

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

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-24-900037: Conduct a public hearing to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on December 6, 2023, December 20, 2023, January 3, 2024 in Assessor's Books 140, 161, 162, 163, 176, 177, and 255. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners on December 6, 2023, December 20, 2023, and January 3, 2024 meetings and in Assessor's Book 140, 161, 162, 163, 176, 177, and 255 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
04/03/24

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-24-900037)
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 DECEMBER 6, 2023, DECEMBER 20, 2023, JANUARY 3, 2024 AND IN ASSESSOR’S BOOKS 140, 161, 162, 163, 176, 177, AND 255.

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 December 6, 2023, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-23-0610: From R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard.

APN: 177-19-802-017 ptn

ZC-23-0611: From R-E (Rural Estates Residential) Zone to R-5 (Apartment Residential) Zone. Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard.

APN: 177-19-802-011; 177-19-802-012; 177-19-802-017 ptn.; 177-19-802-021; 177-19-803-003

ZC-23-0614: From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing). Generally located on the east side of Mohawk Street, 300 feet north of Post Road.

APN: 163-36-701-036

ZC-23-0649: From R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone. Generally located on the south side of Oquendo Road and the west side of Pecos Road.

APN: 162-36-601-006

ZC-23-0714: From R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone. Generally located on the south side of Warm Springs Road and the west side of Fort Apache Road.

APN: 176-07-101-001

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on December 20, 2023, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-23-0477: From M-D (Designed Manufacturing) Zone to M-1 (Light Manufacturing) Zone. Generally located on the south side of Gowan Road and the east side of Lamont Street.

APN: 140-08-701-009

ZC-23-0677: From R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone. Generally located on the north side of Happy Valley Avenue, approximately 300 feet west of Aloha Avenue.

APN: 161-08-710-019; 161-08-710-023 through 161-08-710-024

ZC-23-0678: From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone. Generally located on the north side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment).

APN: 176-18-401-011; 176-18-401-012; 176-18-801-009 through 176-18-801-011

ZC-23-0679: From H-2 (General Highway Frontage) Zone and R-U (Rural Open Land) Zone to a C-2 (General Commercial) Zone. Generally located on the east side of US 95, 690 feet north of Kidwell Hanger Road (alignment).

APN: 255-30-501-005; 255-30-701-001; 255-30-801-001; 255-30-801-010

ZC-23-0745: From H-2 (General Highway Frontage) Zone to C-1 (Local Business District) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Erie Avenue.

APN: 177-33-301-021

SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on January 3, 2024, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-23-0288: From R-3 (Multiple Family Residential) Zone to R-5 (Apartment Residential) Zone. Generally located 675 feet east of Durango Drive and 375 feet north of Desert Inn Road.

APN: 163-09-412-027

ZC-23-0672: From R-E (Rural Estates Residential) Zone, C-1 (Local Business) Zone, and C-2 (General Commercial) Zone to RUD (Residential Urban Density) Zone. Generally located on the southwest corner of Sunset Road and Quarterhorse Lane.

APN: 176-05-101-003 ptn; 176-05-101-004 ptn; 176-05-101-014; and 176-05-101-015

ZC-23-0680: From R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone. Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment).

APN: 140-28-301-006; 140-28-301-008 through 140-28-301-010

SECTION 4. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners in Assessor's Book 140, 161, 163, 176 and 177 the following described properties situated in Clark County are reclassified as follows, (See "Exhibit A" for Legal Description(s)):

NZC-21-0484: From C-1 (Local Business) Zone to M-1 (Light Manufacturing) Zone. Generally located south of Judson Avenue and west of Nellis Boulevard.

APN: 140-20-601-004

NZC-21-0062 From C-2 (General Commercial) to RUD (Residential Urban Density). Generally located south of Tropicana Avenue and east of Steptoe Street.

APN: 161-27-115-001 THROUGH 045 AND 161-27-520-001 THROUGH 064

NZC-20-0348 From R-2 (Medium Density Residential) Zone to R-3 (Multiple-Family Residential District) described as Woodcroft AMD as shown in Book 31, Page 96 of Plats, and Woodcroft AMD Lot N (Common Area) as shown in Book 31, Page 96 of Plats on file in the Office of the County Recorder. Generally located south of Viking Road and west of Lamb Boulevard.

APN: 161-18-813-001 through 032, 161-18-813-090 through 113, 161-895-002 through 161-18-895-005

NZC-22-0296 From R-E (Rural Estates Residential) Zone to R-1 (Single-Family Residential) Zone. Generally located north of Russell Road and West of Lamb Boulevard described as Paragon Crest as shown in Book 171, Page 57 of Plats on file in the Office of the County Recorder.

APN: 161-30-817-001 through 013

NZC-22-0176 From R-2 (Medium Density Residential) Zone and C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone described as Luna Vista in Book 170, Page 76 of Plats as shown on file in the Office of the County Recorder. Generally located east of Boulder Highway and north of Whitney Avenue.

APN: 161-27-217-001 through 045

ZC-21-0555 From R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone. Generally located north of OBannon Drive and west of Edmond Street.

APN: 163-01-706-013

NZC-21-0295 From C-2 (Commercial General) Zone to R-3 (Multiple-Family Residential) Zone. Generally located north of Russell Road and east of Bonita Vista Street described as Majestic Point in Book 170, Page 11 of Plats on file in the Office of the County Recorder.

APN: 163-29-816-001 through 082

NZC-22-0676 From R-E (Rural Estates) Zone to R-2 (Medium Density Residential) Zone. Generally located south of Russell Road and east of Buffalo Drive described as Buffalo Russell – Phase 1 in Book 171, Page 36 and Buffalo Russell – Phase 2 in Book 171, Page 70 as shown on file in the Office of the County Recorder.

APN: 163-34-118-001 through 046, 163-34-119-001 through 037

NZC-21-0291 From C-2 (General Commercial) Zone and M-1 (Light Manufacturing) Zone to R-5 (Apartment Residential) Zone described as Parcel Map File 127, Page 80 as shown on file in the Office of the County Recorder. Generally located north of Warm Springs Road and west of Redwood Street.

APN: 176-02-401-025

ZC-21-0095 From R-E (Rural Estates Residential) Zone to C-P (Office and Professional) Zone. Generally located north of Windmill Lane and east of Durango Drive.

APN: 176-09-401-005

NZC-0045-17 From R-E (Rural Estates Residential) Zone to R-D (Suburban Estates Residential) Zone. Generally located north of Richmar Avenue and west of Lindell Road.

APN: 176-24-320-001 THROUGH 006

NZC-22-0476 From R-4 (Multiple-Family Residential (High Density)) Zone to R-3 (Multiple Family Residential) Zone as described in Upton (AKA Martin Quarterhorse) in Book 171, Page 48 on file in the Office of the County Recorder. Generally located south of Sunset Road and east of Quarterhorse Lane.

APN: 176-05-119-001 through 157

NZC-21-0669 From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone as described in Buffalo Cactus West Single Family Residential in Book 171, Page 26 on file in the Office of the County Recorder. Generally located south of Cactus Avenue and west of Buffalo Drive.

APN: 176-33-511-001 through 041

NZC-22-0249 From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone as shown in Buffalo-Mountains Edge in Book 171, Page 31 on file in the Office of the County Recorder. Generally located east of Buffalo Drive and south of Mountains Edge Parkway

APN: 176-27-314-001 through 033

NZC-22-0056 From H-2 (General Highway Frontage) Zone to R-4 (Multiple-Family Residential District (high density)) as described in Parcel Map File 129 Page 56 on file in the Office of the County Recorder. Generally located north of Starr Avenue and east of Las Vegas Boulevard.

APN: 177-33-401-008

NZC-22-0222 From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone. Generally located on the north side of Pebble Road and the east side of Park Street (alignment).

APN: 176-18-801-011

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
_____ 2024.

INTRODUCED by _____

PASSED ON THE _____ day of
_____ 2024.

VOTE:

AYES:

NAYS:

ABSTAINING:

ABSENT:

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By _____
TICK SEGERBLOM, Chair

ATTEST:

LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the _____ day
of _____, 2024.

