

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

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**Petitioner:** Sami Real, Director, Department of Comprehensive Planning

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**Recommendation:** ORD-23-900542: Introduce 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 August 16, 2023, September 6, 2023, September 20, 2023 and in Assessors Book 176. (For possible action)

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**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

At the Board of County Commissioners August 16, 2023, September 6, 2023, September 20, 2023 meetings and in Assessors Book 176, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board set a public hearing for November 21, 2023.

BILL NO. \_\_\_\_\_

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-23-900542)  
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 AUGUST 16, 2023, SEPTEMBER 6, 2023, SEPTEMBER 20, 2023 AND IN ASSESSOR’S BOOK 176.

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 August 16, 2023, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

**ZC-23-0227**

From M-D (Designed Manufacturing) Zone M-1 (Light Manufacturing) Zone.

GENERALLY LOCATED: NORTH OF JUDSON AVENUE AND WEST OF LAMONT STREET  
APN: 140-20-501-004

**ZC-23-0338**

From H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.

GENERALLY LOCATED: SOUTHWEST OF BOULDER HIGHWAY AND NORTH OF ENGLISH AVENUE  
APN: 161-28-517-175

**ZC-23-0360**

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone

GENERALLY LOCATED: SOUTHWEST OF LE BARON AVENUE (ALIGNMENT) AND VALLEY VIEW BOULEVARD  
APN: 177-30-604-002, 003, 005, 006

**ZC-23-0383**

From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone.

GENERALLY LOCATED: NORTH OF SUNSET ROAD, WEST OF DECATUR BOULEVARD  
APN: 163-36-801-028, 040, 041

**ZC-23-0402**

From R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.

GENERALLY LOCATED: SOUTH OF TECO AVENUE, EAST OF JONES BOULEVARD  
APN: 163-36-401-081

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on September 6, 2023, the following described properties situated in Clark County are reclassified as follows:

**ZC-23-0220**

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

GENERALLY LOCATED: SOUTH OF RUSSELL ROAD AND WEST OF CONQUISTADOR STREET  
APN: 163-31-101-004

**ZC-23-0309**

From R-1 (Single Family Residential) Zone to R-4 (Multiple Family Residential – High Density) Zone.

GENERALLY LOCATED: EAST OF NELLIS BOULEVARD AND SOUTH OF CHARLESTON BOULEVARD  
APN: 161-04-103-003

**ZC-23-0378**

From R-T (Manufactured Home Residential) Zone to H-1 (Limited Resort and Apartment) Zone.

GENERALLY LOCATED: WEST OF LAS VEGAS BOULEVARD SOUTH AND NORTH OF RICHMAR AVENUE  
APN: 177-20-701-005, 008, 012

**ZC-23-0415**

From R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.

GENERALLY LOCATED: SOUTHWEST OF RAINBOW BOULEVARD AND SHELBOURNE AVENUE  
APN: 176-15-601-004

**ZC-23-0421**

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

GENERALLY LOCATED: SOUTH OF WINDMILL LANE AND EAST OF CIMARRON ROAD  
APN: 176-16-501-002

**ZC-23-0431**

From R-E (Rural Estates Residential) Zone to C-P (Office and Professional) Zone.

GENERALLY LOCATED: NORTHWEST OF RAINBOW BOULEVARD AND PALMYRA AVENUE  
APN: 163-10-707-011

**ZC-23-0435**

From R-E (Rural Estates Residential) Zone to C-P (Office and Professional) Zone.

GENERALLY LOCATED: NORTHEAST CORNER OF BADURA AVENUE AND GAGNIER BOULEVARD  
APN: 176-04-301-006  
176-04-301-015

SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on September 20, 2023, the following described properties situated in Clark County are reclassified as follows:

**ZC-23-0326**

From R-E (Rural Estates Residential) Zone and R-3 (Multiple Family Residential) Zone to C-1 (Local Business) Zone.

GENERALLY LOCATED: EAST OF DECATUR BOULEVARD, NORTH OF FRIAS AVENUE  
APN: 177-30-301-033

**ZC-23-0334**

From R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone.

GENERALLY LOCATED: WEST OF POLARIS AVENUE AND NORTH OF FRIAS AVENUE  
APN: 177-29-301-019 AND 020

**ZC-23-0429**

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

GENERALLY LOCATED: EAST OF ARVILLE STREET AND SOUTH OF RICHMAR AVENUE  
APN: 177-19-801-007

**ZC-23-0478**

From M-1 (Light Manufacturing) Zone to C-2 (General Commercial) Zone.

