

Inst #: 201011090003783
Fees: \$15.00
N/C Fee: \$0.00
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Receipt #: 572562
Requestor:
LAS VEGAS CITY
Recorded By: SOL Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN(s): 138-22-418-011

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-22-418-011

Legal Description: A PARCEL OF LAND BEING A PORTION OF PARCEL 1 AS SHOWN ON THE FINAL MAP OF PACIFIC LEGENDS, A COMMERCIAL SUBDIVISION, AS FILED JANUARY 17, 1996 IN BOOK 71, PAGE 59 OF PLATS, CLARK COUNTY, NEVADA RECORDS, LOCATED WITHIN THE SOUTHWEST QUARTER (SW¼) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY OF VEGAS DRIVE, FROM WHICH THE SOUTHWEST CORNER (SWC) OF SAID SECTION 22 BEARS SOUTH 70° 06' 03" WEST, 157.00 FEET;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY, NORTH 89° 23' 24" WEST, 72.96 FEET;

THENCE ALONG A TANGENT CIRCULAR CURVE TO THE RIGHT WITH A RADIUS OF 54.00 FEET, A CENTRAL ANGLE OF 87° 22' 49" AND AN ARC LENGTH OF 82.35 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF BUFFALO DRIVE;

THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTH 02° 00' 45" WEST, 165.67 FEET;

THENCE LEAVING SAID EAST RIGHT-OF-WAY ALONG A TANGENT CIRCULAR CURVE TO THE RIGHT WITH A RADIUS OF 19.50 FEET, A CENTRAL ANGLE OF 45° 48' 50" AND AN ARC LENGTH OF 15.59 FEET;

THENCE WITH NON-TANGENT LINE NORTH 87° 59' 15" EAST, 30.84 FEET;

THENCE SOUTH 02° 00' 45" EAST, 56.99 FEET;

THENCE NORTH 87° 59' 15" EAST, 90.82 FEET;

THENCE SOUTH 02° 00' 45" EAST 110.94 FEET;

THENCE SOUTH 00° 36' 26" WEST, 69.08 FEET TO THE POINT OF BEGINNING.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **October 6, 2010** approved the following **Case Number(s): VAR-38114 and MSP-38116** 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.

October 12, 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**