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20090716-0003830

Fee: \$15.00
N/C Fee: \$0.00

07/16/2009 14:34:22
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Requestor:
LAS VEGAS CITY

Debbie Conway OSA
Clark County Recorder Pgs: 2

APN(s): 138-16-314-017

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-16-314-017

Legal Description: THE LAND REFERRED TO IS SITUATED IN THE STATE OF NEVADA, COUNTY OF CLARK, CITY OF LAS VEGAS, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

LOT ONE HUNDRED SIX (106) IN BLOCK TWO (2) OF BISCAYNE BAY, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 40 OF PLATS, PAGE 46, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, DRAINAGE, MAINTENANCE, REPAIRS AND FOR OTHER PURPOSES, ALL AS DESCRIBED IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR DESERT SHORES RECORDED JUNE 1, 1988 IN BOOK 880601 AS DOCUMENT NO. 00011, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA OVER COMMON LANDSCAPE AREA LOTS NO. V AND X OF DESERT SHORES NO. 1 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 39 OF PLATS, PAGE 26, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL III:

AN EXCLUSIVE EASEMENT FOR BOAT SLIP PURPOSES OVER THAT PORTION OF LOT L1 AS SHOWN BY MAP OF DESERT SHORES NO. 1 FILED ON APRIL 6, 1988 IN BOOK 59 OF PLATS, PAGE 26.

A PORTION OF LOT L1 AS SAID L1 IS SHOWN ON THAT PLAT OF DESERT SHORES NO. 1 ON FILE IN BOOK 39, PAGE 26 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 106 OF BLOCK 2 OF SAID LOT 106 IS SHOWN ON THE PLAT OF "BISCAYNE BAY" ON FILE IN BOOK 40, PAGE 46 OF PLATS IN THE CLARK COUNTY, RECORDER'S OFFICE, CLARK COUNTY, NEVADA;

ORIGINAL

Case Number(s): VAR-34260
Assessor's Parcel No(s): 138-16-314-017
Planning Commission Meeting of June 11, 2009
Page 1 of 2

THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 106 THE FOLLOWING TWO (2) COURSES FROM A TANGENT BEARING NORTH 43° 35' 18" WEST, CURVING TO THE RIGHT ALONG A 275.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 02° 36' 14" AN ARC LENGTH OF 12.50 FEET TO THE POINT OF BEGINNING TO WHICH A RADIAL LINE BEARS SOUTH 49° 00' 56" WEST;

THENCE CONTINUING ALONG SAID 275.00 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 04° 10' 04" AN ARC LENGTH OF 20.00 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 53° 11' 00" WEST;

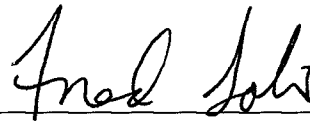
THENCE NORTH 51° 05' 58" EAST, 20.00 FEET;

THENCE SOUTH 38° 54' 02" EAST, 20.00 FEET;

THENCE SOUTH 51° 05' 58" WEST, 20.00 FEET TO THE POINT OF BEGINNING.

PLEASE BE ADVISED that the Las Vegas Planning Commission, at a duly-noticed hearing held on **June 11, 2009** approved the following **Case Number(s): VAR-34260** 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 Development and/or the Las Vegas City Clerk's Office to request a copy of any and all such conditions, limitations, or restrictions.

June 16, 2009



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