

**CLARK COUNTY BOARD OF COMMISSIONERS**  
**ZONING / SUBDIVISIONS / LAND USE**  
**AGENDA ITEM**

---

**Petitioner:** Jennifer Ammerman, Deputy Director, Department of Comprehensive Planning

---

**Recommendation:** ORD-26-900431: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on September 5, 2018, and April 22, 2026. (For possible action)

---

**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

At the Board of County Commissioners meetings on September 5, 2018, and April 22, 2026, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board conduct a public hearing.

**Cleared For Agenda**  
07/08/26

BILL NO. 6-17-26-5

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-26-900431)  
ORDINANCE NO. \_\_\_\_\_  
(of Clark County, Nevada)

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP RECLASSIFYING CERTAIN PROPERTIES AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH VARIOUS ZONE CHANGE APPLICATIONS ON SEPTEMBER 5, 2018, AND APRIL 22, 2026.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on September 5, 2018, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

**ZC-18-0529**

From R-4 (Multiple Family Residential – High Density) P-C (Planned Community Overlay District) Zone to C-3 (General Commercial) PC (Planned Community Overlay District) Zone described as being a portion of a zone change for Summerlin Village 15A Lot 1 in Book 165, Page 42 of Plats on file in the Office of the County Reorder. Generally located west of Hualapai Way and south of the I-215 Beltway.

APN: 164-13-811-006

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on April 22, 2026, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

**ZC-25-0552**

From CG (Commercial General) Zone to RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and east of Park Street (alignment).

APN: 176-19-601-002; 176-19-601-026

**ZC-26-0025**

From RS20 (Residential Single-Family 20) Zone to IP (Industrial Park) Zone. Generally located east of Topaz Street and north of Dustin Avenue.

APN: 162-36-203-003

**ZC-26-0043**

From RS20 (Residential Single-Family 20) Zone to RM18 (Residential Multi-Family 18) Zone. Generally located west of Maryland Parkway and south of Cactus Avenue.

APN: 177-34-501-002

**ZC-26-0052**

From CC (Commercial Core) Zone to CG (Commercial General) Zone. Generally located east of Buffalo Drive and south of Sunset Road.

APN: 176-03-101-009; 176-03-101-019

**ZC-26-0130**

From RS20 (Residential Single-Family 20) Zone to IP (Industrial Park) Zone. Generally located south of Cheyenne Avenue and east of Betty Lane.

APN: 140-16-103-002 ptn

SECTION 3. If any section of this ordinance or portion thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 4. All ordinances, part of ordinances, chapters, sections, subsections, clauses, phrases, or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 5. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with name of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks.

PROPOSED on the \_\_\_\_\_ day of \_\_\_\_\_ 2026.

INTRODUCED by \_\_\_\_\_

PASSED ON THE \_\_\_\_\_ day of \_\_\_\_\_ 2026.

VOTE:

AYES:

NAYS:

---

---

---

---

---

---

---

ABSTAINING:

---

---

---

---

---

---

---

ABSENT:

---

---

---

---

BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY, NEVADA

By \_\_\_\_\_  
MICHAEL NAFT, Chair

ATTEST:

\_\_\_\_\_  
LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the \_\_\_\_\_ day  
of \_\_\_\_\_, 2026.

**Exhibit "A"**  
**Legal Description(s)**

**(see next page for attachment(s))**

LEGAL DESCRIPTION OF THE LAND

A PORTION OF LOT 1 AS SHOWN IN THE MAP TITLED, "FINAL MAP OF SUMMERLIN VILLAGE 15A", IN BOOK 165, PAGE 42 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 1; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, SOUTH 00°00'00" EAST, 445.02 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTH 90°00'00" WEST, 147.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 28.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 86°13'30" EAST; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°13'37", AN ARC LENGTH OF 1.09 FEET; THENCE SOUTH 89°50'33" WEST, 37.00 FEET; THENCE SOUTH 01°16'29" EAST, 1.07 FEET; THENCE NORTH 90°00'00" WEST, 121.37 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 55.50 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°19'35", AN ARC LENGTH OF 15.81 FEET; THENCE NORTH 73°40'25" WEST, 64.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 55.50 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°15'06", AN ARC LENGTH OF 8.96 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5.50 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 25°34'41" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°21'38", AN ARC LENGTH OF 2.91 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 57.50 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 55°56'19" EAST; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°59'22", AN ARC LENGTH OF 30.10 FEET; THENCE NORTH 90°00'00" WEST, 103.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 57.50 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 86°30'03" WEST; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°10'42", AN ARC LENGTH OF 29.28 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5.50 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 57°19'21" WEST; THENCE

SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF  $31^{\circ}47'07''$ , AN ARC LENGTH OF 3.05 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 55.50 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH  $25^{\circ}32'14''$  WEST; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF  $09^{\circ}03'13''$ , AN ARC LENGTH OF 8.77 FEET; THENCE SOUTH  $73^{\circ}30'58''$  WEST, 66.75 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 55.50 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF  $16^{\circ}19'35''$ , AN ARC LENGTH OF 15.81 FEET; THENCE SOUTH  $89^{\circ}50'33''$  WEST, 310.25 FEET; THENCE NORTH  $00^{\circ}00'00''$  WEST, 608.83 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID LOT 1, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE

TO THE NORTH, HAVING A RADIUS OF 6,308.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH  $13^{\circ}12'33''$  EAST; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF  $04^{\circ}11'47''$ , AN ARC LENGTH OF 462.01 FEET; THENCE SOUTH  $80^{\circ}59'14''$  EAST, 468.82 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS "SURVEY AREA" AS SHOWN ON THE RECORD OF SURVEY ON FILE IN FILE 229, PAGE 58 OF SURVEYS IN THE OFFICIAL RECORDS OF THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

CONTAINS 10.77 ACRES, MORE OR LESS.

**BASIS OF BEARINGS**

NORTH  $01^{\circ}05'10''$  WEST, BEING A PORTION OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN IN BOOK 165, PAGE 42 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

END OF DESCRIPTION

ZC-25-0552

LD

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA, COUNTY OF CLARK,  
DESCRIBED AS FOLLOWS:

PARCEL 1: APN 176-19-601-002

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE  
SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19,  
TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.

SUBJECT TO A RIGHT-OF-WAY FOR FEDERAL AID HIGHWAY UNDER THE ACT OF NOVEMBER 9,  
1921 (42 STAT. 212), THE NORTHERLY ONE HUNDRED FEET (100.00') OF WHICH WAS ABANDONED  
BY THAT CERTAIN RESOLUTION OF ABANDONMENT RECORDED MAY 16, 1990 AS INSTRUMENT  
NO. 900516-00505, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL 2: APN 176-19-601-026

THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER  
(NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF  
SECTION 19, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.

ZC-26-0025  
LD

### **Legal Description**

All that certain Property situated in the County of Clark and State of Nevada,  
being described as follows:

The West 180 feet of the South 165 feet of the North half (N ½) of the  
Northwest quarter (NW ¼) of the Southeast quarter (SE ¼) of the Northwest  
quarter (NW ¼) of section 36, township 21 South, range 61 East, M.D.M

Excepting therefrom the interest in and to the westerly thirty feet (30.00') and  
the Southerly thirty feet (30.00') as conveyed to Clark County by deed  
recorded June 25, 1970 Book 43 as document NO.34033 Official Records

Note: the above metes and bounds description appeared previously in that  
certain grant, bargain, sale deed recorded July 5, 2007 in book 20070705 as  
instrument NO. 0003131, official records, Clark County, Nevada

Parcel Number: 161-36-203-003

ZC-26-0043  
LD

### LEGAL DESCRIPTION

THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M.

EXCEPTING AND RESERVING ALSO TO THE UNITED STATES, ALL OIL, GAS AND OTHER MINERAL DEPOSITS IN THE LAND, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME ACCORDING TO THE PROVISIONS OF THE ACT OF JUNE 1, 1938 AS RESERVED IN THE PATENT RECORDED DECEMBER 20, 1960.

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE COUNTY OF CLARK BY GRANT, BARGAIN, SALE DEED RECORDED ON MARCH 11, 1997 IN BOOK 970311, AS INSTRUMENT NO. 01387 IN THE OFFICE OF THE CLARK COUNTY RECORDER.

