

(3)

APN(s): 162-01-801-018

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 162-01-801-018

Inst #: 201104040000457

Fees: \$16.00

N/C Fee: \$0.00

04/04/2011 08:29:56 AM

Receipt #: 727220

Requestor:

LAS VEGAS CITY

Recorded By: MJM Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

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

PARCEL ONE (1):

THAT PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL TWO (2) AS SHOWN BY MAP THEREOF IN FILE 17 OF PARCEL MAPS, PAGE 53, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL TWO (2):

THAT PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL ONE (1) AS SHOWN BY MAP THEREOF IN FILE 17 OF PARCEL MAPS, PAGE 53, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL THREE (3):

THAT PORTION OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER (SWC) OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 1;

THENCE NORTH 0° 10' 43" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 75.01 FEET TO A POINT ON THE NORTH LINE OF SAHARA AVENUE;

THENCE NORTH 88° 53' 00" WEST ALONG THE SAID NORTH LINE A DISTANCE OF 230.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88° 53' 00" EAST ALONG THE SAID NORTH LINE OF SAHARA AVENUE A DISTANCE OF 400.00 FEET TO A POINT;

THENCE NORTH 1° 07' 00" WEST A DISTANCE OF 400.00 FEET TO A POINT;

THENCE SOUTH 88° 53' 00" WEST A DISTANCE OF 400.00 FEET TO A POINT;

THENCE SOUTH 1° 07' 00" EAST A DISTANCE OF 400.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL WATER, CLAIMS OR RIGHTS TO WATER IN OR UNDER SAID LAND.

PARCEL THREE-A (3A):

A NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT WITH THE RIGHT OF EGRESS AND INGRESS FOR DRIVEWAY AND STREET PURPOSES OVER AND ACROSS THE FOLLOWING PARCEL OF LAND:

COMMENCING AT THE SOUTHWEST CORNER (SWC) OF THE HEREINABOVE DESCRIBED PARCEL 3;

THENCE NORTH 1° 07' 00" WEST ALONG THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 200.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT;

THENCE CONTINUING NORTH 1° 07' 00" WEST A DISTANCE OF 30.00 FEET TO A POINT;

THENCE SOUTH 88° 53' 00" WEST A DISTANCE OF 226.23 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 1;

THENCE SOUTH 0° 10' 43" EAST ALONG THE LAST MENTIONED WEST LINE A DISTANCE OF 30.00 FEET TO A POINT OF BEGINNING.

PARCEL FOUR (4):

THAT PORTION OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

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THENCE NORTH 88° 53' 00" EAST A DISTANCE OF 226.73 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT PROPERTY COMMONLY KNOWN AS 3000 AND 3030 EAST SAHARA AVENUE, LAS VEGAS, NEVADA.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **February 16, 2011** approved the following **Case Number(s): SUP-40436** 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 and/or the Las Vegas City Clerk's Office to request a copy of any and all such conditions, limitations, or restrictions.

March 7, 2011



Fred Solis, AICP, Senior Planner
City of Las Vegas, Department of Planning
333 North Rancho Drive, Suite 300
Las Vegas, NV 89106 – (702) 229-6301

**WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, CITY CLERK
400 STEWART AVENUE, 1ST FLOOR
LAS VEGAS, NV 89101**

(3)

APN(s): 162-01-801-019

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TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 162-01-801-019

Inst #: 201104040000458

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PARCEL THREE-A (3A):

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March 7, 2011



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City of Las Vegas, Department of Planning
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Las Vegas, NV 89106 – (702) 229-6301

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400 STEWART AVENUE, 1ST FLOOR
LAS VEGAS, NV 89101**

(3)

APN(s): 162-01-801-020

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Assessor's Parcel No(s): 162-01-801-020

Inst #: 201104040000459

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March 7, 2011



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400 STEWART AVENUE, 1ST FLOOR
LAS VEGAS, NV 89101**

3

APN(s): 162-01-801-021

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ZONING ACTION**

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 162-01-801-021

Inst #: 201104040000460
Fees: \$16.00
N/C Fee: \$0.00
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