GENERALLY LOCATED: WEST OF SAMMY DAVIS JR. DRIVE, SOUTH OF CIRCUS CIRCUS DRIVE  
APN: 162-09-203-006

**ZC-23-0489**

From C-2 (General Commercial) Zone and M-1 (Light Manufacturing) Zone to M-D (Designed Manufacturing (Zone).

GENERALLY LOCATED: EAST OF EDMOND STREET AND SOUTH OF CAPOVILLA AVENUE  
APN: 176-01-801-044

SECTION 4. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners in Assessor's Book 176, the following described properties situated in Clark County are reclassified as follows:

**ZC-23-0042**

From R-5 (Apartment Residential) Zone to C-2 (General Commercial) Zone to.

GENERALLY LOCATED: NORTH OF RAFAEL RIVERA WAY AND WEST OF RAINBOW BOULEVARD  
APN: 176-03-511-003

**ZC-0525-17**

From R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.

GENERALLY LOCATED: SOUTH OF BADURA AVENUE AND EAST OF MONTESSOURI STREET  
APN: 176-03-703-004

SECTION 5. 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 6. 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 7. 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 \_\_\_\_\_  
\_\_\_\_\_ 2023.

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

PASSED ON THE \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_ 2023.

VOTE:

AYES:

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NAYS:

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ABSTAINING:

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ABSENT:

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BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY, NEVADA

By \_\_\_\_\_  
JAMES B. GIBSON, Chair

ATTEST:

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

This ordinance shall be in force and effect from and after the \_\_\_\_\_ day  
of \_\_\_\_\_, 2023.

**Exhibit “A”**  
**Legal Description(s)**

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

**LEGAL DESCRIPTION**

THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THOSE PORTIONS OF JUDSON AVENUE AND LAMONT STREET AS CONVEYED TO THE COUNTY OF CLARK IN THE "GRANT, BARGAIN, SALE AND DEDICATION DEED" RECORDED NOVEMBER 28, 2006 IN BOOK 20061128 AS DOCUMENT NO. 06453, OF OFFICIAL RECORDS.





p1 of 2

2525 W. Horizon Ridge Parkway, Suite 230,  
Henderson, NV 89052  
Tel.: (702) 719-2020 Fax: (702) 269-9673  
Gary L. Carlson, Architect (License No. 1859)  
Sheldon Colen, Architect (License No. 7701)

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**RE: ZC-23-0338**

#### **LEGAL DESCRIPTION**

LOT 1 AS SHOWN BY AMENDED FINAL MAP OF SPORTSMAN'S MANOR CONDOMINIUM SUBDIVISION THEREOF ON FILE IN BOOK 69 OF PLATS, PAGE 91 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA.

ZC-23-0338

P 2 of 2

**EXHIBIT A  
LEGAL DESCRIPTION**

LOT FOUR (4) OF AN AMENDED PLAT OF SPORTSMAN MANOR CONDOMINIUMS, A CONDOMINIUM SUBDIVISION AND THREE COMMERCIAL LOTS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 69 OF PLATS, PAGE 91, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

(LOT FOUR (4) CONSISTS OF ALL UNITS IN BUILDINGS A, B, C, D AND E, COMMON AREA, PRIVATE STREETS AND PARKING AREAS)

SPECIFICALLY PARCEL NUMBER 161-28-517-175

**LEGAL DESCRIPTION**

APN: 177-30-604-002

THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M. CLARK COUNTY, NEVADA.

APN: 177-30-604-003

THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M. CLARK COUNTY, NEVADA.

APN: 177-30-604-005

THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M. CLARK COUNTY, NEVADA.

APN: 177-30-604-006

THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M. CLARK COUNTY, NEVADA.

ZC-23-0383

**Exhibit A**  
**Legal Description of the Land**

THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE  
SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION  
36, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M.

ZC-23-0402

LEGAL DESCRIPTION

APN: 163-36-401-015

THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE  
SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF SECTION  
36, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M.

2C-23-0220

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

PARCEL III: (APN 163-31-101-004)

THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4)  
OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B.  
& M, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO CLARK COUNTY BY DEED  
RECORDED MARCH 6, 1975 IN BOOK 500 AS DOCUMENT NO. 459760 OF OFFICAL RECORDS.

