

APN(s): 138-10-413-007

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-10-413-007

Inst #: 201006100002131

Fees: \$15.00

N/C Fee: \$0.00

06/10/2010 11:57:14 AM

Receipt #: 383504

Requestor:

LAS VEGAS CITY

Recorded By: ANI Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

Legal Description:

PARCEL ONE (1):

UNIT 2404 IN THE RESORT CONDOMINIUM AT THE LUXURY BUILDING, AS SHOWN ON THAT CERTAIN FINAL MAP OF THE RESOR CONDOMINIUM AT THE LUXURY BUILDING, A RESORT CONDOMINIUM SUBDIVISION ON FILE IN BOOK 142, PAGE 38 OF PLATS (THE "MAP"), AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR THE RESIDENCES AT MANDARIN ORIENTAL, LAS VEGAS (THE "DECLARATION"), RECORDED DECEMBER 31, 2009 IN BOOK 20091231 AS INSTRUMENT NUMBER 04016, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA (THE "OFFICIAL RECORDS").

PARCEL TWO (2):

AN ALLOCATED INTEREST AS A TENANT-IN-COMMON IN THE COMMON ELEMENTS OF THE RESORT CONDOMINIUM AT THE LUXURY BUILDING (INCLUDING ANY ANNEXATIONS THERETO), AS SHOWN BY THE MAP AND AS SET FORTH IN THE DECLARATION.

PARCEL THREE (3):

AN EXCLUSIVE EASEMENT APPURTENANT TO PARCELS ONE (1) AND TWO (2) DESCRIBED ABOVE, OVER AREAS DEFINED AND DESCRIBED AS LIMITED COMMON ELEMENTS, IF ANY, ALLOCATED TO PARCELS ONE (1) AND TWO (2) IN THE DECLARATION AND AS SHOWN AND DELINEATED UPON THE MAP REFERRED TO ABOVE.

PARCEL FOUR (4):

NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, USE, ENJOYMENT, AND OTHER PURPOSES ALL AS DESCRIBED IN THE DECLARATION AND IN THAT CERTAIN:

- A. DECLARATION OF CENTRAL PLANT EASEMENTS, DATED DECEMBER 1, 2009 AND RECORDED ON DECEMBER 1, 2009 IN THE OFFICIAL RECORDS IN BOOK 20091201, INSTRUMENT NUMBER 0002884, AS AMENDED BY THAT CERTAIN FIRST AMENDEMENT TO DECLARATION OF CENTRAL PLANT EASEMENTS, DATED JANUARY 7, 2010 AND RECORDED ON JANUARY 7, 2010 IN THE OFFICIAL RECORDS IN BOOK 20100107, INSTRUMENT NUMBER 0000577;

- B. RECIPROCAL EASEMENT AGREEMENT FOR LUXURY BUILDING, DATED DECEMBER 31, 2009 AND RECORDED ON DECEMBER 31, 2009 IN THE OFFICIAL RECORDS IN BOOK 20091231, INSTRUMENT NUMBER 03507;
- C. PARKING AND ACCESS AGREEMENT, DATED DECEMBER 31, 2009 AND RECORDED ON DECEMBER 31, 2009 IN THE OFFICIAL RECORDS IN BOOK 20091231, INSTRUMENT NUMBER 02320;
- D. ACCESS EASEMENT AGREEMENT, DATED DECEMBER 31, 2009 AND RECORDED ON DECEMBER 31, 2009 IN THE OFFICIAL RECORDS IN BOOK 20091231, INSTRUMENT NUMBER 02321;
- E. DECLARATION OF SUPPORT AND ENCROACHMENT EASEMENTS, DATED DECEMBER 1, 2009 AND RECORDED ON DECEMBER 1, 2009 IN THE OFFICIAL RECORDS IN BOOK 20091201, INSTRUMENT NUMBER 0002885, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF SUPPORT AND ENCROACHMENT EASEMENTS, DATED JANUARY 7, 2010 AND RECORDED ON JANUARY 7, 2010 IN THE OFFICIAL RECORDS IN BOOK 20100107, INSTRUMENT NUMBER 0000578; AND
- F. DECLARATION OF LIFE SAFETY SYSTEMS EASEMENTS, DATED DECEMBER 1, 2009 AND RECORDED ON DECEMBER 1, 2009 IN THE OFFICIAL RECORDS IN BOOK 20091201, INSTRUMENT NUMBER 0002886, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF LIFE SAFETY SYSTEM EASEMENTS, DATED JANUARY 7, 2010 AND RECORDED ON JANUARY 7, 2010 IN THE OFFICIAL RECORDS IN BOOK 20100107, INSTRUMENT NUMBER 0000579.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **May 19, 2010** approved the following **Case Number(s): SUP-37617** 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.

May 26, 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**