Exhibit "A"
Legal Description(s)

(see next page for attachment(s))

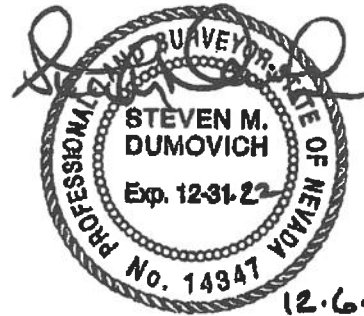
2C-23-0610
0610

1 of 2

LEGAL DESCRIPTION

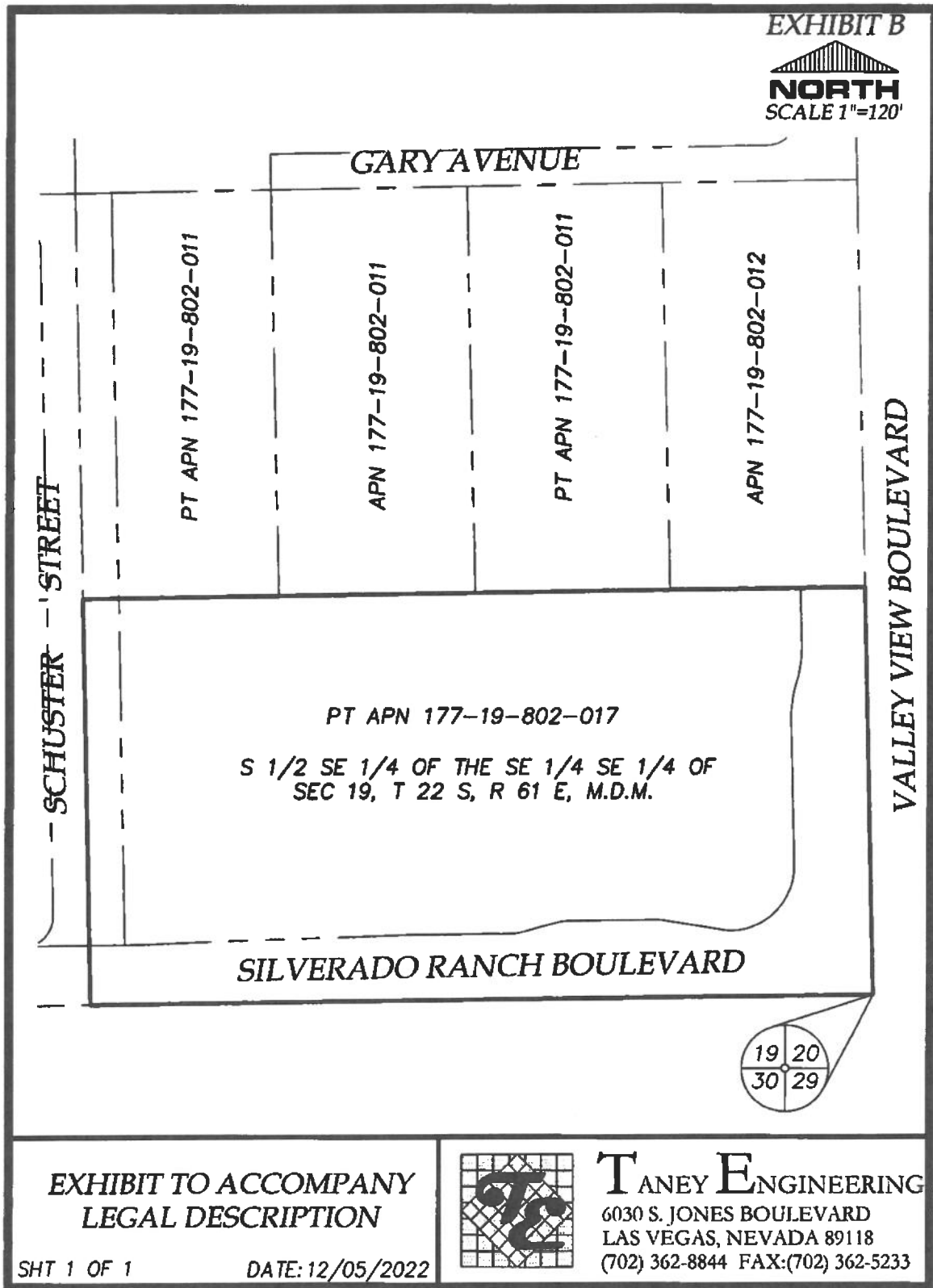
THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA;

PURPOSE:	LEGAL FOR COMMERCIAL AREA
PREPARED BY:	STEVEN M DUMOVICH 6030 SO. JONES BOULEVARD LAS VEGAS, NEVADA 89118
JOB NAME:	SCHUSTER & SILVADO RANCH
JOB NUMBER:	DVV22017
GOVERNING ENTITY:	CLARK COUNTY, NEVADA
FILE NAME:	DVV22017 COMM AREA LEGAL.DOC



12.6.22

2C-23-0610 2of2



2C-23-0611

1 of 2

LEGAL DESCRIPTION

THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA;

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

THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA;

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

PURPOSE:	LEGAL FOR RESIDENTIAL AREA
PREPARED BY:	STEVEN M DUMOVICH 6030 SO. JONES BOULEVARD LAS VEGAS, NEVADA 89118
JOB NAME:	SCHUSTER & SILVADO RANCH
JOB NUMBER:	DVV22017
GOVERNING ENTITY:	CLARK COUNTY, NEVADA
FILE NAME:	DVV22017 RES AREA LEGAL.DOC



EXHIBIT B

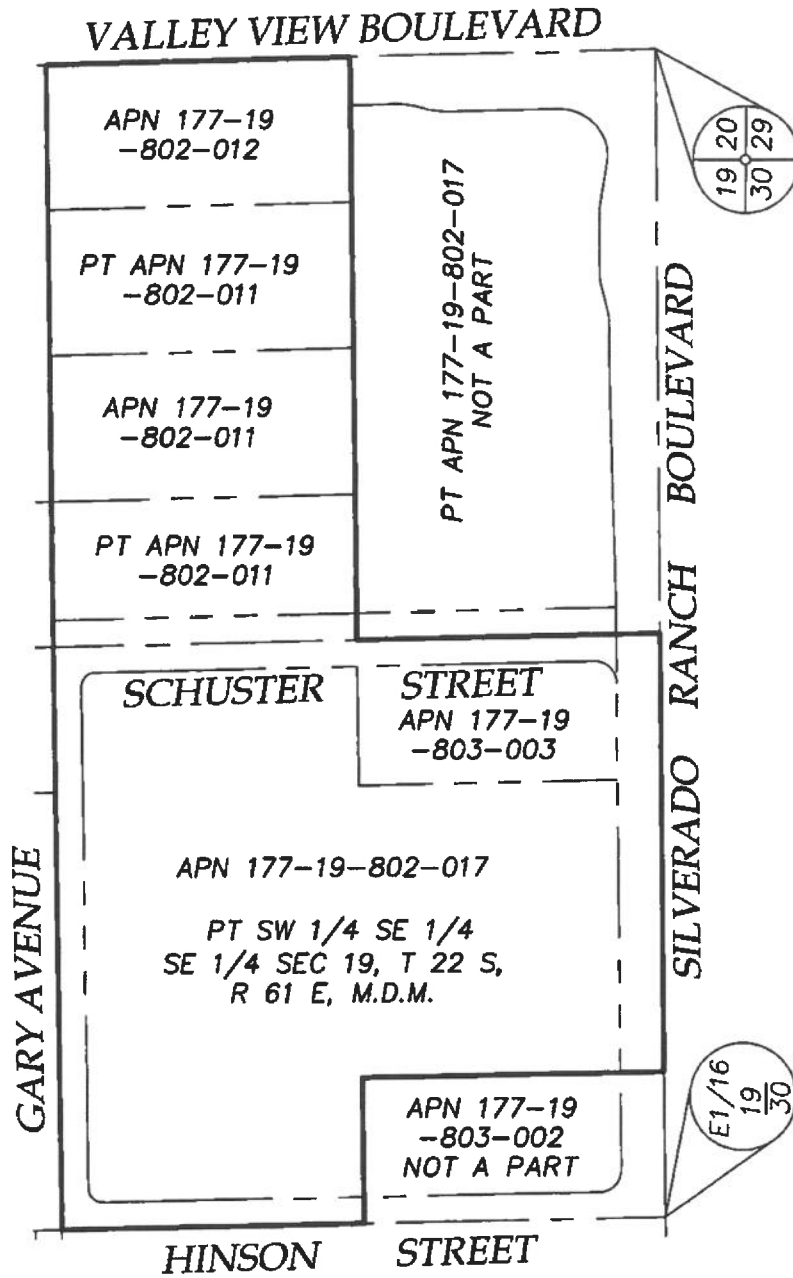


EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION

SHT 1 OF 1

DATE: 12/05/2022



TANEY ENGINEERING

6030 S. JONES BOULEVARD
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-5233

2C - 23 - 0614

**LEGAL DESCRIPTION
APN 163-36-701-036**

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

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE1/4) ; AND THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 36, TOWNSHIP 21 SOUTH ,RANGE 60 EAST, M.D. B. & M., CLARK COUNTY ,NEVADA ,LYING NORTHWESTERLY OF THE WESTERLY BOUNDARY LINE OF THE LOWER BLUE DIAMOND CHANNEL AS DEDICATED BY THE COUNTY OF CLARK AND RECORDED APRIL 17, 2000 IN BOOK 2000417 , AS DOCUMENT NO. 01068,OF OFFICIAL RECORDS.

