

Inst #: 201209250002258
Fees: \$19.00
N/C Fee: \$0.00
09/25/2012 02:34:52 PM
Receipt #: 1319132
Requestor:
LAS VEGAS CITY (PLANNING)
Recorded By: RNS Pgs: 3
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN(s): 138-27-312-007

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

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-27-312-007

(3)

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

PARCEL I:

THAT PORTION OF LOT ONE (1) OF WASHINGTON/BUFFALO, A COMMERCIAL SUBDIVISION ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 86 PAGE 24 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID COMMERCIAL SUBDIVISION OF "WASHINGTON/BUFFALO", BEING ON THE CENTERLINE OF WASHINGTON AVENUE.

THENCE SOUTH 00°41'02" EAST ALONG THE WEST LINE OF SAID COMMERCIAL SUBDIVISION, A DISTANCE OF 45.00 FEET TO THE SOUTH LINE OF SAID WASHINGTON AVENUE, BEING THE POINT OF BEGINNING;

THE FOLLOWING THREE (3) COURSES BEING ALONG THE SOUTH LINE OF SAID WASHINGTON AVENUE;

THENCE SOUTH 89°35'24" EAST, A DISTANCE OF 72.00 FEET;
THENCE NORTH 89°08'13" EAST, A DISTANCE OF 225.05 FEET;
THENCE SOUTH 89°35'24" EAST, A DISTANCE OF 281.55 FEET;
THENCE SOUTH 00°49'46" EAST, A DISTANCE OF 631.63 FEET TO THE SOUTH LINE OF SAID COMMERCIAL SUBDIVISION OF "WASHINGTON/BUFFALO"; THENCE NORTH 89°35'39" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 251.81 FEET;

THE FOLLOWING THREE (3) COURSES BEING ALONG THE SOUTH LINE OF SAID WASHINGTON AVEUNE;

THENCE SOUTH 89°35'24" EAST, A DISTANCE OF 72.00 FEET;
THENCE NORTH 89°08'13" EAST, A DISTANCE OF 225.05 FEET;

THENCE SOUTH 89°35'24" EAST, A DISTANCE OF 281.55 FEET;
THENCE SOUTH 00°49'46" EAST, A DISTANCE OF 631.63 FEET TO THE SOUTH LINE
OF SAID COMMERCIAL SUBDIVISION OF "WASHINGTON/BUFFALO";
THENCE NORTH 89°35'39" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 251.81
FEET;

THE FOLLOWING THREE (3) COURSES BEING ALONG THE WESTERLY LINE OF SAID
COMMERCIAL SUBDIVISION OF "WASHINGTON/BUFFALO";

THENCE NORTH 00°43'57" WEST, A DISTANCE OF 335.82 FEET;
THENCE NORTH 89°35'32" WEST, A DISTANCE OF 328.15 FEET;
THENCE NORTH 00°41'02" WEST A DISTANCE OF 290.82 FEET TO THE POINT OF
BEGINNING.

SAID PARCEL IS SHOWN AS LOT ONE (1) ON RECORD OF SURVEY RECORDED IN
BOOK 97, PAGE 66 OF SURVEYS, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

PARCEL II:

THAT PORTION OF LOT ONE (1) OF WASHINGTON/BUFFALO, A COMMERCIAL
SUBDIVISION, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 86, PAGE 24
OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY,
NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID COMMERCIAL SUBDIVISION
OF "WASHINGTON/BUFFALO", BEING ON THE CENTERLINE OF WASHINGTON
AVENUE;

THE FOLLOWING THREE (3) COURSES BEING ALONG THE SOUTH LINE OF SAID
WASHINGTON AVENUE;

THENCE SOUTH 89°35'24" EAST, A DISTANCE OF 72.00 FEET;
THENCE NORTH 89°08'13" EAST, A DISTANCE OF 225.05 FEET;
THENCE SOUTH 89°35'24" EAST, A DISTANCE OF 281.55 FEET TO THE POINT OF
BEGINNING.

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89°35'24" EAST, A
DISTANCE OF 405.06 FEET TO THE EAST LINE OF SAID COMMERCIAL SUBDIVISION
OF "WASHINGTON/BUFFALO";

THENCE SOUTH 00°49'46" EAST, ALONG SAID EAST LINE, A DISTANCE OF 631.61
FEET TO THE SOUTHEAST CORNER OF SAID COMMERCIAL SUBDIVISION OF
"WASHINGTON/BUFFALO";

THENCE NORTH 89°35'39" WEST, ALONG THE SOUTH LINE OF SAID COMMERCIAL SUBDIVISION OF "WASHINGTON/BUFFALO", A DISTANCE OF 405.06 FEET;

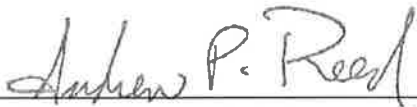
THENCE NORTH 00°49'46" WEST, A DISTANCE FO 631.63 FEET TO THE POINT OF BEGINNING.

SAID PARCEL IS SHOWN AS LOT TWO (2) ON RECORD OF SURVEY RECORDED IN BOOK 97, PAGE 66 OF SURVEYS, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **May 2, 2012** approved the following **Case Number(s): ROC-44906** 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.

September 11, 2012



Andrew P. Reed, AICP, Planning Supervisor
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
495 S. Main Street, 2nd FLOOR
LAS VEGAS, NV 89101