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EXHIBIT "A"  
LEGAL DESCRIPTION

ZC-23-0309

PARCEL A-7:

PARCEL ONE (1):

That portion of the Northwest Quarter (NW 1/4) of Section 4,  
Township 21 South, Range 62 East, M.D.M., further described as  
follows:

Lot Four (4) as shown by map thereof in File 55 of Parcel Maps,  
Page 65, in the Office of the County Recorder of Clark County,  
Nevada.

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APN 177-20-701-005 & -008

EXHIBIT "A"  
LEGAL DESCRIPTION  
RICHMAR AVENUE & LAS VEGAS BOULEVARD  
LOT 1-1

BEING A PORTION OF PARCEL 1 IN THAT CERTAIN "GRANT, BARGAIN, AND SALE DEED" RECORDED DECEMBER 29, 2021 AS INSTRUMENT NO. 20211229:0225 OF OFFICIAL RECORDS IN THE OFFICE OF THE CLARK COUNTY RECORDER, SITUATED IN THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID "GRANT, BARGAIN AND SALE DEED"; THENCE ALONG THE NORTHERLY LINE THEREOF, NORTH 89°39'45" EAST, A DISTANCE OF 835.52 FEET; THENCE SOUTH 00°20'49" EAST, A DISTANCE OF 1.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 18.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 00°24'32" WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 91°27'18", AN ARC DISTANCE OF 28.73 FEET; THENCE SOUTH 01°51'51" EAST, A DISTANCE OF 61.88 FEET; THENCE SOUTH 06°15'57" WEST, A DISTANCE OF 70.71 FEET; THENCE SOUTH 01°51'51" EAST, A DISTANCE OF 376.50 FEET; THENCE SOUTH 04°14'26" EAST, A DISTANCE OF 61.55 FEET; THENCE SOUTH 01°51'51" EAST, A DISTANCE OF 72.86 FEET; THENCE NORTH 88°07'56" EAST, A DISTANCE OF 549.43 FEET; THENCE DEPARTING AFOREMENTIONED NORTHERLY LINE, SOUTH 01°30'06" EAST, A DISTANCE OF 297.93 FEET; THENCE SOUTH 88°33'03" WEST, A DISTANCE OF 65.17 FEET; THENCE SOUTH 01°29'26" EAST, A DISTANCE OF 337.16 FEET TO A POINT ON THE SOUTHERLY LINE OF AFOREMENTIONED "GRANT, BARGAIN AND SALE DEED"; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 88°08'37" WEST, A DISTANCE OF 317.18 FEET; THENCE SOUTH 88°09'48" WEST, A DISTANCE OF 982.25 FEET TO THE SOUTHWESTERLY CORNER OF SAID "GRANT, BARGAIN AND SALE DEED"; THENCE ALONG THE WESTERLY LINE THEREOF, NORTH 01°25'49" WEST, A DISTANCE OF 611.48 FEET; THENCE NORTH 01°25'49" WEST, A DISTANCE OF 707.53 FEET TO THE POINT OF BEGINNING.  
CONTAINING 31.93 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LAS VEGAS BOULEVARD PRIMARY CONTROL LINE, AS SHOWN BY MAP THEREOF IN FILE 178 OF SURVEYS, PAGE 33 OF OFFICIAL RECORDS, BETWEEN SERENE AVENUE AND RICHMAR AVENUE, SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 16 EAST, M.D.M., CLARK COUNTY, NEVADA.  
SAID LINE BEARS SOUTH 00°13'12" EAST.

SHEET 1 OF 1

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zc-23-0378 p2 of 14

Name: Standard : 1

Point of Beginning : North: 573962.8189' East: 270081.3771'

Segment #1 : Curve

Length: 28.73' Radius: 18.00'

Delta: 091°27'18" Tangent: 18.46'

Chord: 25.78' Course: S43°51'49"W

Course In: S00°24'32"E Course Out: S88°08'09"W

RP North: 573944.8194' East: 270081.5056'

End North: 573944.2339' East: 270063.5151'

Segment #2 : Line

Course: S01°51'51"E Length: 61.88'

North: 573882.3866' East: 270065.5280'

Segment #3 : Line

Course: S06°15'57"W Length: 70.71'

North: 573812.0990' East: 270057.8104'

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P3 of 14

Segment #4 : Line

Course: S01°51'51"E      Length: 376.50'  
North: 573435.7983'      East: 270070.0572'

Segment #5 : Line

Course: S04°14'26"E      Length: 61.55'  
North: 573374.4168'      East: 270074.6083'

Segment #6 : Line

Course: S01°51'51"E      Length: 72.86'  
North: 573301.5953'      East: 270076.9783'

