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Fees: \$15.00
N/C Fee: \$0.00
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Receipt #: 211646
Requestor:
LAS VEGAS CITY
Recorded By: BGN Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN(s): 138-32-312-002

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-32-312-002

Legal Description: PAD S IN THE SHOPS AT BOCA PARK LOCATED IN CLARK COUNTY, NEVADA:

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 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 SOUTHWEST CORNER (SWC) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SAID SECTION 32, BEING ON THE CENTER LINE INTERSECTION OF CHARLETON BOULEVARD AND RAMPART BOULEVARD, SAID POINT BEING MARKED BY A CITY OF LAS VEGAS BRASS CAP IN CONCRETE STAMPED "PLS 5094":

THENCE NORTH 00° 33' 39" WEST, ALONG THE CENTER LINE OF SAID RAMPART BOULEVARD, 1000.06 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, 820.23 FEET ALONG SAID CENTER LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 38' 40";

THENCE SOUTH 50° 55' 34" EAST, DEPARTING SAID CENTER LINE, 130.26 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 50° 55' 34" EAST, 141.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1435.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 65° 10' 25" WEST;

THENCE SOUTHWESTERLY, 155.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 13' 39";

THENCE NORTH 72° 37' 30" WEST, 200.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1635.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 71° 33' 03" WEST;

THENCE NORTHEASTERLY, 174.19 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 06' 15";

THENCE SOUTH 65° 26' 48" EAST, 25.00 FEET;

THENCE NORTH 71° 41' 25" EAST, 48.09 FEET;

THENCE NORTH 39° 04' 26" EAST, 10.00 FEET TO THE POINT OF BEGINNING; CONTAINING 36,382 SQUARE FEET, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS AND BEARINGS: SOUTH 89° 26' 21" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, IN FILE 60 OF PARCEL MAPS, AT PAGE 16.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **December 16, 2009** approved the following **Case Number(s): SUP-35891** 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 21, 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**