

APN(s): 138-22-316-015

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-22-316-015

Inst #: 201003040001465

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: ALL THAT LAND SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

ALL OF BUFFALO COMMERCIAL, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 75 OF PLATS, PAGE 26, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED BY DEEDS RECORDED JUNE 16, 1997 IN BOOK 970616 AS DOCUMENT NUMBER 01252, MAY 8, 1998 IN BOOK 980508 AS DOCUMENT NUMBER 01588, JUNE 3, 1999 IN BOOK 990603 AS DOCUMENT NUMBER 00675, MAY 18, 2000 IN BOOK 20000518 AS DOCUMENT NUMBER 01882 AND AUGUST 11, 2004 IN BOOK 20040811 AS DOCUMENT NUMBER 0004579, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR ROADWAYS, WALKWAYS, INGRESS AND EGRESS, PARKING OF MOTOR VEHICLES, AND THE USE OF FACILITIES INSTALLED AS WELL AS FOR APPROPRIATE AND PROPER EASEMENTS SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, EXECUTED BY WESTERN PROPERTIES ASSOCIATES #1, A GENERAL PARTNERSHIP, RECORDED APRIL 21, 1994 IN BOOK 940421 AS DOCUMENT NUMBER 00814 AND THOSE MODIFICATIONS THERETO RECORDED DECEMBER 6, 1994 IN BOOK 941206 AS DOCUMENT NUMBER 00871 AND RECORDED AUGUST 23, 1996 IN BOOK 960823 AS DOCUMENT NUMBER 00837 AND THAT CERTAIN DOCUMENT ENTITLED "AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS," EXECUTED BY AMERICAN PACIFIC CAPITAL SUMMERHILL CO., A NEVADA LIMITED LIABILITY COMPANY, RECORDED SEPTEMBER 9, 1996 IN BOOK 960909 AS DOCUMENT NUMBER 00334, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

Case Number(s): SUP-36782

Assessor's Parcel No(s): 138-22-316-015

City Council Meeting of February 17, 2010

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PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN "RECIPROCAL EASEMENT AGREEMENT FOR INGRESS AND EGRESS AND DRIVEWAY PURPOSES" RECORDED MAY 17, 2000 IN BOOK 20000517 AS DOCUMENT NUMBER 01606 OF OFFICIAL RECORD AND RE-RECORDED JUNE 20, 2000 IN BOOK 20000620 AS DOCUMENT NUMBER 00348.

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): SUP-36782** 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**