

Inst #: 201011090003779
Fees: \$18.00
N/C Fee: \$0.00
11/09/2010 04:29:49 PM
Receipt #: 572562
Requestor:
LAS VEGAS CITY
Recorded By: SOL Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN(s): 139-31-111-001

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 139-31-111-001

Legal Description: THE LAND SITUATED IN THE STATE OF NEVADA, COUNTY OF CLARK, DESCRIBED AS FOLLOWS:

PARCEL I:

A PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER (SWC) OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION 31 AS SHOWN ON THE PLAT OF "THE MEADOWS" ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AT PAGE 56 OF BOOK 18 OF PLATS;

THENCE SOUTH 89° 41' 09" EAST, ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION 31, A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DECATUR BOULEVARD (120.00 FEET WIDE);

THENCE NORTH 00° 18' 45" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE THEREOF, SAID LINE BEING PARALLEL AND A DISTANCE OF 50.00 FEET EASTERLY AT RIGHT ANGLES FROM THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION 31, A DISTANCE OF 169.14 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00° 18' 45" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID DECATUR BOULEVARD A DISTANCE OF 454.89 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. 95 LAS VEGAS EXPRESSWAY, AS RECORDED PER DOCUMENT NUMBER 310209, OF BOOK 851 ON AUGUST 1, 1973 CLARK COUNTY, NEVADA RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THEREOF, FROM A TANGENT BEARING NORTH 22° 44' 07" EAST, NORTHERLY ALONG A CURVE TO THE

RIGHT, BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 66°38' 02" AN ARC LENGTH DISTANCE OF 174.45 FEET TO A POINT;

A RADIAL BEARING FROM SAID POINT BEARS SOUTH 00° 37' 51" EAST;

THENCE CONTINUING ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE THEREOF, ALONG THE FOLLOWING DESCRIBED COURSES: NORTH 89° 56' 11" EAST, 1989.00 FEET, THENCE NORTH 63° 07' 49" EAST, 121.78 FEET;

THENCE DEPARTING THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00° 18' 51" WEST, 400.00 FEET, THENCE SOUTH 89° 41' 09" EAST, 96.20 FEET;

THENCE SOUTH 00° 18' 51" WEST, 273.71 FEET TO A POINT OF INTERSECTINO WITH A NORTHERLY RIGHT-OF-WAY LINE OF MEADOWS LANE (73.00 FEET WIDE);

THENCE NORTH 89° 41' 09" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 149.01 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 888.23 FEET, THENCE WESTERLY ALONG SAID CURVE TO A CENTRAL ANGLE OF 8° 26' 40" AN ARC LENGTH OF 130.91 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,371.56 FEET;

THENCE WESTERLY ALONG SAID CURVE TO A CENTRAL ANGLE OF 06° 36' 01" AN ARC LENGTH OF 158.00 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 94.00 FEET;

THENCE WESTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91° 13' 03" AN ARC LENGTH OF 149.65 FEET TO A POINT OF TANGENCY WITH THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF DECATUR BOULEVARD, SAID POINT BEING THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A PORTION OF THE NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER (SWC) OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION 31, AS SHOWN ON A PLAT OF "THE MEADOWS" ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AS PAGE 56, BOOK 18 OF PLATS;

THENCE SOUTH 89° 41' 09" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION 31, 50.00 FEET TO A POINT ON THE PROJECTED EASTERLY RIGHT-OF-WAY LINE OF DECATUR BOULEVARD (120.00 FEET WIDE);

THENCE NORTH 00° 18' 45" WEST, ALONG SAID PROJECTED EASTERLY RIGHT-OF-WAY LINE THEREOF, SAID LINE BEING PARALLEL WITH AND A DISTANCE OF 50.00 FEET EASTERLY, (MEASURED AT RIGHT ANGLES) FROM THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION 31, 624.03 FEET TO A POINT WHICH IS THE BEGINNING OF A NON-TANGENT CURVE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. 95 LAS VEGAS EXPRESSWAY, AS RECORDED PER DOCUMENT NUMBER 310209 ON AUGUST 1, 1973, CLARK COUNTY, NEVADA RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THEREOF, FROM A TANGENT BEARING NORTH 22° 44' 07" EAST, NORTHERLY ALONG A CURVE TO THE RIGHT, BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 66° 38' 02" AN ARC LENGTH OF 174.45 FEET;

