

APN(s): 138-02-814-005

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-02-814-005

Inst #: 201003040001466

Fees: \$15.00

N/C Fee: \$0.00

03/04/2010 10:28:32 AM

Receipt #: 256710

Requestor:

LAS VEGAS CITY

Recorded By: GILKS Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

Legal Description: THAT PORTION OF LOT 1 OF RANCHO TOWN & COUNTRY SHOPPING CENTER, A COMMERCIAL SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 78 OF PLATS, PAGE 5, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER (NEC) OF RANCHO TOWN & COUNTRY SHOPPING CENTER AS RECORDED IN BOOK 78, PAGE 5 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, SAID POINT OF COMMENCEMENT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF RANCH DRIVE AS SHOWN THEREON;

THENCE SOUTH 36° 25' 31" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE EASTERLY BOUNDARY LINE OF SAID RANCHO TOWN & COUNTRY SHOPPING CENTER, 1126.43 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE CONTINUING SOUTH 36° 25' 31" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE EASTERLY BOUNDARY LINE OF SAID RANCHO TOWN & COUNTRY SHOPPING CENTER, 130.05 FEET TO A POINT OF CURVATURE;

THENCE 77.66 FEET ALONG THE ARC OF A 54.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, WITH A CENTRAL ANGLE OF 82° 24' 11" AND A LONG CHORD WHICH BEARS SOUTH 04° 46' 35" WEST, 71.14 FEET;

THENCE SOUTH 45° 58' 40" WEST, 111.18 FEET TO A POINT OF CURVATURE;

THENCE 68.23 FEET ALONG THE ARC OF A 783.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, A CENTRAL ANGLE OF 04° 59' 34" AND A LONG CHORD WHICH BEARS SOUTH 48° 28' 27" WEST, 68.21 FEET;

THENCE NORTH 36° 25' 31" WEST, 204.34 FEET;

THENCE NORTH 53° 34' 29" EAST, 225.00 FEET TO THE POINT OF BEGINNING.

BEING FURTHER DESCRIBED AS TRACT 3 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED FEBRUARY 10, 1997 IN BOOK 970210 AS DOCUMENT NUMBER 00760, OFFICIAL RECORDS, ON FILE IN FILE 87, PAGE 44 OF RECORD OF SURVEYS, CLARK COUNTY, NEVADA.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **February 17, 2010** approved the following **Case Number(s): VAR-36808 and SUP-36809** 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.

February 23, 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**