Segment #7 : Line

Course: N88°07'56"E      Length: 549.43'  
North: 573319.5018'      East: 270626.1162'

Segment #8 : Line

ZC-23-0378  
P 4 of 4

Course: S01°30'06"E      Length: 297.93'  
North: 573021.6744'      East: 270633.9234'

Segment #9 : Line

Course: S88°33'03"W      Length: 65.17'  
North: 573020.0260'      East: 270568.7700'

Segment #10 : Line

Course: S01°29'26"E      Length: 337.16'  
North: 572682.9831'      East: 270577.5397'

Segment #11 : Line

Course: S88°08'37"W      Length: 317.18'  
North: 572672.7075'      East: 270260.5218'

Segment #12 : Line

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Course: S88°09'48"W      Length: 982.25'  
North: 572641.2271'      East: 269278.7799'

Segment #13 : Line

Course: N01°25'49"W      Length: 611.48'  
North: 573252.5151'      East: 269263.5183'

Segment #14 : Line

Course: N01°25'49"W      Length: 707.53'  
North: 573959.8288'      East: 269245.8593'

Segment #15 : Line

Course: N89°39'45"E      Length: 835.52'  
North: 573964.7507'      East: 270081.3654'

Segment #16 : Line

Course: S00°20'49"E      Length: 1.93'

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North: 573962.8189'

East: 270081.3771'

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Perimeter: 5377.82'

Area: 1390677.51 Sq. Ft.

2C-23-0378

7 & 14

APN 177-20-701-005 & -012

EXHIBIT "A"  
LEGAL DESCRIPTION  
RICHMAR AVENUE & LAS VEGAS BOULEVARD  
LOT 1-2

BEING A PORTION OF PARCELS 1 AND 2 IN THAT CERTAIN "GRANT, BARGAIN, AND SALE DEED" RECORDED DECEMBER 29, 2021 AS INSTRUMENT NO. 20211229:0225 OF OFFICIAL RECORDS IN THE OFFICE OF THE CLARK COUNTY RECORDER, SITUATED IN THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID "GRANT, BARGAIN AND SALE DEED"; THENCE ALONG THE EASTERLY LINE THEREOF, SOUTH 00°13'12" WEST, A DISTANCE OF 893.54 FEET; THENCE SOUTH 00°41'19" WEST, A DISTANCE OF 51.84 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 87°27'18", AN ARC DISTANCE OF 38.16 FEET; THENCE SOUTH 88°08'37" WEST, A DISTANCE OF 304.05 FEET; THENCE SOUTH 88°08'37" WEST, A DISTANCE OF 522.17 FEET; THENCE DEPARTING THE SOUTHERLY LINE OF AFOREMENTIONED "GRANT, BARGAIN AND SALE DEED", NORTH 01°29'26" WEST, A DISTANCE OF 337.16 FEET; THENCE NORTH 88°33'03" EAST, A DISTANCE OF 65.17 FEET; THENCE NORTH 01°30'06" WEST, A DISTANCE OF 297.93 FEET TO A POINT ON THE NORTHERLY LINE OF SAID "GRANT, BARGAIN AND SALE DEED"; THENCE ALONG SAID NORTHERLY LINE, NORTH 88°07'56" EAST, A DISTANCE OF 281.06 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS 132.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 88°22'43", AN ARC DISTANCE OF 203.61 FEET; THENCE NORTH 00°14'45" WEST, A DISTANCE OF 323.33 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 170.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 26°44'13", AN ARC DISTANCE OF 79.33 FEET; THENCE NORTH 26°29'31" EAST, A DISTANCE OF 73.81 FEET; THENCE NORTH 26°29'31" EAST, A DISTANCE OF 73.81 FEET; THENCE NORTH 26°57'48" EAST, A DISTANCE OF 22.72 FEET; THENCE SOUTH 00°13'51" EAST, A DISTANCE OF 99.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 105.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 54°52'01" WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 01°17'41", AN ARC DISTANCE OF 2.37 FEET; THENCE NORTH 36°25'50" EAST, A DISTANCE OF 36.50 FEET; THENCE NORTH 27°36'53" EAST, A DISTANCE OF 103.71 FEET; THENCE NORTH 89°39'45" EAST, A DISTANCE OF 52.44 FEET; THENCE SOUTH 00°50'49" EAST, A DISTANCE OF 294.15 FEET; THENCE NORTH 89°19'13" EAST, A DISTANCE OF 208.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.28 ACRES, MORE OR LESS.