EXCEPTING THERE FROM THAT PORTION AS DEDICATED BY THE COUNTY OF CLARK AND RECORDED OCTOBER 12,1999 IN BOOK 991012 AS DOCUMENT NO. 00527,OF OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION AS VACATED , WHICH WOULD PASS BY OPERATION OF LAW ,BY ORDER OF VACATION RECORDED OCTOBER 10,2008 IN BOOK NO. 20081010 AS DOCUMENT NO. 04690 OF OFFICIAL RECORDS.

23-0649

THE EAST HALF (E ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

EXCEPTING THEREFROM THE SOUTHERLY FIFTEEN (15) FEET AND THE NORTHERLY FIFTEEN (15) FEET, TO BE USED FOR ROAD AND INCIDENTAL PURPOSES.

EXCEPT THE INTEREST IN THE EAST FIFTY (50.00) FEET OF SAID LAND AS CONVEYED TO CLARK COUNTY, NEVADA, BY DEED RECORDED FEBRUARY 22, 1973 IN BOOK 303 AS DOCUMENT NO. 262901, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO COUNTY OF CLARK, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA BY DEED RECORDED SEPTEMBER 19, 1983 IN BOOK 1806 AS DOCUMENT NO. 1765189 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO COUNTY OF CLARK BY DEED RECORDED JUNE 5, 1985 IN BOOK 2121 AS DOCUMENT NO. 2080219 OF OFFICIAL RECORDS.

2C-23-0714

Zone Change

APN 176-07-101-001
JOB #422004-A-001

**LEGAL DESCRIPTION OF
SOUTHWEST RIDGE BICYCLE SKILLS PARK**

BEING THE NORTH HALF (N 1/2) OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 60 EAST,
M.D.M., CLARK COUNTY NEVADA.

EXCEPTING THEREFROM THAT PORTION AS DEDICATED FOR FLOOD CONTROL
PURPOSES BY DEDICATION RECORDED JUNE 18, 2004 IN BOOK 20040618 AS
INSTRUMENT NO. 0005148 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION AS DEDICATED FOR PUBLIC
STREETS, DRAINAGE AND UTILITY PURPOSES BY DEDICATION RECORDED JUNE 18, 2004
IN BOOK 20040618 AS INSTRUMENT NO. 0005149 OF OFFICIAL RECORDS.

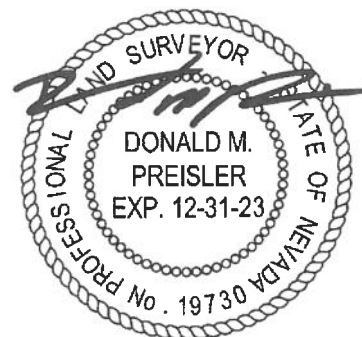
FURTHER EXCEPTING THEREFROM THAT PORTION AS DEDICATED FOR FLOOD
CONTROL FACILITIES BY DEDICATION RECORDED AUGUST 27, 2004 IN BOOK 20040827
AS INSTRUMENT NO. 0002556 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION AS DEDICATED FOR RIGHT-OF-WAY
BY DEDICATION RECORDED _____, 2023 IN BOOK _____ AS INSTRUMENT NO.
_____ OF OFFICIAL RECORDS.

CONTAINS 332.37 ACRES MORE OR LESS.

END OF DESCRIPTION.

PREPARED BY: DONALD M. PREISLER, PLS,
AS AN AGENT FOR THE WLB GROUP, INC.



AUGUST 16, 2023

2C - 23 - 0477

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated within the Southeast Quarter (SE 1/4) of Section 8, Township 20 South, Range 62 East, M.D.M., Clark County, Nevada being more particularly described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 8, also being the centerline intersection of Nellis Boulevard and Gowan Road;
Thence South 87°47'33" West, along the center section line of said Section 8, also being the centerline of Gowan Road (80 foot Right-of-Way), 246.62 feet to the True Point of Beginning;
Thence South 00°12'00" East, leaving said center section line of said Section 8, 136.13 feet;
Thence South 87°37'17 West, 282.84 feet;
Thence South 02°22'43" East, 19.00 feet;
Thence South 87°37'17" West, 773.93 feet to the Easterly right-of-way line of Lamont Street (60 foot right-of-way);
Thence North 00°24'32" West, along said Easterly right-of-way line of Lamont Street 158.28 feet to the aforementioned center section line of Section 8;
Thence North 87°47'33" East, along said center section line of Section 8, 1056.54 feet to the True Point of Beginning.

Said land depicted on that Record of Survey for Boundary line adjustment map, filed in the Office of the County Recorder of Clark County, State of Nevada, in Book 83 of Surveys, Page 15, and Recorded June 25, 1996, in Book 960625, as Instrument No. 00867, of Official Records.

Note: The above metes and bounds description previously appeared in that certain document recorded June 10, 2022, in Book 20220610, as Instrument No. 0001458, of Official Records, Clark County, Nevada.

20-23-0677

LEGAL DESCRIPTION

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

PARCEL 1: APN 161-08-710-023

THE EAST HALF (E1/2) OF LOT TWO (2) IN BLOCK THREE (3) OF VEGAS VALLEY ESTATES TRACT NO. 1 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 57, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PARCEL 2: APN 161-08-710-024

BEING THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF LOT THREE (3), BLOCK THREE (3), VEGAS VALLEY ESTATES NO. 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 57, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

IN CONJUNCTION WITH THE WEST ONE HALF (W 1/2) OF LOT TWO (2), BLOCK THREE (3) VEGAS VALLEY ESTATES TRACT NUMBER ONE (1).

PARCEL 3: APN 161-08-710-019

LOT SEVEN (7) IN BLOCK THREE (3) OF VEGAS VALLEY ESTATES TRACT NO. 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3, OF PLATS, PAGE 57, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION

APN: 176-18-801-011

THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

APN: 176-18-801-010

THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THE INTEREST IN AND TO THE SOUTH THIRTY FEET (S 30.00') AS CONVEYED TO CLARK COUNTY BY DEED RECORDED SEPTEMBER 13, 2001 IN BOOK 20010913 AS DOCUMENT NO. 00723, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 18, SAME BEING THE CENTERLINE INTERSECTION OF PEBBLE ROAD, (ROW WIDTH VARIES) AND GRAND CANYON DRIVE (ROW WIDTH VARIES);

THENCE NORTH 87°25'04" EAST, ALONG THE SOUTH LINE OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 18, COINCIDENT WITH THE SAID CENTERLINE OF PEBBLE ROAD, 348.80 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18;

THENCE NORTH 01 °25'23" EAST, DEPARTING SAID CENTERLINE AND ALONG THE WEST LINE OF THE EAST HALF (E 1/2), A DISTANCE OF 458.24 FEET TO A POINT OF BEGINNING;

THENCE CONTINUING NORTH 01 °25'23" EAST, ALONG SAID WEST LINE 200.00 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF (E 1/2), SAME BEING ON THE CENTERLINE OF TORINO AVENUE, (ROW WIDTH VARIES);

THENCE NORTH 87°40'00" EAST, ALONG THE NORTH LINE OF SAID EAST HALF (E 1/2), COINCIDENT WITH THE SAID CENTERLINE OF TORINO AVENUE, 349.85 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF (E 1/2);

