

Inst #: 201007220004688

Fees: \$15.00

N/C Fee: \$0.00

07/22/2010 02:36:46 PM

Receipt #: 436216

Requestor:

CITY OF LAS VEGAS

Recorded By: TAH Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN(s): 138-08-811-004

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-08-811-004

Legal Description: ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF CHEYENNE / DURANGO, A COMMERCIAL SUBDIVISION RECORDED IN BOOK 80 OF PLATS, PAGE 19, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

THE EAST 270.00 FEET OF THE SOUTH HALF (S½), OF THE SOUTHEAST QUARTER (SE¼), OF THE SOUTHEAST QUARTER (SE¼), OF THE SOUTHEAST QUARTER (SE¼), SECTION 8, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM ALL THAT REAL PROPERTY CONVEYED TO THE CITY OF LAS VEGAS FOR RIGHT-OF-WAY AND UTILITY PURPOSES AS RECORDED IN BOOK 960711, DOCUMENT NUMBER 00813, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

SAID REAL PROPERTY ALSO DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER (SEC) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN ON A MAP IN FILE 85 OF PARCEL MAPS, PAGE 67, RECORDS OF CLARK COUNTY, NEVADA, SAID POINT BEING THE INTERSECTION OF THE CENTERLINES OF DURANGO DRIVE AND CHEYENNE AVENUE.

THENCE ALONG THE SOUTH SECTION LINE OF SAID SECTION 8, SAID LINE ALSO BEING THE CENTERLINE OF CHEYENNE AVENUE, SOUTH 89° 46' 59" WEST, A DISTANCE OF 270.03 FEET;

THENCE NORTH 01° 04' 27" WEST, A DISTANCE OF 50.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CHEYENNE AVENUE AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 01° 04' 27" WEST, A DISTANCE OF 294.55 FEET TO THE NORTH LINE OF THE SOUTH HALF (S½), OF THE SOUTHEAST QUARTER (SE¼), OF THE SOUTHEAST QUARTER (SE¼), OF THE SOUTHEAST QUARTER (SE¼), OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

THENCE ALONG SAID NORTH LINE, NORTH 89° 45' 37" EAST, A DISTANCE OF 220.02 FEET TO THE WEST RIGHT-OF-WAY LINE OF DURANGO DRIVE;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 01° 04' 27" EAST, A DISTANCE OF 239.83 FEET TO A TANGENT CURVE TO THE RIGHT.

THENCE ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90° 51' 26" A RADIUS OF 54.00 FEET, AN ARC DISTANCE OF 85.63 FEET, A CHORD BEARING SOUTH 44° 21' 16" WEST, A CHORD DISTANCE OF 76.94 FEET TO A POINT OF TANGENCY ON SAID NORTH RIGHT-OF-WAY LINE OF CHEYENNE AVENUE;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89° 46' 59" WEST, A DISTANCE OF 165.21 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS AS PROVIDED FOR IN THAT CERTAIN, "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND CROSS-EASEMENTS" BY CAP II, A NEW MEXICO GENERAL PARTNERSHIP, RECORDED JANUARY 17, 1997 IN BOOK 970117, INSTRUMENT NUMBER 01350, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS AS PROVIDED FOR IN THOSE CERTAIN DOCUMENTS ENTITLED "COMMON DRIVEWAY AGREEMENT" RECORDED MAY 1, 1997 IN BOOK 970501, INSTRUMENT NUMBERS 01539 AND 01541, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **July 7, 2010** approved the following **Case Number(s): SUP-37580** 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.

July 13, 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