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE COUNTY OF CLARK BY GRANT, BARGAIN, SALE AND DEDICATION DEED RECORDED MARCH 18, 2013 IN BOOK 20130318, AS INSTRUMENT NO. 0002660, OFFICIAL RECORDS.

AND ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE COUNTY OF CLARK BY GRANT, BARGAIN, SALE DEED RECORDED JUNE 15, 2018 IN BOOK 20180615, AS INSTRUMENT NO. 0003416, OFFICIAL RECORDS.

Legal Description

## PARCEL I:

GOVERNMENT LOT 21 IN SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.,  
EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 21; THENCE  
NORTH 00° 37' 47" WEST ALONG THE EAST LINE THEREOF, 230.99 FEET TO A POINT  
HEREINAFTER REFERRED TO AS POINT "A"; THENCE FROM A TANGENT WHICH BEARS  
NORTH 89° 12' 38" WEST CURVING TO THE LEFT ALONG THE ARC OF A 3870.50 FOOT  
RADIUS CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 02° 28' 27", AN  
ARC LENGTH OF 167.14 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A  
RADIAL LINE BEARS NORTH 01° 41' 05" WEST; THENCE CURVING TO THE RIGHT ALONG  
AN ARC OF AN 82.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A  
CENTRAL ANGLE OF 90° 45' 44", AN ARC LENGTH OF 129.90 FEET TO A POINT OF REVERSE  
CURVATURE THROUGH WHICH A RADIAL LINE BEARS SOUTH 89° 04' 39" WEST; THENCE  
CURVING TO THE LEFT ALONG THE ARC OF A 2557.50 FOOT RADIUS CURVE, CONCAVE  
SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 02° 14' 25", AN ARC LENGTH OF  
100.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B" TO WHICH A RADIAL  
LINE BEARS NORTH 86° 50' 14" EAST; THENCE CONTINUING ALONG SAID CURVE TO THE  
LEFT, THROUGH A CENTRAL ANGLE OF 02° 44' 44", AN ARC LENGTH OF 122.55 FEET TO A  
POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS NORTH 84° 05'  
30" EAST; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 2442.50 FOOT RADIUS  
CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 03° 05' 04", AN

ARC LENGTH OF 132.20 FEET TO A POINT ON THE NORTH LINE OF SAID GOVERNMENT  
LOT 21 TO WHICH A RADIAL LINE BEARS SOUTH 87° 11' 34" WEST; THENCE SOUTH 88° 24'  
13" WEST ALONG SAID NORTH LINE, 63.85 FEET TO THE NORTHWEST CORNER OF SAID  
GOVERNMENT LOT 21;

THENCE SOUTH 00° 54' 26" EAST ALONG THE WEST LINE THEREOF, 671.04 FEET TO THE  
SOUTHWEST CORNER OF SAID GOVERNMENT LOT 21; THENCE NORTH 88° 31' 14" EAST  
ALONG THE SOUTH LINE THEREOF, 330.66 FEET TO THE POINT OF BEGINNING.

AND:

THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST  
QUARTER NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 22

ZC-26-0052

SOUTH, RANGE 60 EAST, M.D.B.&M., FURTHER DESCRIBED AS GOVERNMENT LOT 22,  
CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHWEST  
QUARTER

(SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW  
1/4) OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEV  
ADA, ALSO KNOWN AS GOVERNMENT LOT 22, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF (E 1/2) OF THE SOUTHWEST  
QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST  
QUARTER (NW 1/4) OF SAID SECTION 3; THENCE NORTH  $00^{\circ} 37' 47''$  WEST ALONG THE  
WEST LINE THEREOF, 230.99 FEET; THENCE FROM A TANGENT WHICH BEARS SOUTH  $89^{\circ}$   
 $12' 38''$  EAST CURVING TO THE RIGHT ALONG THE ARC OF A 3870.50 FOOT RADIUS  
CURVE, CONCA VE SOUTHWESTERLY, THROUGH A