SHEET 1 OF 2

2C-2303~~18~~

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THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LAS VEGAS BOULEVARD PRIMARY CONTROL LINE, AS SHOWN BY MAP THEREOF IN FILE 178 OF SURVEYS, PAGE 33 OF OFFICIAL RECORDS, BETWEEN SERENE AVENUE AND RICHMAR AVENUE, SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 16 EAST, M.D.M., CLARK COUNTY, NEVADA.  
SAID LINE BEARS SOUTH 00°13'12" EAST.

SHEET 2 OF 2

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20-23-0378

Name: Standard : 1

Point of Beginning : North: 574533.7884' East: 272431.7200'

Segment #1 : Line

Course: S00°13'51"E Length: 99.40'

North: 574434.3844' East: 272432.1205'

Segment #2 : Curve

Length: 2.37' Radius: 105.00'

Delta: 001°17'41" Tangent: 1.19'

Chord: 2.37' Course: N35°46'50"E

Course In: S54°52'01"E Course Out: N53°34'19"W

RP North: 574373.9591' East: 272517.9913'

End North: 574436.3094' East: 272433.5079'

Segment #3 : Line

Course: N36°25'50"E Length: 36.50'

North: 574465.6764' East: 272455.1834'



10814  
7C-23-0378

Segment #4 : Line

Course: N27°36'53"E Length: 103.71'

North: 574557.5725' East: 272503.2558'

Segment #5 : Line

Course: N89°39'45"E Length: 52.44'

North: 574557.8815' East: 272555.6978'

Segment #6 : Line

Course: S00°50'49"E Length: 294.15'

North: 574263.7594' East: 272560.0460'

Segment #7 : Line

Course: N89°19'13"E Length: 208.85'

North: 574266.2369' East: 272768.8802'

Segment #8 : Line

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Course: S00°13'12"W      Length: 893.54'  
North: 573372.7034'      East: 272765.4492'

Segment #9 : Line

Course: S00°41'19"W      Length: 51.84'  
North: 573320.8690'      East: 272764.8262'

Segment #10 : Curve

Length: 38.16'      Radius: 25.00'  
Delta: 087°27'18"      Tangent: 23.91'  
Chord: 34.56'      Course: S44°24'58"W  
Course In: N89°18'41"W      Course Out: S01°51'23"E  
RP North: 573321.1695'      East: 272739.8280'  
End North: 573296.1826'      East: 272740.6380'

Segment #11 : Line

Course: S88°08'37"W      Length: 304.05'  
North: 573286.3324'      East: 272436.7458'

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Segment #12 : Line

Course: S88°08'37"W Length: 522.17'

North: 573269.4159' East: 271914.8481'

Segment #13 : Line

Course: N01°29'26"W Length: 337.16'

North: 573606.4588' East: 271906.0784'

Segment #14 : Line

Course: N88°33'03"E Length: 65.17'

North: 573608.1071' East: 271971.2319'

Segment #15 : Line

Course: N01°30'06"W Length: 297.93'

North: 573905.9345' East: 271963.4246'

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Segment #16 : Line

Course: N88°07'56"E      Length: 281.06'

North: 573915.0946'      East: 272244.3356'

Segment #17 : Curve

Length: 203.61'      Radius: 132.00'

Delta: 088°22'43"      Tangent: 128.32'

Chord: 184.02'      Course: N43°56'35"E

Course In: N01°52'04"W      Course Out: N89°45'13"E

RP North: 574047.0244'      East: 272240.0336'

End North: 574047.5921'      East: 272372.0323'

Segment #18 : Line

Course: N00°14'45"W      Length: 323.33'

North: 574370.9191'      East: 272370.6457'

Segment #19 : Curve

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Length: 79.33'      Radius: 170.00'

Delta: 026°44'13"      Tangent: 40.40'

Chord: 78.61'      Course: N13°07'22"E

Course In: N89°45'15"E      Course Out: N63°30'32"W

RP North: 574371.6482'      East: 272540.6442'

End North: 574447.4784'      East: 272388.4937'

Segment #20 : Line

Course: N26°29'31"E      Length: 73.81'

North: 574513.5381'      East: 272421.4184'

Segment #21 : Line

Course: N26°57'48"E      Length: 22.72'

North: 574533.7884'      East: 272431.7200'

-----

Perimeter: 4291.32'      Area: 709177.67 Sq. Ft.

