

APN(s): 138-32-816-007

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-32-816-007

Inst #: 201011090003782

Fees: \$16.00

N/C Fee: \$0.00

11/09/2010 04:29:49 PM

Receipt #: 572562

Requestor:

LAS VEGAS CITY

Recorded By: SOL Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

Legal Description:

PARCEL 1:

BEING A PORTION OF LOT FIVE (5) OF DURANGO / CHARLESTON A COMMERCIAL SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 80, OF PLATS, PAGE 82, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, LOCATED IN THE SOUTHEAST QUARTER (SE¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 32;

THENCE NORTH 89° 40' 03" EAST, A DISTANCE OF 1967.05 FEET TO THE CENTERLINE INTERSECTION OF CHARLESTON BOULEVARD AND DURANGO DRIVE;

THENCE ALONG THE CENTERLINE OF SAID DURANGO DRIVE, THE FOLLOWING TWO (2) COURSES:

NORTH 04° 14' 20" WEST, A DISTANCE OF 175.00 FEET, AND ALONG A TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 850.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 44' 42" AN ARC LENGTH OF 307.76 FEET;

THENCE SOUTH 73° 29' 39" EAST, (RADIAL) TO SAID CURVE, A DISTANCE OF 80.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DURANGO DRIVE, WHICH IS ALSO THE SOUTHWEST CORNER (SWC) OF SAID LOT FIVE (5) AND THE POINT OF BEGINNING;

THENCE NORTH 89° 40' 03" EAST, A DISTANCE OF 183.92 FEET;

THENCE NORTH 43° 38' 36" EAST, A DISTANCE OF 249.21 FEET;

THENCE NORTH 46° 21' 24" WEST, A DISTANCE OF 220.42 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF DURANGO DRIVE;

Case Number(s): SUP-39104

Assessor's Parcel No(s): 138-32-816-007

Planning Commission Meeting of September 23, 2010

Page 1 of 3 (amh)

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES:

SOUTH 43° 39' 47" WEST, A DISTANCE OF 12.02 FEET, AND ALONG A CURVE TO THE LEFT CURVING, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 800.00 FEET, HAVING A RADIAL BEARING OF NORTH 46° 21' 24" WEST;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 08' 14" AN ARC LENGTH OF 378.91 FEET TO THE POINT OF BEGINNING.

FURTHER DESCRIBED AS LOT 5A ON THAT CERTAIN RECORD OF SURVEY ON FILE IN FILE 118 OF SURVEYS, PAGE 18 OF OFFICIAL RECORDS.

PARCEL 2:

BEING A PORTION OF LOT FIVE (5) OF DURANGO / CHARLESTON A COMMERCIAL SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 80, OF PLATS, PAGE 82, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, LOCATED IN THE SOUTHEAST QUARTER (SE¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 43° 38' 36" EAST, A DISTANCE OF 98.66 FEET;

THENCE SOUTH 46° 21' 24" EAST, A DISTANCE OF 102.25 FEET;

THENCE SOUTH 89° 40' 03" WEST, A DISTANCE OF 142.09 FEET TO THE POINT OF BEGINNING.

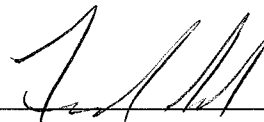
FURTHER DESCRIBED AS LOT 5B ON THAT CERTAIN RECORD OF SURVEY ON FILE IN FILE 118 OF SURVEYS, PAGE 18 OF OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUNDS PREVIOUSLY APPEARED IN THAT CERTAIN DEED RECORDED JULY 28, 2005 IN BOOK 20050728 AS INSTRUMENT NUMBER 06182.

PLEASE BE ADVISED that the Las Vegas Planning Commission, at a duly-noticed hearing held on **September 23, 2010** approved the following **Case Number(s): SUP-39104** 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.

September 29, 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**

APN(s): 138-32-816-006

**CITY OF LAS VEGAS NOTICE OF
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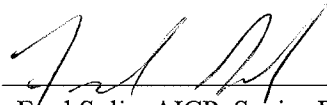
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