CENTRAL ANGLE OF  $04^{\circ} 55' 18''$ , AN ARC LENGTH OF 332.47 FEET TO A POINT ON THE  
EAST LINE OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE  
NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID  
SECTION 3, TO WHICH A RADIAL LINE BEARS NORTH  $05^{\circ} 42' 40''$  EAST; THENCE SOUTH  
 $00^{\circ} 21' 08''$  EAST ALONG SAID EAST LINE, 203.59 FEET TO THE SOUTHEAST CORNER OF  
THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST  
QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 3;

THENCE SOUTH  $88^{\circ} 31' 14''$  WEST, ALONG THE SOUTH LINE OF THE EAST HALF (E 1/2) OF  
THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE  
NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 3, A DISTANCE OF 330.66 FEET TO THE  
POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT  
CERTAIN DOCUMENT RECORDED MARCH 28, 2014 IN BOOK 20140328 AS INSTRUMENT  
NO. 02306, OF OFFICIAL RECORDS CLARK COUNTY, NEVADA.

## PARCEL II:

THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M., ALSO KNOWN AS GOVERNMENT LOT 23.

EXCEPTING THEREFROM THE NORTH 30.00 FEET, THE WEST 30.00 FEET, THE SOUTH 30.00 FEET AND THOSE CERTAIN SPANDREL AREAS IN THE NORTHWEST CORNER AND THE SOUTHWEST CORNER AS CONVEYED TO CLARK COUNTY BY GRANT, BARGAIN, SALE DEED RECORDED JULY 22, 1977 IN BOOK 766, AS DOCUMENT NO. 725494, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, ALSO KNOWN AS GOVERNMENT LOT 23, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THAT PORTION OF MARTIN AVENUE DESCRIBED IN DEED TO THE COUNTY OF CLARK, RECORDED JULY 22, 1977 IN BOOK 766 AS DOCUMENT NO. 725494, OFFICIAL RECORDS, IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, WITH THE EAST LINE OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 3; THENCE SOUTH 88° 31' 14" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 285.51 FEET; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 91 ° 07' 38", AN ARC LENGTH OF 23.86 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF TIOGA WAY; THENCE NORTH 00° 21' 08" WEST ALONG SAID EAST RIGHT OF WAY LINE, 149.74 FEET; THENCE SOUTH 79° 20' 31" EAST, 306.88 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 3; THENCE SOUTH 00° 04' 27" EAST ALONG SAID EAST LINE, 100.51 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED ALLEY/OR STREET AS PROVIDED FOR IN THAT CERTAIN ORDER OF VACATION RECORDED FEBRUARY 16, 2006 IN BOOK 20060216 AS DOCUMENT NO. 0004195 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, TITLE TO WHICH WOULD PASS BY OPERATION OF LAW WITH A CONVEYANCE OF SAID LOT(S).

ZC-26-0052

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 28, 2014 IN BOOK 20140328 AS INSTRUMENT NO. 02306, OF OFFICIAL RECORDS CLARK COUNTY, NEVADA.

ZC-26-  
0130

APN 140-16-103-002

THE NORTH ONE HUNDRED AND TWENTY-FIVE FEET (125') OF THE WEST FIFTY FEET (50') OF THE FOLLOWING DESCRIBED PARCEL OF LAND.

THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., EXCEPTING THE WEST 230.00 FEET AND THE EAST 230.00 FEET, ALSO EXCEPTING THE INTEREST IN AND TO THE NORTHERLY 40 FEET AS CONVEYED TO CLARK COUNTY, NEVADA FOR STREET AND ROAD PURPOSES BY DEED RECORDED JUNE 30, 1961, AS DOCUMENT NO. 247057 OF OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION OF CHEYENNE AVENUE AS VACATED BY THE BOARD OF COUNTY COMMISSIONERS IN AN ORDER OF VACATION RECORDED AUGUST 13, 1992, IN BOOK 920813 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDERS AS DOCUMENT NO. 00669

PREPARED BY:  
JEFFREY C. MILLER  
NEVADA CERTIFICATE NO. 21266  
BAUGHMAN & TURNER, INC.  
1210 HINSON STREET  
LAS VEGAS, NEVADA 89102

