

APN(s): 163-06-816-025

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 163-06-816-025

Inst #: 201011090003780

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 ONE (1):

BEING A PORTION OF LOT 1-1, BLOCK 1, OF AMENDED PLAT OF WELLINGTON COMMERCIAL CENTER (BOOK 79 OF PLATS, PAGE 92), A COMMERCIAL SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 82 OF PLATS, PAGE 86, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 5, 6, 7, AND 8, OF SAID TOWNSHIP, BEING THE CENTERLINE INTERSECTION OF W SAHARA AVENUE AND FORT APACHE ROAD;

THENCE SOUTH 89° 47' 47" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 6, COINCIDENT WITH THE CENTERLINE OF SAID WEST SAHARA AVENUE, 1444.22 FEET;

THENCE NORTH 00° 12' 13" WEST, DEPARTING SAID SOUTH LINE AND SAID CENTERLINE, 90.00 FEET TO THE NORTHERLY BOUNDARY LINE OF COMMON ELEMENT 18-1-1A AS SHOWN NO THAT PLAT ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, IN BOOK 53 OF PLATS, AT PAGE 83, SAME BEING THE SOUTHERLY BOUNDARY LINE OF SAID LOT 1-1, ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 89° 47' 47" WEST, ALONG SAID NORTHERLY BOUNDARY LINE, AND SAID SOUTHERLY BOUNDARY LINE, 241.78 FEET;

THENCE NORTH 00° 12' 13" WEST, DEPARTING SAID NORTHERLY BOUNDARY LINE, AND SAID SOUTHERLY BOUNDARY LINE, 207.50 FEET;

Case Number(s): SUP-39144

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Planning Commission Meeting of September 23, 2010

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THENCE NORTH 89° 47' 47" EAST, 154.20 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET;

THENCE EASTERLY, 18.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41° 24' 36" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 65.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 41° 36' 49" WEST;

THENCE EASTERLY, 46.98 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41° 24' 36";

THENCE NORTH 89° 47' 47" EAST, 58.06 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 174.50 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 76° 04' 14" EAST;

THENCE SOUTHERLY, 115.33 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 52' 02" TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 225.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 66° 03' 44" WEST;

THENCE SOUTHERLY, 95.01 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 08' 29";

THENCE SOUTH 00° 12' 13" EAST, 25.00 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT "V" ON THAT CERTAIN RECORD OF SURVEY ON FILE IN FILE 95 OF SURVEYS, PAGE 82, RECORDED JUNE 2, 1998 IN BOOK 980602 AS INSTRUMENT NUMBER 01405, AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED JULY 9, 1998 IN BOOK 980709 AS INSTRUMENT NUMBER 01128, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL TWO (2):

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER COMMON AREA LOTS EIGHTEEN – ONE – ONE A (18-1-1A) OF AMENDED MAP OF PECCOLE RANCH, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 53 OF PLATS, APGE 83, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL THREE (3):

AS EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES AS SHOWN UPON THE FINAL MAP OF AMENDED PECCOLE RANCH PHASE 2 MAP AS SHOWN BY MAP THEREOF ON FILE IN BOOK 76 OF PLATS, PAGE 71, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

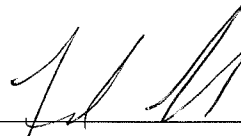
PARCEL FOUR (4):

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS BY VEHICLES AND PEDESTRIANS, PARKING, AND OTHER PURPOSES SET FORTH IN THAT CERTAIN "GRANT OF RECIPROCAL EASEMENTS AND DECLARATION OF COVENANTS," RECORDED FEBRUARY 10, 1999 IN BOOK 990210 AS INSTRUMENT NUMBER 01622, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

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-39144** 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**