THENCE SOUTH 01 °31'24" WEST, DEPARTING SAID CENTERLINE OF TORINO AVENUE AND ALONG THE EAST LINE OF SAID EAST HALF (E 1/2), A DISTANCE OF 285.00 FEET;

THENCE NORTH 78°28'47" WEST, DEPARTING SAID EAST LINE, 354.09 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS PARCEL VIII OF RECORD OF SURVEY FILED IN FILE 167, PAGE 56 OF SURVEYS, CLARK COUNTY, NEVADA.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 17, 2020 IN BOOK 20200317 AS INSTRUMENT NO. 03020 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

APN: 176-18-801-009

THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THE RIGHTS, EASEMENTS AND INTERESTS IN THAT PORTION OF SAID LAND WITHIN THE LINES OF THE RIGHT-OF-WAY OF THE LOS ANGELES AND SALT LAKE RAILROAD, AS GRANTED TO SAID RAILROAD BY THE STATE OF NEVADA (OR UNITED STATES OF AMERICA, AS THE EASE MAY BE) AND AS SHOWN BY PLAT ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

FURTHER EXCEPTING THOSE PORTIONS OF THE LAND AS CONVEYED TO CLARK COUNTY FOR ROAD PURPOSES BY THAT CERTAIN DEED RECORDED AUGUST 30, 1991, IN BOOK 910830 AS DOCUMENT NO. 00925, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THAT PORTION OF LAND AS CONVEYED TO CLARK COUNTY FOR FLOOD CONTROL PURPOSES BY THAT CERTAIN DEED RECORDED SEPTEMBER 28, 2001 IN BOOK 20010928 AS DOCUMENT NO. 00477, OFFICIAL RECORDS. CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION LYING ADJACENT TO SAID LAND AS ABANDONED AND VACATED BY THAT CERTAIN "ORDER OF VACATION" DATED JULY 22, 2004, RECORDED JULY 28, 2004 IN BOOK 20040728 AS DOCUMENT NO. 05408, OF OFFICIAL RECORDS. TITLE TO WHICH WOULD PASS BY OPERATION OF LAW WITH A CONVEYANCE OF SAID LOT.

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO COUNTY OF CLARK FOR FLOOD CONTROL PURPOSES BY THAT CERTAIN DEED RECORDED OCTOBER 27, 2010 IN BOOK 20101027 AS INSTRUMENT NO. 00524, OF OFFICIAL RECORDS, CLARK COUNTY NEVADA.

TOGETHER WITH THAT PORTION OF PEBBLE ROAD VACATED IN THAT CERTAIN ORDER OF VACATION RECORDED MAY 4, 2022 IN BOOK 20220504 AS INSTRUMENT NO. 02060 OF OFFICIAL RECORDS.

APN: 176- 18-401-011 and 176-18-401-012

PARCEL I:

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE COUNTY OF CLARK BY THAT CERTAIN DEED RECORDED AUGUST 15, 2001, IN BOOK 20010815, AS DOCUMENT NO. 01924, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THE SOUTH THIRTY (30.00) FEET, THE EAST FORTY (40.00) FEET, AND THAT CERTAIN SPANDREL AREA IN THE SOUTHEAST CORNER THEREOF AS CONVEYED TO THE COUNTY OF CLARK BY THAT CERTAIN DEED RECORDED FEBRUARY 18, 2003, IN BOOK 20030218, AS DOCUMENT NO. 00958, OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION OF LAND AS VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED JULY 28, 2004, IN BOOK 20040728 AS DOCUMENT NO. 05408, OFFICIAL RECORDS.

PARCEL II:

THE EAST HALF (E 1/2) OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO CLARK COUNTY, NEVADA FOR FLOOD CONTROL PURPOSES BY THAT CERTAIN DEED RECORDED OCTOBER 2, 2001 IN BOOK 20011002 AS DOCUMENT NO. 01204, OFFICIAL RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 18, SAME BEING THE CENTERLINE OF PEBBLE ROAD, (ROW WIDTH VARIES) AND GRAND CANYON DRIVE, (ROW WIDTH VARIES);

THENCE SOUTH 86°59'46" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 18, COINCIDENT WITH THE SAID CENTERLINE OF PEBBLE ROAD, 349.22 FEET TO THE SOUTHEAST CORNER OF THE

EAST HALF (E 1/2) OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 18;

THENCE NORTH 01 °10'32" EAST, DEPARTING SAID CENTERLINE AND ALONG THE EAST LINE OF THE SAID EAST HALF (E 1/2) OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTH-EAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 18, A DISTANCE OF 544.66 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°46'19" WEST, DEPARTING SAID EAST LINE, 174.91 FEET TO THE WEST LINE THEREOF;

THENCE NORTH 01 °06'08" EAST, ALONG SAID WEST LINE, 109.40 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF (E 1/2) OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 18, SAME BEING THE CENTERLINE OF TORINO AVENUE, (ROW WIDTH VARIES);

THENCE NORTH 87°19'18" EAST, ALONG THE NORTH LINE OF SAID EAST HALF (E 1/2) OF THE WEST HALF (W 1/2), COINCIDENT WITH THE SAID CENTERLINE OF TORINO AVENUE, 175.39 FEET TO THE NORTHEAST CORNER OF THE SAID EAST HALF (E 1/2) OF THE WEST HALF (W 1/2);

THENCE SOUTH 01 °10'32" WEST, ALONG THE EAST LINE THEREOF, 116.90 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED MAY 19, 2022 IN BOOK 20220519 AS INSTRUMENT NO. 01974 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ZC - 23 - 0679

1 of 2

EXHIBIT "A"

PROJECT SITE METES AND BOUNDS

BEING PARCEL ONE (1) OF PARCEL MAPS FILE 127, PAGE 94 AND LOT ONE (1) OF PARCEL MAPS FILE 88, PAGE 72, LYING WITHIN THE SOUTH HALF (S 1/2) OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 64 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF NORTHWEST QUARTER OF SAID SECTION 30,

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) NORTH 89°33'35" WEST, 809.46 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 95;

THENCE DEPARTING SAID NORTH LINE AND ALONG SAID EASTERLY RIGHT-OF-WAY SOUTH 11°00'03" EAST, 3270.70 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 78°59'57" EAST, 1090.00 FEET;

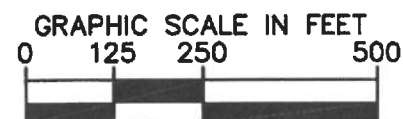
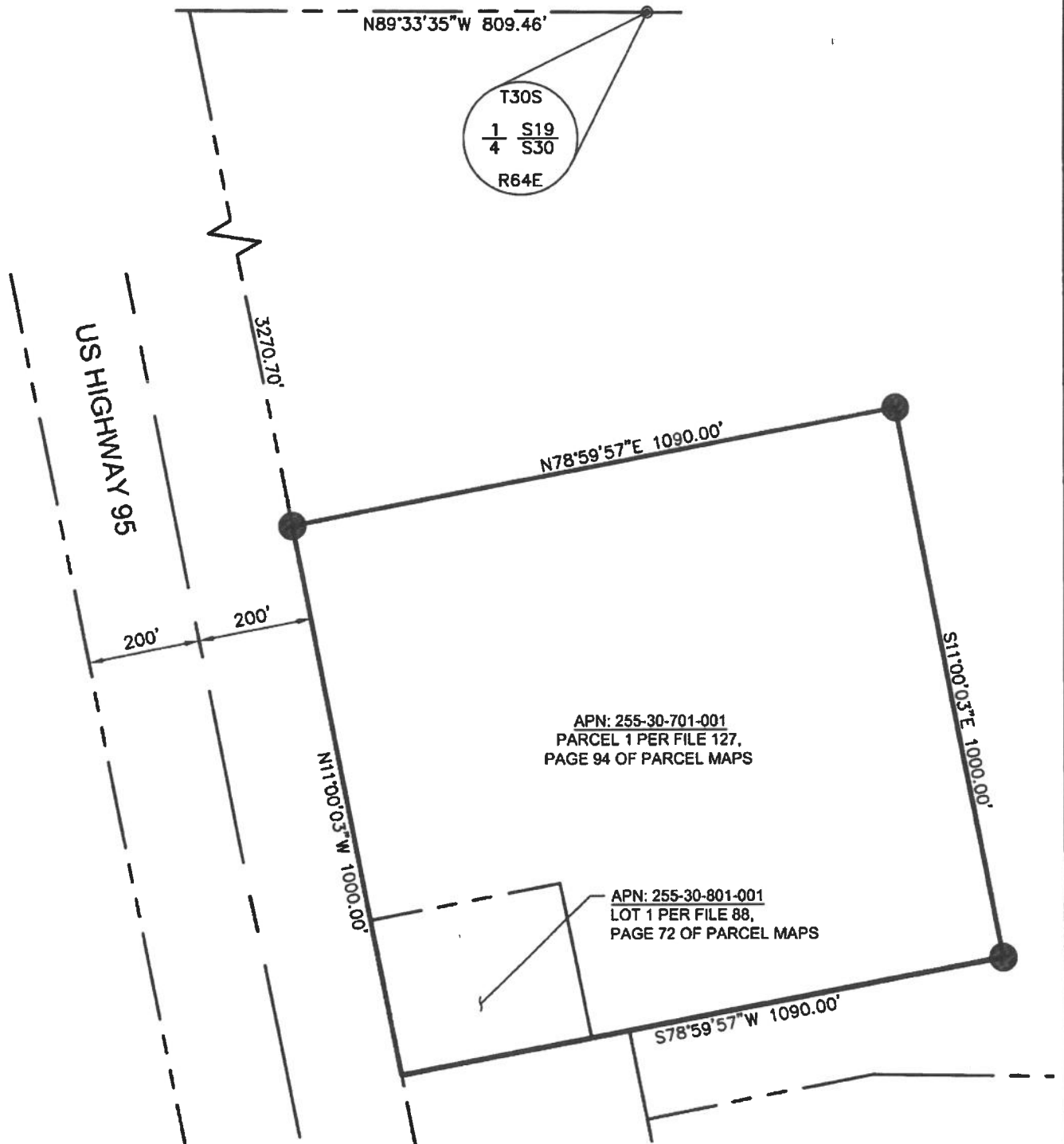
THENCE SOUTH 11°00'03" EAST, 1000.00 FEET;