THENCE CONTINUING ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE THEREOF NORTH 89° 56' 11" EAST, 198.00 FEET;

THENCE NORTH 63° 07' 49" EAST, 121.78 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE WESTERLY BOUNDARY OF THE SUTTERHILL SUBDIVISION AS SHOWN BY A PLAT ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AS BOOK 23, PAGE 18 OF PLATS; SOUTH 00° 18' 51" WEST, 269.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00° 18' 51" WEST, 131.00 FEET;

THENCE DEPARTING SAID WESTERLY LINE, NORTH 89° 41' 09" WEST, 4.00 FEET;

THENCE NORTH 00° 18' 51" EAST, 131.00 FEET;

THENCE SOUTH 89° 41' 09" EAST, 4.00 FEET TO THE TRUE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED SEPTEMBER 26, 1978 IN BOOK 948 AS INSTRUMENT NUMBER 907773 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE STATE OF NEVADA BY THAT CERTAIN DEED RECORDED APRIL 16, 2002 IN BOOK 20020416 AS INSTRUMENT NUMBER 00135 OF OFFICIAL RECORDS.

PARCEL II:

A PORTION OF THE NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER (SWC) OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION 31, AS SHOWN ON A PLAT OF "THE MEADOWS" ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AS PAGE 18 OF PLATS;

THENCE SOUTH 89° 41' 09" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION 31, 50.00 FEET TO A POINT ON THE PROJECTED EASTERLY RIGHT-OF-WAY LINE OF DECATUR BOULEVARD (120.00 FEET WIDE);

THENCE NORTH 00° 18' 45" WEST, ALONG SAID PROJECTED EASTERLY RIGHT-OF-WAY LINE THEREOF, SAID LINE BEING PARALLEL WITH AND A DISTANCE OF 50.00 FEET EASTERLY (MEASURED AT RIGHT ANGLES) FROM THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION 31, 624.03 FEET TO A POINT WHICH IS THE BEGINNING OF A NON-TANGENT CURVE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. 95 LAS VEGAS EXPRESSWAY, AS RECORDED PER DOCUMENT NUMBER 310209 ON AUGUST 1, 1973, CLARK COUNTY, NEVADA RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THEREOF, FROM A TANGENT BEARING NORTH 22° 44' 07" EAST, NORTHERLY ALONG A CURVE TO THE RIGHT, BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 66° 38' 02" AN ARC LENGTH OF 174.45 FEET;

THENCE CONTINUING ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE THEREOF NORTH 89° 56' 11" EAST, 198.00 FEET;

THENCE NORTH 63° 07' 49" EAST, 121.78 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE WESTERLY BOUNDARY OF THE SUTTERHILL SUBDIVISION AS SHOWN BY A PLAT ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AS BOOK 23 PAGE 18 OF PLATS; SOUTH 00° 18' 51" WEST, 27.14 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00° 18' 51" WEST, 92.80;

THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89° 41' 09" EAST, 5.65 FEET;

THENCE NORTH 00° 18' 51" EAST, 92.80 FEET;

THENCE NORTH 89° 41' 09" WEST, 5.65 FEET TO THE TRUE POINT OF BEGINNING.

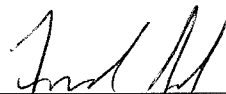
PARCEL III:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, AND PARKING AS CREATED BY THAT CERTAIN RECIPROCAL GRANT OF EASEMENTS AND DECLARATION OF ESTABLISHING RESTRICTIONS AND COVENANTS RECORDED OCTOBER 30, 1978 IN BOOK 963 AS INSTRUMENT NUMBER 922424, OFFICIAL RECORDS, AND AS MODIFIED BY INSTRUMENT RECORDED AUGUST 1, 1980 IN BOOK 1261 AS DOCUMENT NUMBER 1220242, AND AS FURTHER MODIFIED BY THAT CERTAIN INSTRUMENT RECORDED SEPTEMBER 8, 1983 IN BOOK 1801, AS DOCUMENT NUMBER 1760094, OFFICIAL RECORDS.

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-38860** 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**