

APN(s): 138-21-617-005

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-21-617-005

Inst #: 201009160004480

Fees: \$15.00

N/C Fee: \$0.00

09/16/2010 04:16:00 PM

Receipt #: 505255

Requestor:

LAS VEGAS CITY

Recorded By: ANI Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

Legal Description:

PARCEL I:

THAT PORTION OF THE NORTHEAST QUARTER (NE¼) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL THREE (3), AS SHOWN BY MAP THEREOF ON FILE IN FILE 77, OF PARCEL MAPS, PAGE 15, IN THE OFFICE OF THE COUNTY RECORDER OF SAID CLARK COUNTY, NEVADA.

PARCEL II:

A NON-EXCLUSIVE EASEMENT DESCRIBED AS FOLLOWS FOR INGRESS TO AND EGRESS FROM AND FOR SIGNAGE RELATED TO THE FEE PARCEL:

PARCEL A:

A STRIP OF LAND 25.00 FEET WIDE LYING 12.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER (NEC) OF PARCEL 3 AS SHOWN BY SAID PARCEL MAP;

THENCE NORTH 80° 04' 03" WEST, 43.48 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 02° 14' 24" WEST, 56.87 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 27.50 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90° 00' 00" AN ARC LENGTH OF 43.20 FEET;

THENCE NORTH 87° 45' 36" EAST, 266.25 FEET TO THE POINT OF ENDING.

Case Number(s): SDR-38856, VAR-38857, and VAR-38858

Assessor's Parcel No(s): 138-21-617-005

Planning Commission Meeting of August 26, 2010

Page 1 of 2 (amh)

PARCEL B:

A STRIP OF LAND 5.00 FEET WIDE LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER (NEC) OF PARCEL 3 AS SHOWN BY SAID PARCEL MAP;

THENCE NORTH 80° 04' 03" WEST, 43.48 FEET;

THENCE NORTH 02° 14' 24" WEST, 56.87 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 27.50 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90° 00' 00" AN ARC LENGTH OF 43.20 FEET;

THENCE NORTH 87° 45' 36" EAST, 257.99 FEET;

THENCE SOUTH 02° 14' 24" EAST, 15.00 FEET TO THE POINT OF BEGINNING;

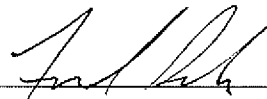
THENCE NORTH 87° 45' 36" EAST, 5.42 FEET TO THE POINT OF ENDING.

EXCEPTING THEREFROM ALL MINERAL RIGHTS OTHER THAN WATER, SAND AND GRAVEL, INCLUDING, WITHOUT LIMITATION, OIL, GAS AND PRECIOUS METALS, PROVIDED, HOWEVER, WITH NO RIGHTS OF DIRECT SURFACE ENTRY AS RESERVED BY HOWARD HUGHES PROPERTIES, LIMITED BY DEED RECORDED APRIL 3, 1989 IN BOOK 890403 AS DOCUMENT NUMBER 00256, OF OFFICIAL RECORDS.

PLEASE BE ADVISED that the Las Vegas Planning Commission, at a duly-noticed hearing held on **August 26, 2010** approved the following **Case Number(s): SDR-38856, VAR-38857, and VAR-38858** 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.

August 31, 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**