THENCE SOUTH 78°59'57" WEST, 1090.00 FEET TO SAID EASTERLY RIGHT-OF-WAY;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 11°00'03" WEST, 1000.00 FEET, TO THE POINT OF BEGINNING.

EXHIBIT "B" SKETCH

EXHIBIT OF PROJECT SITE



2C-23-0745

EXHIBIT A

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Clark, State of Nevada, and described as follows:

GOVERNMENT LOTS THIRTY-EIGHT (38) AND SEVENTY-SEVEN (77) IN SECTION 33,
TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M.

2C-23-0288

Legal Description

BEING A PORTION OF LOT 1 OF TIBERTI-BLOOD COMMERCIAL CENTER AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 94, PAGE 6 OF PLATS, LYING WITHIN THE SOUTHWEST QUARTER (SW ¼) OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE THEREOF, SOUTH 00°04'48" EAST, 326.39 FEET; THENCE SOUTH 89°39'53" WEST, 218.67 FEET; THENCE SOUTH 00°14'06" EAST, 100.77 FEET; THENCE SOUTH 89°45'54" WEST, 470.71 FEET; THENCE NORTH 00°14'06" WEST, 447.93 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE ALONG SAID NORTH LINE SOUTH 88°32'36" EAST, 690.56 TO THE POINT OF **BEGINNING**.

SAID PARCEL CONTAINS 6.42 ACRES, MORE OR LESS

FURTHER DEPICTED AS LOT 1-1 ON THAT RECORD OF SURVEY ON FILE IN FILE 208, PAGE 87, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

BASIS OF BEARING

NORTH 88°37'32" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 94, PAGE 6 OF PLATS.

APN: 163-09-412-027

2C-23-0000672

p1 of 4

A.P.N.'s 176-05-101-003, 004, 014 & 015

EXHIBIT 'A'

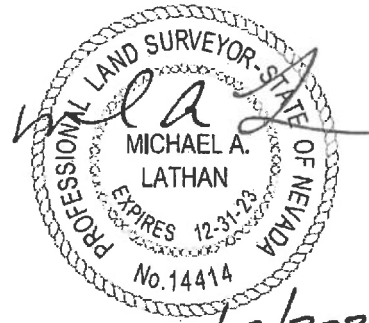
TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08023.0006\Lgl_Sunset Quarterhorse.doc

By: ML

Date: July 13, 2023

Page 1 of 2



7/13/2023

EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES THE BOUNDARIES OF THE PROPOSED SUNSET & QUARTERHORSE DEVELOPMENT.

LEGAL DESCRIPTION

GOVERNMENT LOT 24 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING LOTS 1 AND 2 OF THAT CERTAIN CERTIFICATE OF LAND DIVISION LD 55-82 ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 1569, INSTRUMENT No. 1528279 OF OFFICIAL RECORDS;

TOGETHER WITH THAT PORTION OF MARTIN AVENUE PUBLIC RIGHT-OF-WAY VACATED PER DOCUMENT 82 ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 20020913, INSTRUMENT No. 00353 OF OFFICIAL RECORDS

TOGETHER WITH THAT PORTION OF GOVERNMENT LOTS 17 AND 18, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 17, BEING THE CENTERLINE INTERSECTION OF SUNSET ROAD AND QUARTERHORSE LANE; THENCE ALONG THE EAST LINE OF SAID GOVERNMENT LOT 17 AND SAID CENTERLINE OF QUARTERHORSE LANE, SOUTH 01°33'54" EAST A DISTANCE OF 666.29 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 17; THENCE DEPARTING SAID EAST LINE AND SAID CENTERLINE, SOUTH 89°47'01" WEST A DISTANCE OF 30.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID QUARTERHORSE LANE, BEING THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, CONTINUING SOUTH 89°47'01" WEST ALONG SAID SOUTH LINE OF GOVERNMENT LOT 17 AND WESTERLY PROLONGATION THEREOF A DISTANCE OF 619.78 FEET TO THE EAST RIGHT-OF-WAY LINE OF DAPPLE GRAY ROAD; THENCE DEPARTING SAID SOUTH LINE, NORTH 01°28'01" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 331.33 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, NORTH 89°14'37" EAST A DISTANCE OF 619.10 FEET TO THE WEST RIGHT-OF-WAY LINE OF QUARTERHORSE LANE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 01°33'54" EAST A DISTANCE OF 337.17 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 9.22 ACRES.

23-0672

284

A.P.N.'s 176-05-101-003, 004, 014 & 015

File: 08023.0006\Lgl_Sunset Quarterhorse.doc

Page 2 of 2

BASIS OF BEARINGS

NORTH 89°14'37" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 210, PAGE 96 OF SURVEYS.

