

Inst #: 200912100004737
Fees: \$15.00
N/C Fee: \$0.00
12/10/2009 04:31:34 PM
Receipt #: 157917
Requestor:
LAS VEGAS CITY
Recorded By: JRV Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN(s): 162-01-401-010

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 162-01-401-010

Legal Description:

PARCEL I:

THAT PORTION OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1;

THENCE NORTH 0° 32' 30" WEST ALONG THE WEST LINE OF SAID SECTION 1, 75.00 FEET;

THENCE SOUTH 89° 33' 18" EAST, ALONG A LINE PARALLEL TO AND 75.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 1, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SAHARA AVENUE, 12.64 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 0° 26' 42" WEST 225.03 FEET;

THENCE SOUTH 89° 33' 18" EAST 138.03 FEET;

THENCE SOUTH 0° 19' 52" EAST 225.02 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE;

THENCE NORTH 89° 33' 18" WEST ALONG SAID RIGHT-OF-WAY LINE 137.58 FEET TO THE TRUE POINT OF BEGINNING.

SAID LEGAL DESCRIPTION IS THE SAME AS SHOWN IN THE PREVIOUS DEED RECORDED ON AUGUST 9, 1991 IN BOOK 910809 AS INSTRUMENT NO. 01057, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL II:

AN EASEMENT FOR EGRESS AND INGRESS AS SET OUT IN GRANT OF EASEMENTS RECORDED MAY 15, 2007 IN BOOK 20070515 AS DOCUMENT NO. 4276.

PLEASE BE ADVISED that the Las Vegas Planning Commission, at a duly-noticed hearing held on **September 10, 2009** approved the following **Case Number(s): SDR-35043** 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.

September 11, 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**