Legal Description

The East Half (E ½) of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 15, Township 22 South, Range 60 East, M.D.&M., Clark County, Nevada.

Excepting therefrom that portion conveyed in that certain grant deed recorded December 07, 1965 in Book 676 as Instrument No. 543830, in the office of the County Recorder of Clark County, Nevada.

Further excepting therefrom that portion conveyed in that certain Grant Deed recorded December 18, 2006 in Book 20061218, as Instrument No. 03564, in the office of the County Recorder of Clark County, Nevada.

**ZC-23-0421**

**Legal Description**

APN 176-16-501-002 Being the East half (E  $\frac{1}{2}$ ) of the Northwest quarter (NW  $\frac{1}{4}$ ) of the Northwest quarter (NW  $\frac{1}{4}$ ) of the Northeast quarter (NE  $\frac{1}{4}$ ) of Section 16, Township 22 South, Range 60 East, M.D.B.&M.

ZC-23-0431

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., FURTHER DESCRIBED AS FOLLOWS:

LOT TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 80 PARCEL MAPS, PAGE 61, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

*TOGETHER* with all treatments, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, reminders, rents, issues or profits thereof.



ZC-23-0435 INTERMOUNTAIN HEALTH  
SOUTHWEST AMBULATORY DESTINATION CENTER

LEGAL DESCRIPTIONS

**APN# 176-04-301-006**

THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.

**APN# 176-04-301-015**

THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) IN SECTION 4, TOWNSHIP 22 SOUTH, RANGE 60 EAST,  
M.D.M., CLARK COUNTY, NEVADA

EXCEPTING THEREFROM THAT PORTION OF LAND AS DEDICATED FOR PUBLIC STREET AND UTILITY PURPOSES BY INSTRUMENT RECORDED APRIL 20, 2001 IN BOOK 20010420 AS DOCUMENT NO. 00987, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE COUNTY OF CLARK IN THAT CERTAIN DEDICATION IN FEE RECORDED SEPTEMBER 27, 2019 IN BOOK 20190927 AS INSTRUMENT NO. 00494 OF OFFICIAL RECORDS.

2C-23-0326

**Exhibit A**

**Property**

APN: 177-30-301-033

GOVERNMENT LOT THIRTY-FOUR (34) IN SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M, CLARK COUNTY, NEVADA

EXCEPTING THEREFROM THAT PORTION AS DEDICATED BY DEDICATION RECORDED JANUARY 12, 2000 IN BOOK 20000112 AS DOCUMENT NO. 00676, OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION AS DEDICATED BY DEDICATION RECORDED OCTOBER 21, 2019 IN BOOK 20191021 AS DOCUMENT NO. 01606, OF OFFICIAL RECORDS.

**LEGAL DESCRIPTION**

THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF THE NORTHWEST (NW $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA;

TOGETHER WITH THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF SAID SECTION 29;

CONTAINING 4.59 ACRES, MORE OR LESS.

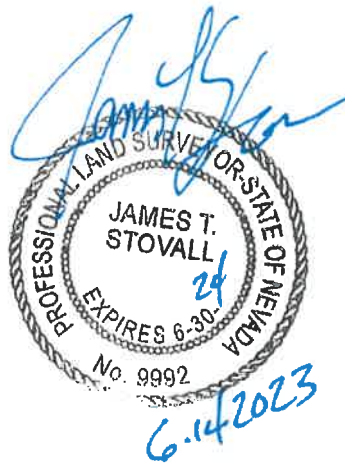
2C-23-0429

## LEGAL DESCRIPTION

APN 177-19-801-007

THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

JAMES T. STOVALL, PLS.  
NEVADA CERTIFICATE NO. 9992  
TANEY ENGINEERING  
6030 S JONES BOULEVARD  
LAS VEGAS, NEVADA 89118  
(IMN22001-ARVILLE & RICHMAR)



ZC-23-0478  
p 1 of 2

#### LEGAL DESCRIPTION

THAT PORTION OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 9 WITH THE NORTHWESTERLY LINE OF U.S. HIGHWAY NO. 91 (ORIGINAL ALIGNMENT 80.00 FEET WIDE);