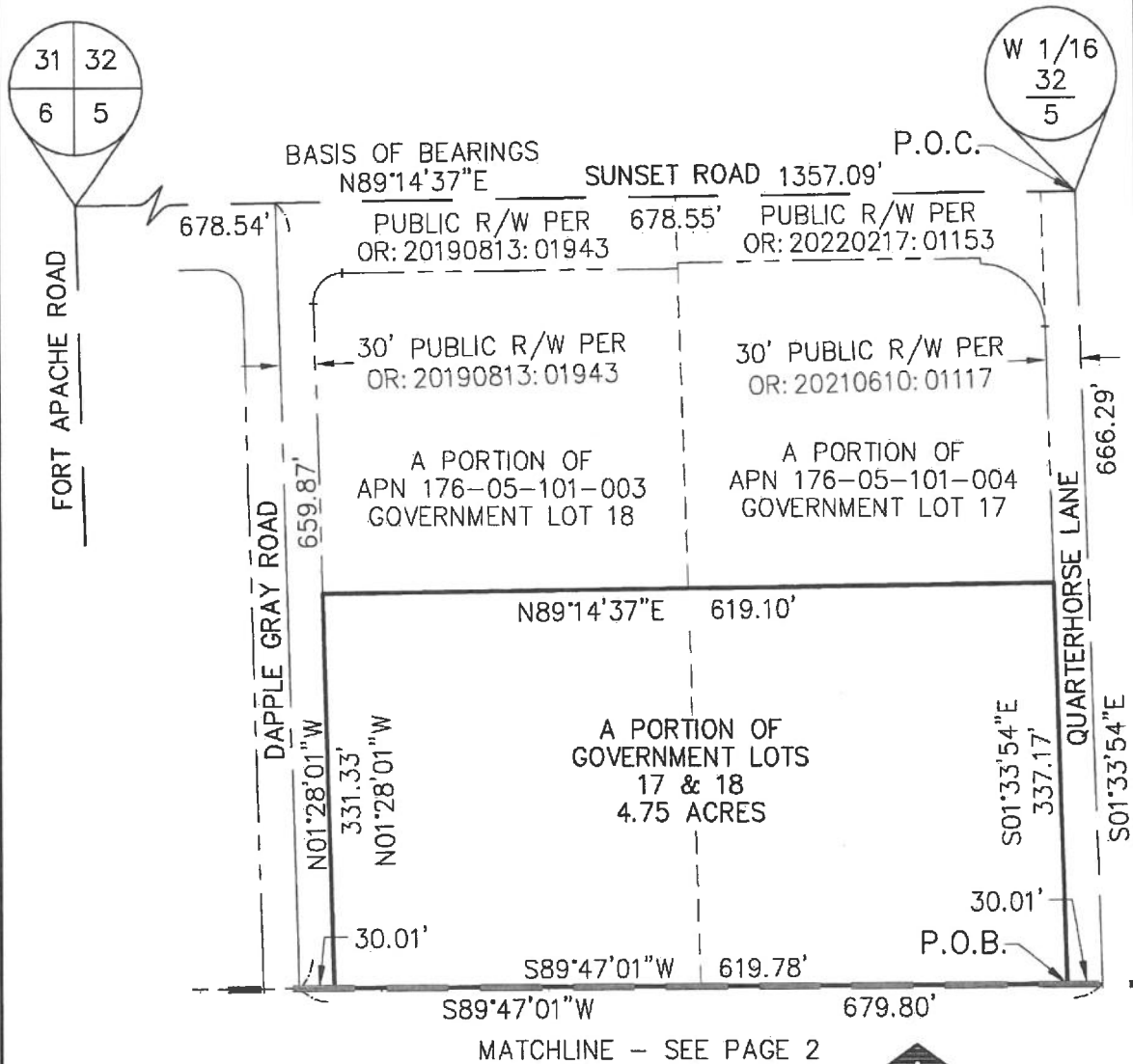
END OF DESCRIPTION.

2C 23-0672
384

APN's: 176-05-101-003 & 004

EXHIBIT 'B'

PAGE 1 OF 2



MATCHLINE - SEE PAGE 2



NORTH

SCALE: 1"=150'



Tri-Core
SURVEYING

WWW.TRICORESURVEYING.COM

08023.0006

LGL_SUNSET-QUARTERHORSE

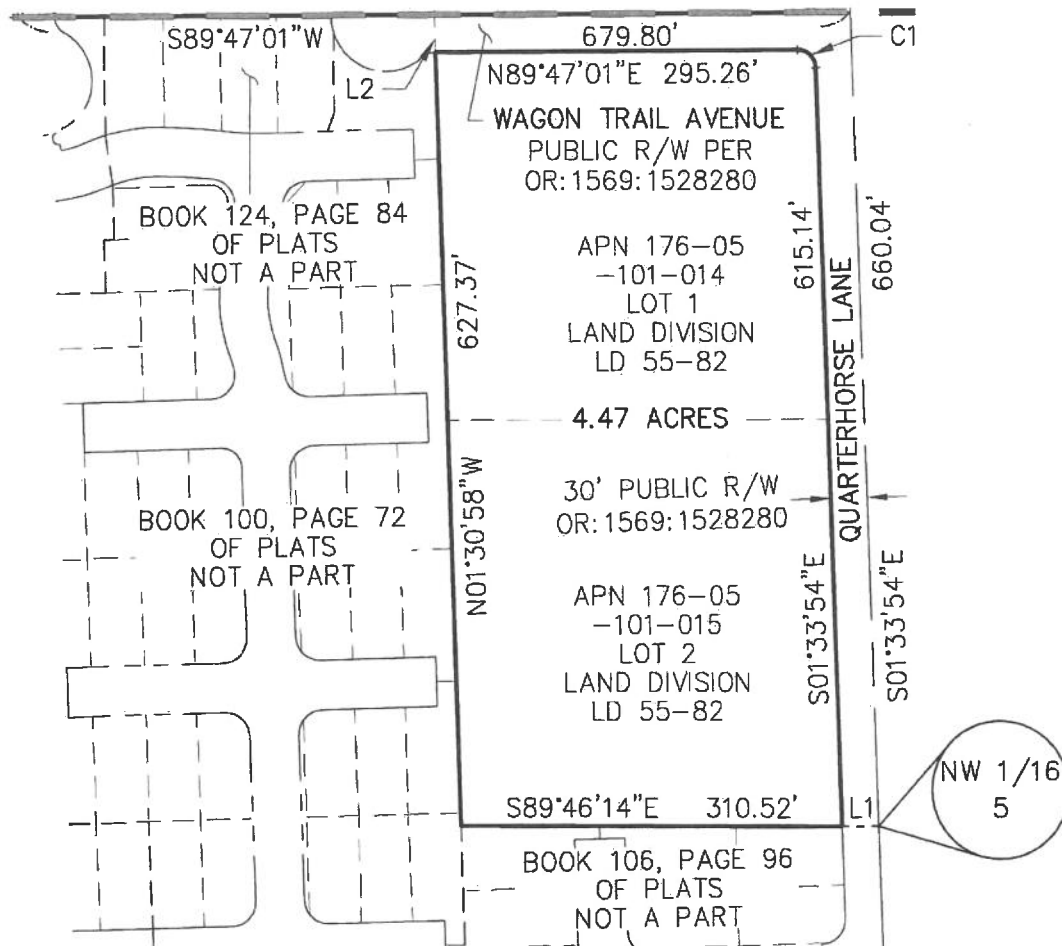
2c-23-0672
4 of 4

APN's: 176-05-101-014 & 015

EXHIBIT 'B'

PAGE 2 OF 2

MATCHLINE - SEE PAGE 1



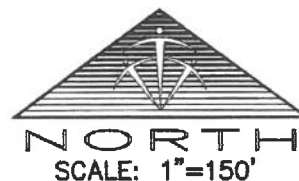
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	88°39'05"	15.00'	23.21'

LINE TABLE

LINE	BEARING	LENGTH
L1	S89°46'14"E	30.01'
L2	N01°30'58"W	30.01'

08023.0006
LGL_SUNSET-QUARTERHORSE



Tri-Core
SURVEYING

WWW.TRICORESURVEYING.COM

~~103029-22-002222~~

2C - 23-0680

1 of 4

EXHIBIT A

PARCEL 1:

The South 80.01 feet of the North 208.03 feet of the following described parcel of land:

That portion of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 28, Township 20 South, Range 62 East M.D.B. & M. Clark County, Nevada, described as follows:

COMMENCING at the Southwest corner of said Section 28, thence North 0°24'02" West along the West line of said Section 28 a distance of 1,344.76 feet to a point; thence North 89°23'02" East along the South line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 28 a distance of 646.00 feet to the true point of beginning; thence North 0°24'02" West a distance of 224.33 feet to a point; thence South 89°23'18" West a distance of 306.00 feet to a point; thence North 0°24'02" West and parallel to the West line of said Section 28 to a point on the North line of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 28; thence Easterly along the last mentioned North line a distance of 336.00 feet to a point; thence South 0°24'02" East a distance of 448.07 feet to a point; thence North 89°23'18" East a distance of 30 feet to a point; thence South 0°24'02" East a distance of 224.33 feet to a point in the South line of Harris Ave., (30 feet wide); thence South 89°23'02" West a distance of 60 feet to the true point of beginning,

EXCEPTING therefrom the Easterly portion of said land as conveyed to the County of Clark for Road Purposes by Deed Recorded July 26, 1972 in Book 249 as Instrument No. 208886, Official Records, Clark County, Nevada.

Together with that portion of Land as vacated by that certain order of vacation recorded August 8, 2003 as Instrument No. 20030808-00460, of Official Records, Clark County, Nevada, title to which would pass through by operation of Law.

