

APN(s): 125-20-216-008

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 125-20-216-008

Inst #: 201209250002076

Fees: \$18.00

N/C Fee: \$0.00

09/25/2012 02:01:26 PM

Receipt #: 1319065

Requestor:

LAS VEGAS CITY (PLANNING)

Recorded By: RNS Pgs: 2

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:

A PORTION OF "LOT 1" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 142, PAGE 9 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA. LYING WITHIN THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID "LOT 1" SAME POINT BEING ON THE SOUTH RIGHT-OF-WAY OF HITT COURT AND THE NORTHWEST CORNER OF "LOT C" AS SHOWN ON THAT CERTAIN RECORD OF SURVEY ON FILE IN FILE 182, PAGE 25 OF SURVEYS OF THE CLARK COUNTY RECORDER'S OFFICE, NEVADA;

THENCE ALONG THE NORTH BOUNDARY OF SAID "LOT 1" AND "LOT C" COINCIDENT WITH THE SOUTH BOUNDARY OF SAID HITT CENTER COURT, SOUTH 89°59'58" EAST, 207.77 FEET TO THE NORTHEAST CORNER OF SAID "LOT C";

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY ALONG THE EAST BOUNDARY OF SAID "LOT C", SOUTH 00°00'02" WEST, 235.04 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST BOUNDARY, SOUTH 90°00'00" EAST, 169.09 FEET;

THENCE NORTH 00°00'02" EAST, 7.76 FEET;

THENCE SOUTH 89°59'58" EAST, 60.38 FEET TO THE WEST RIGHT-OF-WAY OF DURANGO DRIVE;

THENCE ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES;

- 1) SOUTH 01°11'16" WEST, 35.49 FEET;
- 2) THENCE SOUTH 00°05'07" EAST, 87.55 FEET;
- 3) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 31.76 FEET TO A POINT OF REVERSE CURVATURE;
- 4) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF

Case Number(s): SDR-41049

Assessor's Parcel No(s): 125-20-216-008

City Council Meeting of May 18, 2011

Page 1 of 2 (dk)

12°59'51", AN ARC LENGTH OF 22.68 FEET TO THE SOUTHEAST CORNER OF "LOT A" AS SHOWN ON THAT CERTAIN RECORD OF SURVEY ON FILE IN FILE 182, PAGE 25 OF SURVEYS OF THE CLARK COUNTY RECORDER'S OFFICE, NEVADA;

THENCE ALONG THE BOUNDARY OF SAID "LOT A" THE FOLLOWING FOUR COURSES:

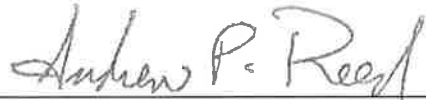
- 1) DEPARTING SAID WEST RIGHT-OF-WAY, SOUTH 89°54'53" WEST, 224.79 FEET;
- 2) THENCE NORTH 00°05'07" WEST, 41.91 FEET TO THE SOUTH BOUNDARY OF SAID "LOT C";
- 3) THENCE ALONG THE BOUNDARY COMMON TO SAID "LOT A" AND "LOT C", NORTH 89°52'58" EAST, 5.50 FEET TO THE SOUTHEAST CORNER OF SAID "LOT C";
- 4) THENCE ALONG SAID COMMON BOUNDARY, NORTH 00°00'02" EAST, 127.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 39,115 SQUARE FEET, MORE OR LESS.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **May 18, 2011** approved the following **Case Number(s): SDR-41049** 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.

September 11, 2012



Andrew P. Reed, AICP, Planning Supervisor  
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**  
**495 S. Main Street, 2nd FLOOR**  
**LAS VEGAS, NV 89101**

APN(s): 125-20-216-011

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COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 20 AS SHOWN BY SAID PLAT MAP COINCIDENT WITH THE CENTERLINE INTERSECTIONS OF HITT CENTER COURT AND DURANGO DRIVE;

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE ¼) COINCIDENT WITH CENTERLINE OF SAID HITT COURT, NORTH 89°59'58" WEST, 293.36 FEET;

THENCE DEPARTING SAID LINE, SOUTH 00°07'59" EAST, 30.00 FEET TO THE SOUTH RIGHT-OF-WAY OF SAID HITT COURT AND THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 89°59'58" EAST, 16.50 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY; SOUTH 00°00'02" WEST, 70.47 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 28.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 43.98 FEET;

THENCE SOUTH 89°59'58" EAST, 151.33 FEET; THENCE SOUTH 00°29'11" WEST, 73.71 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 15.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°34'10", A ARC LENGTH OF 23.71 FEET;

THENCE NORTH 89°55'01" EAST, 20.07 FEET TO THE WEST RIGHT-OF-WAY OF DURANGO DRIVE;

THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 01°11'16" WEST, 40.01 FEET;

THENCE DEPARTING SAID WEST RIGHT-OF-WAY, NORTH 89°59'58" WEST, 60.38 FEET;

THENCE SOUTH 00°00'02" WEST, 7.76 FEET;

THENCE NORTH 90°00'00" WEST, 169.09 FEET TO THE EAST BOUNDARY OF "LOT C" AS SHOWN ON FILE 182, PAGE 25 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE;

THENCE ALONG SAID EAST BOUNDARY NORTH 00°00'02" EAST, 235.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 29,707 SQUARE FEET, MORE OR LESS.

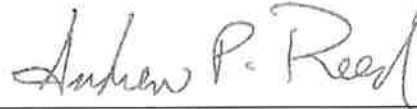
TOGETHER WITH ANY AND ALL SPECIAL DECLARANT'S RIGHTS PERTAINING TO THE SUBJECT PROPERTY, AS SHOWN THEREIN, UNDER THE DECLARATION OF RECIPROCAL EASEMENTS AND COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AUGUST 6, 2009 IN BOOK 20090806, AS DOCUMENT NO. 00380; RE-RECORDED AUGUST 13, 2009 IN BOOK 20090813, AS DOCUMENT NO. 04604; AND RE-RECORDED, TO INCLUDE, "CONSENT TO DECLARATION OF RECIPROCAL EASEMENTS AND COVENANTS, CONDITIONS AND RESTRICTIONS", RECORDED JUNE 18, 2010 IN BOOK 20100618, AS DOCUMENT NO. 01530; AND AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF RECIPROCAL EASEMENT AND COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 18, 2010 IN BOOK 20100618, AS DOCUMENT NO. 01531, ALL OF OFFICIAL RECORD IN THE OFFICE OF THE RECORDER OF CLARK COUNTY, NEVADA.

PURSUANT TO NRS 116.3104

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **May 18, 2011** approved the following **Case Number(s): SDR-41049** 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.

September 11, 2012



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