THENCE ALONG SAID NORTHWESTERLY LINE NORTH 28°00'; EAST 1044.78 FEET TO THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO STARDUST, INC., RECORDED NOVEMBER 3 1954 AS DOCUMENT NO. 24056 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID LAND NORTH 62°00' WEST 2017.76 FEET TO THE NORTHWESTERLY LINE OF INDUSTRIAL ROAD, AS SAID ROAD IS DESCRIBED IN THE DEED TO SAID COUNTY, RECORDED MARCH 28, 1956 AS DOCUMENT NO. 73887 OF SAID OFFICIAL RECORDS, THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 62°00' WEST 230.00 FEET TO THE SOUTHEASTERLY LINE OF THE LOS ANGELES AND SALT LAKE (UNION PACIFIC) RAILROAD RIGHT OF WAY (100.00 FEET WIDE);

THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 27°59'14" EAST 388.25 FEET; THENCE SOUTH 62°00' EAST 250.00 FEET TO THE AFOREMENTIONED NORTHWESTERLY LINE OF INDUSTRIAL ROAD;

THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 27°59'14" WEST 160.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 13025.12 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE SUBTENDING A CENTRAL ANGLE OF 10°02'37" AN ARC DISTANCE OF 228.78 FEET TO THE TRUE POINT OF THE BEGINNING.

EXPECTING THEREFROM THE FOLLOW DESCRIBED PARCEL:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 9 WITH THE WEST LINE OF U.S. HIGHWAY NO. 91 (ORIGINAL ALIGNMENT 80 FEET WIDE);

THENCE NORTH 28°00'00" EAST ALONG THE SAID WEST LINE A DISTANCE OF 1044.78 FEET TO A POINT;

THENCE NORTH 62°00'00" WEST A DISTANCE OF 2017.76 FEET TO A POINT ON THE WEST LINE OF INDUSTRIAL ROAD (80 FEET WIDE), THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 62°00'00" WEST A DISTANCE OF 230.00 FEET TO A POINT ON THE EAST LINE OF THE L.A. & S.L. (UNION PACIFIC) RAILROAD RIGHT OF WAY 100 FEET WIDE;

THENCE NORTH 27°59' 14" EAST, ALONG THE LAST-MENTIONED EAST LINE A DISTANCE OF 118.60 FEET TO A POINT;

THENCE SOUTH 62°00'00" EAST DISTANCE OF 245.46 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF INDUSTRIAL ROAD; THENCE FROM A TANGENT WHOSE BEARING IS SOUTH 32°46'29" WEST TURNING TO THE RIGHT ALONG A CURVE OF SAID WEST LINE HAVING A RADIUS OF 1305.12 FEET AND

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p 2 of 2

SUBTENDING A CENTRAL ANGLE OF 5°15'22" AN ARC LENGTH OF 119.73 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE INTEREST IN THE SOUTHEAST TEN (10) FEET OF SAID LAND CONVEYED TO CLARK COUNTY FOR ROADS, UTILITIES AND OTHER PUBLIC AND INCIDENTAL PURPOSES BY DEED RECORDED SEPTEMBER 21, 1965, AS DOCUMENT NO. 530031.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 16, 1993 IN BOOK 930916 AS INSTRUMENT NO. 00667 OFFICIAL RECORDS CLARK COUNTY, NEVADA.

*TOGETHER* with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging and appertaining, and any revisions, remainders, rents, issues or profits thereof.

APN 176-01-801-044

2C-23-0989

EXHIBIT "A"  
LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1,  
TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS  
FOLLOWS:

LOT 2 AS SHOWN BY MAP THEREOF IN FILE 127 OF PARCEL MAPS, PAGE 16, ON FILE IN THE OFFICE  
OF THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

CONTAINS 6.70 ACRES MORE OR LESS

**END OF DESCRIPTION**

FEBRUARY 16, 2023



EXPIRES 12/31/2024

2C-23-0042

PTN. of A.P.N.: 176-03-511-003  
PAGE 1 OF 2

**EXHIBIT "A"**

**EXPLANATION:** A DESCRIPTION OF A PORTION OF A COMMERCIAL SUBDIVISION TO CHANGE THE ZONING FROM COMMERCIAL TO RESIDENTIAL.

