OF OFFICIAL RECORDS.

PARCEL V:

A WATER EASEMENT AS CREATED IN THAT CERTAIN EASEMENT AGREEMENT RECORDED APRIL 8, 2004 IN BOOK 20040804, AS DOCUMENT NUMBER 0003487, OFFICIAL RECORDS OVER THE FOLLOWING DESCRIBED REAL PROPERTY:

A PORTION OF SURVEY AREA "A" AS SHOWN BY MAP THEREOF ON FILE IN FILE 122, PAGE 20 OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTH HALF (S½) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 10.00 FEET IN WIDTH, LYING 10.00 FEET SOUTHERLY OF AND CONCENTRIC WITH THE FOLLOWING DESCRIBED CURVE:

BEGINNING AT THE NORTHWEST CORNER (NWC) OF SAID SURVEY AREA "1";

THENCE ALONG THE NORTH LINE THEREOF, FROM A TANGENT BEARING NORTH 78° 14' 21" EAST, CURVING TO THE LEFT ALONG THE ARC OF 958.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 04° 16' 22" AN ARC LENGTH OF 71.44 FEET TO THE POINT OF ENDING TO WHICH A RADIAL LINE BEARS SOUTH 16° 02' 01" EAST.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **December 2, 2009** approved the following **Case Number(s): SUP-35909** 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.

December 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**