

Submitted after meeting
Date 12/28/09 Item 83

Inst #: 201001280002229
Fees: \$15.00
N/C Fee: \$0.00
01/28/2010 02:06:08 PM
Receipt #: 211646
Requestor:
LAS VEGAS CITY
Recorded By: BGN Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN(s): 138-12-315-006

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-12-315-006

Legal Description: THAT PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ONE-QUARTER CORNER (C¼ COR) OF SAID SECTION 12, AND;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 12, SOUTH 00° 24' 27" WEST, 705.70 FEET, TO THE NORTHEASTERLY LINE OF RANCHO DRIVE;

THENCE ALONG RANCHO DRIVE, NORTH 36° 25' 42" 471.98 FEET, TO THE SOUTHERLY CORNER OF LOT ONE (1), BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG RANCHO DRIVE, NORTH 36° 25' 42" WEST, 232.99 FEET, TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 54.00 FEET, THROUGH A CENTRAL ANGLE OF 130° 13' 36" AN ARC LENGTH OF 122.74 FEET, TO THE SOUTHERLY RIGHT-OF-WAY OF GOWAN ROAD;

THENCE ALONG SAID GOWAN ROAD ALONG A CURVE CONCAVE TO THE SOUTH (THE RADIUS BEARS SOUTH 03° 51' 39" WEST) HAVING A RADIUS OF 396.76 FEET, THROUGH A CENTRAL ANGLE OF 15° 17' 19" AN ARC LENGTH OF 105.87 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 70° 51' 02" EAST, 85.83 FEET;

THENCE LEAVING SAID GOWAN ROAD, SOUTH 00° 24' 27" WEST, 156.25 FEET;

THENCE SOUTH 53° 34' 18" WEST, 114.44 FEET, TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARING: SOUTH 00° 24' 27" WEST, BEING THE EAST LINE OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA PER RECORD OF SURVEY, FILE 82, PAGE 72, ON FILE AT THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

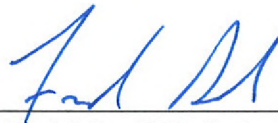
THE ABOVE PARCEL BEING A PORTION OF RANCHO GOWAN COMMERCIAL CENTER (A COMMERCIAL SUBDIVISION) AS SHOWN BY MAP THEREOF ON FILE I BOOK 73 OF PLATS PAGE 23 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

FURTHER BEING SET OUT AS LOT ONE (1) ON THAT CERTAIN AMENDED RECORD OF SURVEY ON FILE IN FILE 89 OF SURVEYS, PAGE 65 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

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-36241** 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