

APN(s): 139-28-501-001

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 139-28-501-001

Inst #: 201010070003191

Fees: \$16.00

N/C Fee: \$0.00

10/07/2010 01:22:56 PM

Receipt #: 532154

Requestor:

LAS VEGAS CITY

Recorded By: CYV Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

Legal Description: ALL THAT PART OF THE NORTHEAST QUARTER (NE¼) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS SOUTH 88° 47' EAST, A DISTANCE OF 25 FEET AND SOUTH 1° 18' WEST A DISTANCE OF 229.87 FEET FROM THE NORTHWEST CORNER (NWC) THEREOF;

THENCE SOUTH 1° 18' WEST A DISTANCE OF 179.87 FEET TO A POINT;

THENCE SOUTH 88° 47' EAST A DISTANCE OF 251.94 FEET TO A POINT;

THENCE NORTH 0° 56' EAST A DISTANCE OF 179.87 FEET TO A POINT;

THENCE NORTH 88° 47' WEST A DISTANCE OF 248.64 FEET TO A POINT OF BEGINNING.

EXCEPT THE INTEREST CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED JULY 12, 1954, AS DOCUMENT NUMBER 14867, OFFICIAL RECORDS, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THOSE CERTAIN TRACTS OR PARCELS OF LAND BEING SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A": THE WESTERLY 40 FEET OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PARCEL "B": A STRIP OF LAND 50 FEET IN WIDTH BEING 25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, IN SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

COMMENCING AT THE NORTH QUARTER (N¼) CORNER OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST;

THENCE EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE¼) OF SAID SECTION 28 A DISTANCE OF 285.34 FEET TO A POINT;

THENCE SOUTH TO THE SOUTH LINE OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF SAID SECTION 28, AND BEING 292.84 FEET EAST OF THE SOUTHWEST CORNER (SWC) OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PARCEL II: THAT PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER (NWC) OF THE NORTHEAST QUARTER (NE¼) OF SAID SECTION 28;

THENCE SOUTH 1° 18' 00" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE¼) OF SAID SECTION 28 A DISTANCE OF 50.00 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF OWENS AVENUE (100.00 FEET);

THENCE SOUTH 88° 47' 00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 170.00 FEET TO THE NORTHWEST CORNER (NWC) OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO UNION OIL COMPANY OF CALIFORNIA BY DEED RECORDED FEBRUARY 2, 1966, AS DOCUMENT NUMBER 554955 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88° 47' 00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 90.06 FEET TO A POINT IN THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO THE CITY OF LAS VEGAS BY QUIT CLAIM DEED (PARCEL 2) DATED JULY 12, 1954, AS DOCUMENT NUMBER 14867 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE SOUTH 0° 56' 00" WEST ALONG SAID WEST LINE A DISTANCE OF 179.87 FEET TO A POINT;

THENCE NORTH 88° 47' 00" WEST A DISTANCE OF 221.81 FEET TO A POINT IN THE EAST LINE OF HIGHLAND AVENUE (80.00 FEET WIDE);

THENCE NORTH 1° 18' 00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 50.00 FEET TO A POINT BEING THE SOUTHWEST CORNER (SWC) OF THE AFOREMENTIONED UNION OIL COMPANY PARCEL;

THENCE SOUTH 88° 47' 00" EAST ALONG THE SOUTH LINE OF SAID UNION OIL COMPANY PARCEL A DISTANCE OF 130.00 FEET TO THE SOUTHEAST CORNER (SEC) THEREOF;

THENCE NORTH 1° 18' 00" EAST ALONG THE EASTERLY BOUNDARY OF SAID UNION OIL COMPANY PARCEL A DISTANCE OF 129.87 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PARCEL AS CONVEYED TO THE CITY OF LAS VEGAS, FOR ROAD AND UTILITY PURPOSES BY DEED (PARCEL #1), RECORDED APRIL 17, 1970, AS DOCUMENT NUMBER 20074, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL III: THAT PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE NORTHERLY 50 FEET OF SAID SECTION 28, (MEASURED AT RIGHT ANGLES) DISTANT EASTERLY THEREON 130.00 FEET FROM THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE EASTERLY LINE OF THE WESTERLY 40 FEET OF SAID NORTHEAST QUARTER (NE¼) OF SECTION 28 (MEASURED AT RIGHT ANGLES);

THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID NORTHEAST QUARTER (NE¼) 129.87 FEET TO A POINT;

THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 28 130.00 FEET TO A POINT IN SAID EASTERLY LINE, SAID POINT BEING DISTANT SOUTHERLY THEREON 129.87 FEET FROM SAID SOUTHERLY LINE;

THENCE NORTHERLY ALONG SAID EASTERLY LINE 104.80 FEET, MORE OR LESS TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, THE EASTERLY TERMINUS OF SAID CURVE BEING TANGENT TO SAID SOUTHERLY LINE;

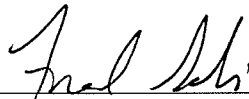
THENCE NORTHERLY, NORTHEASTERLY, AND EASTERLY ALONG SAID CURVE TO SAID EASTERLY TERMINUS;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE 104.93 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **September 1, 2010** approved the following **Case Number(s): SUP-38536** 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.

September 8, 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**