

Inst #: 201101110004639

Fees: \$15.00

N/C Fee: \$0.00

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Receipt #: 639712

Requestor:

LAS VEGAS CITY

Recorded By: RNS Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN(s): 162-04-807-001

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 162-04-807-001

Legal Description: ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER (SWC) OF LOT 2 IN BLOCK 3 OF THE JUDY RICH TRACT AS SHOWN BY THE MAP THEREOF ON FILE IN BOOK 4 OF PLATS, PAGE 27, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA;

THENCE SOUTH 2° 44' 11" WEST A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER (NWC) OF THAT CERTAIN PARCEL OF LAND CONVEYED BY RICHARD TAM TO PAUL M. BERSHIN BY DEED RECORDED MARCH 29, 1956 AS DOCUMENT NUMBER 73982 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, BEING ALSO A POINT IN THE SOUTH LINE OF SAID JUDY RICH TRACT AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 87° 15' 49" EAST, 1.00 FOOT;

THENCE SOUTH 2° 44' 11" WEST, 60.00 FEET;

THENCE NORTH 87° 15' 49" WEST, 1.00 FOOT;

THENCE SOUTH 2° 44' 11" WEST, 74 FEET MORE OR LESS TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAHARA AVENUE;

THENCE NORTH 87° 15' 49" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 81 FEET MORE OR LESS TO THE MOST EASTERLY CORNER OF THAT CERTAIN PROPERTY DESCRIBED AS PARCEL NUMBER 1393-B IN THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED JUNE 19, 1968 IN BOOK 880, DOCUMENT 706973;

THENCE NORTH 70° 33' 43" WEST ALONG SAID BOUNDARY 52.20 FEET;

THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF TAM DRIVE THE FOLLOWING BEARINGS AND DISTANCES:

NORTH 70° 34' 29" WEST, 4.00 FEET TO THE BEGINNING OF A 56.50 FOOT RADIUS CURVE;

Case Number(s): SUP-39471

Assessor's Parcel No(s): 162-04-807-001

Planning Commission Meeting of October 21, 2010

Page 1 of 2 (amh)

THENCE CURVING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 56° 29' 39" AN ARC LENGTH OF 55.71 FEET TO THE BEGINNING OF A COMPOUND CURVE WITH A RADIUS OF 23.00 FEET;

THENCE CURVING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 22° 47' 18" AN ARC LENGTH OF 9.15 FEET;

THENCE NORTH 38° 26' 15" EAST, 52.00 FEET;

THENCE NORTH 27° 56' 15" EAST, 52.29 FEET TO AN EXTERIOR CORNER OF SAID JUDY RICH TRACT;

THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT THE FOLLOWING BEARINGS AND DISTANCES:

SOUTH 62° 03' 45" EAST, 52.65 FEET TO THE BEGINNING OF A 110.00 FOOT RADIUS CURVE;

THENCE CURVING TO THE LEFT THROUGH A CENTRAL ANGLE OF 25° 12' 04" AN ARC LENGTH OF 48.38 FEET;

THENCE SOUTH 87° 15' 49" EAST, 10.25 FEET TO THE TRUE POINT OF BEGINNING.

PLEASE BE ADVISED that the Las Vegas Planning Commission, at a duly-noticed hearing held on **October 21, 2010** approved the following **Case Number(s): SUP-39471** 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.

November 3, 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**