For Informational Purposes Only - APN: 140-28-301-006

PARCEL 2:

The South 80.01 feet of the North 288.04 feet of the following described parcel of land:

That portion of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the

~~120-022022~~ ZC-23-0680
2 of 4

Southwest Quarter (SW 1/4) of Section 28, Township 20 South, Range 62 East
M.D.B. & M. Clark County, Nevada, described as follows:

COMMENCING at the Southwest corner of said Section 28, thence North 0°24'02" West along the West line of said Section 28 a distance of 1,344.76 feet to a point; thence North 89°23'02" East along the South line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 28 a distance of 646.00 feet to the true point of beginning; thence North 0°24'02" West a distance of 224.33 feet to a point; thence South 89°23'18" West a distance of 306.00 feet to a point; thence North 0°24'02" West and parallel to the West line of said Section 28 to a point on the North line of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 28; thence Easterly along the last mentioned North line a distance of 336.00 feet to a point; thence South 0°24'02" East a distance of 448.07 feet to a point; thence North 89°23'18" East a distance of 30 feet to a point; thence South 0°24'02" East a distance of 224.33 feet to a point in the South line of Harris Ave., (30 feet wide); thence South 89°23'02" West a distance of 60 feet to the true point of beginning,

EXCEPTING therefrom the Easterly portion of said land as conveyed to the County of Clark for Road Purposes by Deed Recorded July 26, 1972 in Book 249 as Instrument No. 208886, Official Records, Clark County, Nevada.

Together with that portion of Land as vacated by that certain order of vacation recorded August 8, 2003 as Instrument No. 20030808-00460, of Official Records, Clark County, Nevada, title to which would pass through by operation of Law.

For Informational Purposes Only - APN: 140-28-301-008

PARCEL 3:

The South 80.01 feet of the North 368.05 feet of the following described parcel of land:

That portion of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 28, Township 20 South, Range 62 East M.D.B. & M. Clark County, Nevada, described as follows:

COMMENCING at the Southwest corner of said Section 28, thence North 0°24'02" West along the West line of said Section 28 a distance of 1,344.76 feet to a point; thence North 89°23'02" East along the South line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 28 a distance of 646.00 feet to the true point of beginning; thence North 0°24'02" West a distance of 224.33 feet to a point; thence South 89°23'18" West a distance of 306.00 feet to a point; thence North 0°24'02" West and parallel to the West line of said Section 28 to a point on the North line of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 28; thence Easterly along the last mentioned North

line a distance of 336.00 feet to a point; thence South 0°24'02" East a distance of 448.07 feet to a point; thence North 89°23'18" East a distance of 30 feet to a point; thence South 0°24'02" East a distance of 224.33 feet to a point in the South line of Harris Ave., (30 feet wide); thence South 89°23'02" West a distance of 60 feet to the true point of beginning,

EXCEPTING therefrom the Easterly portion of said land as conveyed to the County of Clark for Road Purposes by Deed Recorded July 26, 1972 in Book 249 as Instrument No. 208886, Official Records, Clark County, Nevada.

Together with that portion of Land as vacated by that certain order of vacation recorded August 8, 2003 as Instrument No. 20030808-00460, of Official Records, Clark County, Nevada, title to which would pass through by operation of Law.

For Informational Purposes Only - APN: 140-28-301-009

PARCEL 4:

That portion of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 28, Township 20 South, Range 62 East M.D.B. & M. Clark County, Nevada. described as follows:

COMMENCING at the Southwest corner of said Section 28, thence North 0°24'02" West along the West line of said Section 28 a distance of 1,344.76 feet to a point; thence North 89°23'02" East along the South line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 28 a distance of 646.00 feet to the true point of beginning; thence North 0°24'02" West a distance of 224.33 feet to a point; thence South 89°23'18" West a distance of 306.00 feet to a point; thence North 0°24'02" West and parallel to the West line of said Section 28 to a point on the North line of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 28; thence Easterly along the last mentioned North line a distance of 336.00 feet to a point; thence South 0°24'02" East a distance of 448.07 feet to a point; thence North 89°23'18" East a distance of 30 feet to a point; thence South 0°24'02" East a distance of 224.33 feet to a point in the South line of Harris Ave., (30 feet wide); thence South 89°23'02" West a distance of 60 feet to the true point of beginning,

EXCEPTING Therefrom the North 368.05 Feet of said land.

ALSO EXCEPTING therefrom the Easterly portion of said land as conveyed to the County of Clark for Road Purposes by Deed Recorded July 26, 1972 in Book 249 as Instrument No. 208886, Official Records, Clark County, Nevada.

Together with that portion of Land as vacated by that certain order of vacation recorded August 8, 2003 as Instrument No. 20030808-00460, of Official Records,

~~NEC-22-0220~~ 2C-23-0680
4 of 4

Clark County, Nevada, title to which would pass through by operation of Law.

For Informational Purposes Only - APN: 140-28-301-010

EXHIBIT A

Assessor's Parcel Number: 140-20-601-002

Property Address: 2161 N. Nellis Blvd Las Vegas, Nevada

That portion of the South Half (S ½) of the Northeast Quarter (NE ¼) of Section 20, Township 20 South, Range 62 East, M.D.M., Clark County, Nevada, further described as follows:

Lot One (1) as shown by map thereof on file in File 119 of Parcel Maps, Page 56, in the office of the county recorder, Clark county, Nevada.

EXHIBIT "A"

LOT THIRTY-NINE (39) IN BLOCK ONE (1) OF STEWART HOLT ACRES, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 34, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE FOLLOWING PORTIONS OF THE LAND AS CONVEYED TO CLARK COUNTY BY DEED RECORDED JANUARY 5, 1976 AS DOCUMENT NO. 542878, OFFICIAL RECORDS:

THE EAST 10.00 FEET OF SAID LAND.

TOGETHER WITH AN ADJOINING SPANDREL OR RADIUS AREA DESCRIBED AS THAT PORTION OF LOT THIRTY-NINE (39), EXCEPTING THE EAST 10.00 THEREOF, LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED CURVE;

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 10.00 FEET OF SAID LOT 39, A DISTANCE OF 81.15 FEET FROM THE POINT OF INTERSECTION OF SAID WEST LINE WITH THE SOUTH LINE OF SAID LOT 39; THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST AND TANGENT TO SAID WEST LINE, HAVING A RADIUS OF 20.00 FEET TO ITS POINT OF INTERSECTION WITH THE NORTH LINE OF SAID LOT 39.

EXHIBIT "A"

LOT THIRTY-EIGHT (38) IN BLOCK ONE (1) OF STEWART HOLT ACRES,
AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 34,
IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE EAST TEN (10) FEET OF SAID LOT 38, AS
CONVEYED TO CLARK COUNTY FOR ROAD PURPOSES BY DEED RECORDED JANUARY
7, 1976 AS DOCUMENT NO. 543681.

NZC- 21- 0062

EXHIBIT A

A PORTION OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) AND A PORTION OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS ONE (1) AND TWO (2) AS SHOWN IN FILE 118 OF PARCEL MAPS, PAGE 90, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

N2C - 20 - 0348

LEGAL DESCRIPTION

APN'S:

161-18-813-001 THRU 032; AND
161-18-813-090 THRU 112.

LOTS THIRTY-FIVE (35) THROUGH FIFTY-SEVEN (57) AND LOTS FIFTY NINE (59) THROUGH EIGHTY-NINE (89) OF AMENDED PLAT OF WOODCROFT, A PLANNED UNIT DEVELOPMENT, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 31 OF PLATS, PAGE 96, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

APN: 161-18-813-113

LOT 58 OF AMENDED PLAT OF WOODCROFT, A PLANNED UNIT DEVELOPMENT, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 31 OF PLATS, PAGE 96, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

NZC-22-0176

APN 161-27-201-001 & 002
JOB #421094-A-001

**LEGAL DESCRIPTION OF
BOULDER & WHITNEY**

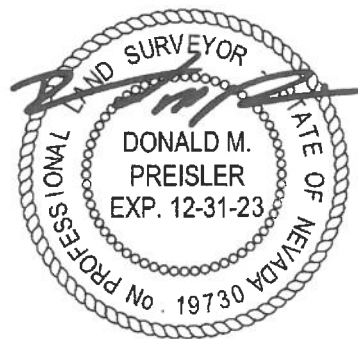
BEING A PORTION OF NORTHWEST QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA.

