

Inst #: 201001280002228
Fees: \$16.00
N/C Fee: \$0.00
01/28/2010 02:06:08 PM
Receipt #: 211646
Requestor:
LAS VEGAS CITY
Recorded By: BGN Pgs: 3
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN(s): 138-32-412-024

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-32-412-024

Legal Description:

PARCEL I:

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.B.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, SAME BEING THE CENTER LINE INTERSECTION OF CHARLESTON 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 RAMPART BOULEVARD, 287.00 FEET;

THENCE NORTH 89° 26' 21" EAST, DEPARTING SAID CENTER LINE, 77.58 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 07° 45' 20" EAST, ALONG A LINE LYING 15 FEET EAST OF AND RUNNING PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID RAMPART BOULEVARD, 15.47 FEET;

THENCE CONTINUING ALONG A LINE LYING 15 FEET EAST OF AND RUNNING PARALLEL WITH SAID EASTERLY RIGHT-OF-WAY LINE THROUGH ITS VARIOUS COURSES AS FOLLOWS:

NORTH 01° 42' 24" WEST, 84.53;

THENCE NORTH 15° 44' 35" WEST, 41.23 FEET;

THENCE NORTH 01° 42' 24" WEST, 100.99 FEET TO THE SOUTHWEST CORNER (SWC) OF PAD D, AS SHOWN ON THAT RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, I FILE 106 OF SURVEYS, AT PAGE 15;

THENCE NORTH 89° 26' 21" EAST, DEPARTING SAID PARALLEL LINE AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PAD D, 200.04 FEET TO THE SOUTHEAST CORNER OF SAID PAD D;

THENCE SOUTH 01° 42' 24" EAST, DEPARTING SAID PAD D, 95.59 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 150.00 FEET;

THENCE SOUTHEASTERLY, 131.05 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 03' 33";

THENCE SOUTH 38° 14' 02" WEST, 39.89 FEET;

THENCE SOUTH 89° 26' 21" WEST, 220.68 FEET TO THE POINT OF BEGINNING.

PARCEL II:

NON-EXCLUSIVE EASEMENT FOR THE PASSAGE AND PARKING OF VEHICLES AND FOR THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS AS CONTAINED IN THAT CERTAIN "DECLARATION OF RESTRICTIONS AND OPERATION AND EASEMENT AGREEMENT" RECORDED OCTOBER 22, 1998 IN BOOK 981022 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NUMBER 01589, AND AS AMENDED BY THOSE CERTAIN AMENDMENTS THERETO RECORDED JUNE 9, 1999 IN BOOK 990609 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NUMBER 01024 AND RE-RECORDED JULY 16, 1999 IN BOOK 990716 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NUMBER 00353, NOVEMBER 23, 1999 IN BOOK 991123 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NUMBER 01360, DECEMBER 15, 1999 IN BOOK 991215 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NUMBER 01470, JANUARY 26, 2000 IN BOOK 20000126 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NUMBER 01082, FEBRUARY 17, 2000 IN BOOK 20000217 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NUMBER 01008, MARCH 22, 2000 IN BOOK 20000322 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NUMBER 01459, JUNE 14, 2000 IN BOOK 20000614 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NUMBER 00540, AND SEPTEMBER 29, 2000 IN BOOK 20000929 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NUMBER 04059 AND RE-RECORDED NOVEMBER 7, 2000 IN BOOK 20001107 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, AS DOCUMENT NUMBER 00075 AND RECORDED MAY 22, 2001 IN BOOK 20010522 AS DOCUMENT NUMBER 01895.

PARCEL III:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, AND PARKING AS CREATED BY THAT CERTAIN GRANT OF RECIPROCAL EASEMENTS AND DECLARATION OF COVENANTS RECORDED JUNE 20, 2000 IN BOOK 20000620 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NUMBER 01343.

PARCEL IV:

A NON-EXCLUSIVE EASEMENT FOR THE PASSAGE AND PARKING OF VEHICLES AND FOR THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS AS CONTAINED IN THAT CERTAIN "GRANT OF RECIPROCAL EASEMENTS AND DECLARATION OF COVENANTS" RECORDED FEBRUARY 12, 2001 IN BOOK 20010212 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NUMBER 01340.

AS SHOWN AS PAD E ON RECORD OF SURVEY FILE 117, PAGE 74 RECORDED AUGUST 15, 2001 IN BOOK 20010815 AS INSTRUMENT NUMBER 01441 AND AMENDED ON OCTOBER 24, 2001 IN BOOK 20011024 AS INSTRUMENT NUMBER 02683.

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-36172** 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**