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APN(s): 139-34-201-023

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 139-34-201-023

Inst #: 201104040000466

Fees: \$15.00

N/C Fee: \$0.00

04/04/2011 08:29:56 AM

Receipt #: 727220

Requestor:

LAS VEGAS CITY

Recorded By: MJM Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

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 NORTHWEST
QUARTER (NW¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.,
CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF MAIN STREET (80' WIDE)
AND CLARK AVENUE (80' WIDE);

THENCE NORTH 62° 06' 26" WEST, ALONG THE PROLONGATION OF THE
CENTERLINE OF CLARK AVENUE, 40.00 FEET TO A POINT ON THE
NORTHWESTERLY RIGHT-OF-WAY LINE OF MAIN STREET;

THENCE SOUTH 27° 55' 28" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY
LINE, A DISTANCE OF 141.09 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 62° 04' 32" WEST, DEPARTING SAID NORTHWESTERLY RIGHT-OF-
WAY LINE, 109.50 FEET TO AN ANGLE POINT OF PARCEL 2 OF THAT PARCEL MAP
RECORDED IN FILE 97 OF PARCEL MAPS, PAGE 72 OF CLARK COUNTY, NEVADA
OFFICIAL RECORDS;

THENCE NORTH 27° 55' 28" EAST ALONG THE BOUNDARY LINE OF SAID PARCEL 2,
A DISTANCE OF 155.00 FEET;

THENCE SOUTH 62° 04' 32" EAST CONTINUING ALONG THE BOUNDARY LINE OF
SAID LOT 2 A DISTANCE OF 109.50 FEET RETURNING TO THE NORTHWESTERLY
RIGHT-OF-WAY LINE OF SAID MAIN STREET;

THENCE SOUTH 27° 55' 28" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY
LINE, 155.0 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,972 SQUARE FEET MORE OR LESS.

Case Number(s): SDR-40772

Assessor's Parcel No(s): 139-34-201-023

Planning Commission Meeting of March 8, 2011

Page 1 of 2 (amh)

BASIS OF BEARINGS

THE CENTERLINE OF MAIN STREET BEARS N 27° 58' 28" E, AS SHOWN ON THAT PARCEL MAP RECORDED IN FILE 97 OF PARCEL MAPS, AT PAGE 72, OF THE CLARK COUNTY, NEVADA, OFFICIAL RECORDS.

PLEASE BE ADVISED that the Las Vegas Planning Commission, at a duly-noticed hearing held on **March 8, 2011** approved the following **Case Number(s): SDR-40772** 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 and/or the Las Vegas City Clerk's Office to request a copy of any and all such conditions, limitations, or restrictions.

March 14, 2011



Fred Solis, AICP, Senior Planner
City of Las Vegas, Department of Planning
333 North Rancho Drive, Suite 300
Las Vegas, NV 89106 – (702) 229-6301

**WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, CITY CLERK
400 STEWART AVENUE, 1ST FLOOR
LAS VEGAS, NV 89101**