BEGINNING AT THE MOST SOUTHWEST CORNER OF LOT 41 OF THE WHITNEY TRACT, SAME BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BOULDER HIGHWAY; THENCE DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY NORTH 47°39'31" EAST, 295.00 FEET; THENCE SOUTH 42°21'12" EAST, 200.00 FEET; THENCE NORTH 47°39'31" WEST, 145.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF DODD STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 42°21'12" EAST, 42°21'12" EAST, 390.00 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'43", AN ARC LENGTH OF 15.71 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF WHITNEY AVENUE; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY AND ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF WHITNEY AVENUE, SOUTH 47°39'31" WEST, 414.50 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 38°21'00", AN ARC DISTANCE OF 16.73 FEET RETURNING TO THE NORTHEASTERLY RIGHT-OF-WAY OF BOULDER HIGHWAY; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, NORTH 42°21'12" EAST, 594.61 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 5.39 ACRES

END OF DESCRIPTION.

PREPARED BY: DONALD M. PREISLER, PLS,
AS AN AGENT FOR THE WLB GROUP, INC.



DECEMBER 28, 2021

2C-21-0555

EXHIBIT A

LEGAL DESCRIPTION

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

THAT PORTION OF GOVERNMENT LOT 76 IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

PARCELS TWO (2) AND THREE (3) AS SHOWN BY MAP THEREOF IN FILE 32 OF PARCEL MAPS, PAGE 6, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

APN: 163-01-706-008, 163-01-706-009

N2C - 22 - 0676

163-34-101-002:

THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) AND NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) AND THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) AND NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NV.

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN'S: 176-02-401-003, 004, 005, 006 AND 007
ZONE CHANGE AREA

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A ZONE CHANGE AREA IN SUPPORT OF THE "RAINBOW ARBY APARTMENTS" PROJECT. THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO BE USED TO TRANSFER TITLE PRIOR TO FULL COMPLIANCE WITH THE PROVISIONS OF N.R.S. CHAPTER 278.

DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 2;

TOGETHER WITH LOTS 1, 2, 3 AND 4 OF THAT CERTAIN PARCEL MAP ON FILE IN FILE 4, PAGE 51 OF PARCEL MAPS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM A PORTION OF "CAPOVILLA AVENUE" A PUBLIC STREET VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED AUGUST 03, 2004 IN BOOK 20040803, AS INSTRUMENT NO. 04806, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING 9.49 ACRES, MORE OR LESS.

TEX J. BROOKS, PLS
NEVADA LICENSE NO. 13747

ZC - 21 - 0095

EXHIBIT "A"

The West Half (W ½) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 9, Township 22 South, Range 60 East, M.D.M.

EXCEPTING THEREFROM the North 30.00 feet, the West 30.00 feet and the South 50.00 feet and the spandrel areas in the Northwest (NW) corner and the Southwest (SW) corner as conveyed to the County of Clark for roadway purposes by that certain Deed recorded February 9, 2009 in Book 990209 as Document No. 01189, and recorded April 15, 1999 in Book 990415 as Document No. 01191, and re-recorded April 28, 1999 in Book 990428 as Document No. 01648, Official Records.

Together with that portion of land as vacated by those Orders of Vacation recorded November 21, 2014 in Book 20141121 as Document No. 00023 and February 22, 2017 in Book 20170222 as Document No. 03316, Official Records, Clark County, Nevada.

ASSESSOR'S COPY

Legal Description

APN: 176-24-302-001

Mount Diablo Meridian, Nevada

T. 22 S., R. 60 E.,

Sec. 24, SE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$

Containing 2.50 acres, more or less.

NZC-0045-17

NZC-22-0476

APN 176-05-101-016, 017 & 018
JOB #421082-A-001

**LEGAL DESCRIPTION OF
UPTON (AKA MARTIN QUARTERHORSE)**

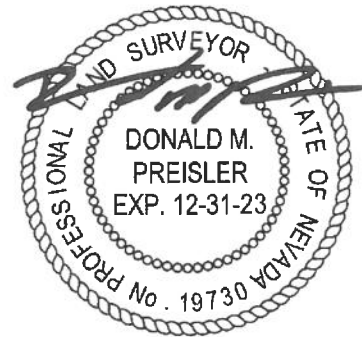
BEING ALL OF GOVERNMENT LOTS 25, 26 AND 27, SITUATE IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE SOUTH 30.00 FEET OF GOVERNMENT LOT 26 AS DEDICATED TO CLARK COUNTY, RECORDED IN BOOK 20140220 AS DOCUMENT NO. 01860, OFFICIAL RECORDS, CLARK COUNTY, NEVADA

CONTAINS 15.40 ACRES

END OF DESCRIPTION.

PREPARED BY: DONALD M. PREISLER, PLS,
AS AN AGENT FOR THE WLB GROUP, INC.

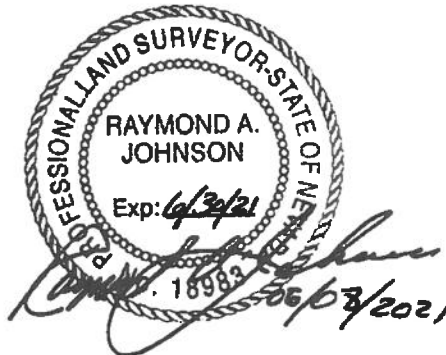


JULY 13, 2022

NZC-21-0669



2727 SOUTH RAINBOW BOULEVARD *
LAS VEGAS, NEVADA 89146-5148 PHONE 702-873-7550 * FAX 702-362-2597



LEGAL DESCRIPTION

BEING THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE
NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF
SECTION 33, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY,
NEVADA.

CONTAINING 4.92 ACRES, MORE OR LESS AS DETERMINED BY COMPUTER
METHODS.

NZC - 22 - 0249

APN 176-27-301-001
JOB #421095-A-001

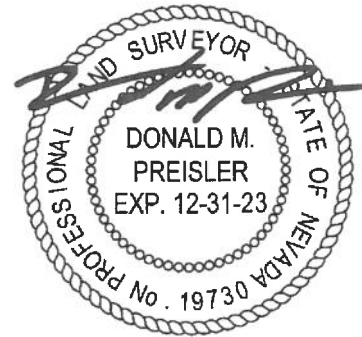
**LEGAL DESCRIPTION OF
BUFFALO & MOUNTAINS EDGE**

**BEING ALL OF WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE
NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27,
TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.**

CONTAINS 4.98 ACRES

END OF DESCRIPTION.

PREPARED BY: DONALD M. PREISLER, PLS,
AS AN AGENT FOR THE WLB GROUP, INC.



DECEMBER 21, 2021

NZC-22-0056

LEGAL DESCRIPTION

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

PARCEL 1:

GOVERNMENT LOT 82 LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN U.S. HIGHWAY 91.

TOGETHER WITH THAT PORTION OF U.S. HIGHWAY 91 AS ABANDONED BY THAT CERTAIN RESOLUTION OF ABANDONMENT RECORDED JANUARY 21, 1982 IN BOOK 1513 AS DOCUMENT NOS. 1472121 AND 1472122, OF OFFICIAL RECORDS.

PARCEL 2:

GOVERNMENT LOTS 55 AND 81, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN U.S. HIGHWAY 91.

TOGETHER WITH THAT PORTION OF U.S. HIGHWAY 91 AS ABANDONED BY THAT CERTAIN RESOLUTION OF ABANDONMENT RECORDED JANUARY 21, 1982 IN BOOK 1513 AS DOCUMENT NOS. 1472121 AND 1472122, OF OFFICIAL RECORDS.

PARCEL 3:

GOVERNMENT LOTS 64 AND 83, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN U.S. HIGHWAY 91.

TOGETHER WITH THAT PORTION OF U.S. HIGHWAY 91 AS ABANDONED BY THAT CERTAIN RESOLUTION OF ABANDONMENT RECORDED JANUARY 21, 1982 IN BOOK 1513 AS DOCUMENT NOS. 1472121 AND 1472122, OF OFFICIAL RECORDS.

PARCEL 4:

GOVERNMENT LOT 57, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN U.S. HIGHWAY 91.

TOGETHER WITH THAT PORTION OF U.S. HIGHWAY 91 AS ABANDONED BY THAT CERTAIN RESOLUTION OF ABANDONMENT RECORDED JANUARY 21, 1982 IN BOOK 1513 AS DOCUMENT NOS. 1472121 AND 1472122, OF OFFICIAL RECORDS.

NZC-22-0222

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M, CLARK COUNTY, NEVADA.