

Inst #: 200912280001153

Fees: \$16.00

N/C Fee: \$0.00

12/28/2009 11:20:54 AM

Receipt #: 173955

Requestor:

LAS VEGAS CITY

Recorded By: BGN Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN(s): 139-27-410-005

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 139-27-410-005

Legal Description: THAT PORTION OF LOT 3 OF "PARKWAY CENTER," A COMMERCIAL SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 53, PAGE 61 OF PLATS IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE¼) OF SECTION 33, THE NORTHWEST QUARTER (NW¼) OF SECTION 34, THE SOUTHWEST QUARTER (SW¼) OF SECTION 27 ALL IN TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF GRAND CENTRAL PARKWAY (100.00 FEET WIDE) AND DISCOVERY DRIVE (80.00 FEET WIDE) AS SHOWN ON SAID SUBDIVISION PLAT;

THENCE ALONG THE CENTERLINE OF SAID DISCOVERY DRIVE, NORTH 62° 04' 44" WEST, 75.00 FEET;

THENCE NORTH 27° 55' 16" EAST, 40.00 FEET TO THE POINT OF BEGINNING ON THE SOUTHERLY LINE OF SAID LOT 3 AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID DISCOVERY DRIVE;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. NORTH 62° 04' 44" WEST, 631.60 FEET;
2. CURVING TO THE LEFT ALONG THE ARC OF A 4440.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 22° 33' 17" AN ARC LENGTH OF 173.21 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LOT 3 TO WHICH A RADIAL LINE BEARS NORTH 05° 21' 59" EAST;

THENCE ALONG SAID NORTHWESTERLY LINE, THE FOLLOWING SEVEN (7) COURSES;

1. FROM A TANGENT BEARING NORTH 56° 44' 34" EAST, CURVING TO THE LEFT ALONG THE ARC OF A 242.50 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY (THE RADIUS POINT OF WHICH BEARS NORTH 33° 15' 26" WEST), THROUGH A CENTRAL ANGLE OF 03° 34' 34" AN ARC LENGTH OF 15.14 FEET;

Case Number(s): ROC-36349

Assessor's Parcel No(s): 139-27-410-005

City Council Meeting of December 2, 2009

Page 1 of 3

2. NORTH 53° 10' 11" EAST, 291.04 FEET;
3. CURVING TO THE RIGHT ALONG THE ARC OF A 975.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 17° 20' 00" AN ARC LENGTH OF 294.96 FEET;
4. NORTH 70° 30' 00" EAST, 140.00 FEET;
5. CURVING TO THE LEFT ALONG THE ARC OF A 825.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 20° 08' 00" AN ARC LENGTH OF 289.90 FEET;
6. NORTH 50° 22' 00" EAST, 351.32 FEET;
7. CURVING TO THE RIGHT ALONG THE ARC OF A 775.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 01° 26' 01" AN ARC LENGTH OF 19.39 FEET TO A POINT FROM WHICH A RADIAL LINE BEARS NORTH 38° 12' 01" WEST;

THENCE SOUTH 86° 36' 23" WEST, 413.93 FEET;

THENCE NORTH 66° 42' 57" EAST, 469.72 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF "F" STREET (WIDTH VARIES) AS SHOWN BY SAID SUBDIVISION PLAT;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 01° 17' 51" EAST, 51.05 FEET;
2. CURVING TO THE LEFT ALONG THE ARC OF A 344.00 FOOT RADIUS CURVE, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 14° 24' 02" AN ARC LENGTH OF 86.46 FEET;
3. SOUTH 15° 41' 53" EAST, 43.23 FEET;
4. CURVING TO THE RIGHT ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 90° 00' 00" AN ARC LENGTH OF 39.27 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 3 AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED GRAND CENTRAL PARKWAY;

THENCE ALONG SAID SOUTHEASTERLY LINE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 74° 18' 09" WEST, 19.38 FEET;

2. CURVING TO THE LEFT ALONG THE ARC OF A 550.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 25° 40' 39" AN ARC LENGTH OF 246.49 FEET;
3. SOUTH 48° 37' 30" WEST, 1217.02 FEET;
4. CURVING TO THE LEFT ALONG THE ARC OF A 550.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 20° 42' 14" AN ARC LENGTH OF 198.74 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS NORTH 62° 04' 44" WEST;
5. CURVING TO THE RIGHT ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 90° 00' 00" AN ARC LENGTH OF 39.27 FEET TO THE POINT OF BEGINNING.

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): ROC-36349** 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

APN(s): 139-33-511-004

**CITY OF LAS VEGAS NOTICE OF
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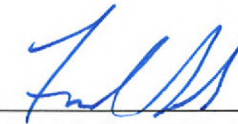
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