A PORTION OF LOT 1 OF BOOK 162 OF PLATS, PAGE 38, BEING THE "NEW RAINBOW, LLC - RAINBOW/215" COMMERCIAL SUBDIVISION MAP, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 1, NORTH 00°30'09" EAST, 639.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, NORTH 88°14'22" EAST, 286.19 TO THE BEGINNING OF A 52.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 88°14'22" WEST; THENCE SOUTHERLY ALONG SAID BOUNDARY OF LOT 1 AND CURVE TO THE LEFT, AN ARC LENGTH OF 79.87 FEET THROUGH A CENTRAL ANGLE OF 88°00'29" TO A POINT ON THE EASTERLY BOUNDARY OF SAID LOT 1; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, SOUTH 00°13'53" WEST, 281.63; THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTH 89°46'07" WEST, 44.85 FEET; THENCE SOUTH 00°59'26" WEST, 200.39 FEET; THENCE NORTH 89°00'04" WEST, 19.61 FEET; THENCE NORTH 11°06'15" WEST, 21.73 FEET; THENCE NORTH 89°24'24" EAST, 202.02 FEET; THENCE SOUTH 02°24'25" EAST, 107.15 FEET; THENCE SOUTH 89°24'24" EAST, 185.89 FEET TO THE BEGINNING OF A 26.60 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 47.21 FEET THROUGH A CENTRAL ANGLE OF 101°41'49"; THENCE NORTH 11°06'15" WEST, 34.42 FEET; THENCE SOUTH 89°00'04" EAST, 35.32 FEET; THENCE NORTH 00°59'26" EAST, 200.66 FEET; THENCE SOUTH 89°46'07" EAST, 25.12 FEET TO A POINT ON THE SAID EASTERLY BOUNDARY OF LOT 1; THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 00°13'53" WST, 286.14 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1, SOUTH 88°14'18" WEST, 341.22 FEET TO THE **POINT OF BEGINNING**.



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◇ Las Vegas, Nevada 89148 ◇  
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**EXCEPTING THEREFROM:**

A PORTION OF LOT 1 OF BOOK 162 OF PLATS, PAGE 38, BEING THE "NEW RAINBOW, LLC - RAINBOW/215" COMMERCIAL SUBDIVISION MAP, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

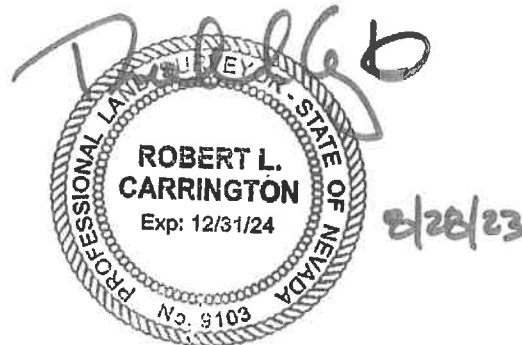
**COMMENCING** AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1, NORTH 88°14'18" EAST, 45.90 FEET; THENCE DEPARTING SAID SOUTHERY BOUNDARY, NORTH 01°45'42" WEST, 11.82 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 09°52'47" WEST, 14.16 FEET; THENCE NORTH 88°14'18" EAST, 7.50 FEET; THENCE SOUTH 06°21'23" WEST, 14.16 FEET; THENCE SOUTH 88°14'18" WEST, 3.50 FEET TO THE **POINT OF BEGINNING**.

ZONE CHANGE AREA CONTAINS 4.30 ACRES (187,528.2 SQUARE FEET), MORE OR LESS.

*GRAPHICALLY DEPICTED ON EXHIBIT "B", ATTACHED HERTO AND MADE A PART OF.*

BASIS OF BEARINGS: **SOUTH 01°18'16" WEST**, BEING THE BEARING OF THE CENTERLINE OF TENAYA WAY AND THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN IN BOOK 162 OF PLATS, AT PAGE 38, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

ROBERT L. CARRINGTON  
NEVADA PLS NO.9103



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LEGAL DESCRIPTION

APN: 176-03-703-004

NZC-0525-17

THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTH 30 FEET, THE WEST 30 FEET AND THAT CERTAIN SPANDREL AREA LOCATED IN THE NORTHWEST CORNER OF SAID LAND, AS CONVEYED TO CLARK COUNTY FOR ROAD PURPOSES BY DEED RECORDED JUNE 22, 1983 IN BOOK 1759 AS DOCUMENT NO. 1718320, OFFICIAL RECORDS.

FURTHER EXCEPTING THERFROM THAT PORTION AS CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED AUGUST 8, 2006 IN BOOK 20060808 AS INSTRUMENT NO. 0004686, OFFICIAL RECORDS.

SAID LAND BEING MORE PARTICULARLY DESCRIBED AS LOT ONE (1) OF THAT CERTAIN CERTIFICATE OF LAND DIVISION NO. LD 48-83, RECORDED JUNE 22, 1983 IN BOOK 1759 AS DOCUMENT NO. 1718319, OFFICIAL RECORDS.