

APN(s): 138-17-310-001

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-17-310-001

Inst #: 201001280002237
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

Legal Description: THIS LAND DESCRIPTION DESCRIBES A PARCEL OF LAND FOR FIRE STATION 107, LOCATED WITHIN PARCEL 1 OF PARCEL MAP: FILE 84-12, LOCATED AT THE NORTHEAST CORNER OF DEL WEBB BOULEVARD AND SUNDIAL DRIVE IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BEING A PORTION OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER LINE INTERSECTION OF DEL WEBB BOULEVARD AND SUNDIAL DRIVE, AS SHOWN ON THAT PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA IN FILE 84 OF PARCEL MAPS, AT PAGE 12;

THENCE NORTH 07° 00' 00" EAST, ALONG THE CENTER LINE OF SAID DEL WEBB BOULEVARD, 192.63 FEET;

THENCE SOUTH 83° 00' 00" EAST, DEPARTING THE CENTER LINE OF SAID DEL WEBB BOULEVARD, 55.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID DEL WEBB BOULEVARD, SAME BEING THE POINT OF BEGINNING;

THENCE SOUTH 83° 00' 00" EAST 126.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 24.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE 29.32 FEET THROUGH A CENTRAL ANGLE OF 70° 00' 00";

THENCE TANGENT TO SAID CURVE SOUT 13° 00' 00" EAST, 35.95 FEET TO BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 46.00 FEET;

THENCE SOUTHEASTERLY 45.91 FEET THROUGH A CENTRAL ANGLE OF 57° 11' 08";

THENCE TANGENT TO SAID CURVE, SOUTH 70° 11' 08" EAST, 91.99 FEET;

THENCE SOUTH 19° 48' 52" WEST, 95.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SUNDIAL DRIVE;

THENCE NORTH 70° 11' 08" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 71.71 FEET TO BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 530.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, 118.54 FEET, THROUGH A CENTRAL ANGLE OF 12° 48' 52";

THENCE TANGENT TO SAID CURVE NORTH 83° 00' 00" WEST, 45.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 30.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, 47.12 FEET THROUGH A CENTRAL ANGLE OF 90° 00' 00" TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID DEL WEBB BOULEVARD;

THENCE NORTH 07° 00' 00" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 132.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 36,833 SQUARE FEET MORE OR LESS.

BASIS OF BEARINGS: NORTH 07° 00' 00" EAST, BEING THE BEARING OF THE CENTER LINE OF DEL WEBB BOULEVARD, AS SHOWN ON THAT PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA IN FILE 84 OF PARCEL MAPS, AT PAGE 12.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **January 6, 2010** approved the following **Case Number(s): VAR-36431** 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.

January 11, 2010


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