

CLARK COUNTY BOARD OF COMMISSIONERS

ZONING / SUBDIVISIONS / LAND USE

AGENDA ITEM

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-23-900172: 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 in Assessor's Books 164, 175, 176, 177 and 191. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

The Board of County Commissioners approved certain properties for rezoning in Assessor's Books 164, 175, 176, 177 and 191 to amend the zoning map.

Staff recommends the Board set a public hearing for April 3, 2024.

Cleared For Agenda
03/20/24

BILL NO. _____

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-23-900172)

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 IN ASSESSOR'S BOOKS 164, 175, 176, 177, 191.

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 in Assessor's Books 164, 175, 176, 177 and 191, the following described properties situated in Clark County are reclassified as follows:

ZC-1536-05

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone, PC (Planned Community Overlay) described in Masters at SHGC Unit 1 as shown in Book 139, Page 60 of Plats, Masters at SHGC Unit 2 as shown in Book 139, Page 61 of Plats, Olympia Ridge Phase 1A in Book 146, Page 49 of Plats, Olympia Ridge Phase 1B in Book 147, Page 74 of Plats, Olympia Ridge Phase 2 in Book 152, Page 94 of Plats, Masters at SHGC Unit 1 AMD in Book 140, Page 68 of Plats, in Parcel Maps Book 120, Page 88, Olympia Ridge (Section 7) at Southern Highlands Phase 1A in Book 140, Page 77 of Plats, and The Cove at Southern Highlands Phase 23 Phase 3 in Book 152, Page 26 of Plats, Olympia Ridge Phase 4 in Book 161, Page 80 of Plats, Olympia Ridge Phase 5 in Book 169, Page 84 of Plats, Olympia Ridge Phase 4A in Book 172, Page 16 of Plats on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF SOUTHERN HIGHLANDS PARKWAY AND SOUTH OF GOLF ESTATES
DRIVE

APN: 191-07-510-001 THROUGH 046
191-07-510-047 THROUGH 083, 92 THROUGH 094 PTN
191-07-510-084 THROUGH 091, 095 THROUGH 100
191-07-512-001 THROUGH 023
191-07-513-006
191-07-514-001 THROUGH 022
191-07-515-002 THROUGH 024
191-07-516-001 THROUGH 021
191-07-611-001 THROUGH 010
191-07-612-001 THROUGH 012
191-07-613-001 THROUGH 004
191-07-616-001 THROUGH 023

191-07-617-004 THROUGH 012, 025, 026
191-07-619-001 THROUGH 010
191-07-620-003 THROUGH 010
191-07-621-001
191-07-710-001 THROUGH 079

ZC-1536-05

From R-E (Rural Estates Residential) and P-F (Public Facility) Zone to R-2 (Medium Density Residential) Zone, PC (Planned Community Overlay) described in Masters at SHGC Unit 2 as shown in Book 139, Page 61 of Plats on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF SOUTHERN HIGHLANDS PARKWAY AND SOUTH OF GOLF ESTATES
DRIVE

APN: 191-07-510-041, 042, 043, 046, 051 THROUGH 083, 092, 093, 094, 098, 099 PTN

ZC-1536-05

From R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone, PC (Planned Community Overlay) described as Lot 3 of Parcel Map File 113, Page 1 of Parcel Maps as shown on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF SOUTHERN HIGHLANDS PARKWAY AND SOUTH OF GOLF ESTATES
DRIVE

APN: 191-07-501-001

ZC-1604-99

From R-E (Rural Estates Residential) and H-2 (General Highway Frontage) Zone to C-2 (General Commercial) PC (Planned Community Overlay) Zone described in Parcel 420 in Book 139, Page 31 of Plats on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF INTERSTATE 15 AND NORTH AND SOUTH OF ROBERT TRENT
JONES LANE

APN: 191-08-117-003, 010
191-08-210-011 THROUGH 013

ZC-1604-99

From R-E (Rural Estates Residential) Zone to C-2 (General Commercial) PC (Planned Community Overlay) Zone as shown as Lot 2 of Parcel Map File 112, Page 36 of Parcel Maps. See Exhibit A for Legal Description for APN 191-06-701-009.

GENERALLY LOCATED: WEST OF SOUTHERN HIGHLANDS PARKWAY AND NORTH OF ROBERT TRENT
JONES LANE

APN: 191-06-701-009
191-08-101-013

ZC-1604-99

From R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone, PC (Planned Community Overlay) described as Lots 1 and 3 of Parcel Map File 113, Page 1 of Parcel Maps, Parcel Map File 115, Page 61 of Parcel Maps, Lot 15 of Southern Highlands #2 AMD in Book 121, Page 55 of Plats as shown on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF SOUTHERN HIGHLANDS PARKWAY AND SOUTH OF GOLF ESTATES
DRIVE

APN: 177-31-321-001
177-31-210-013
177-31-218-001
177-31-618-001

ZC-0690-12

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) PC (Planned Community Overlay) Zone described in Parcel 422 at Southern Highlands – Unit 1 in Book 147, Page 42 of Plats, Parcel 422 at Southern Highlands – Unit 2 in Book 149, Page 29 of Plats, on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF SOUTHERN HIGHLANDS PARKWAY AND SOUTH OF GOLF ESTATES
DRIVE

APN: 191-07-615-001 THROUGH 018
191-08-118-001 THROUGH 066
191-08-214-001 THROUGH 091

ZC-0326-13

From R-E (Rural Estates Residential) and H-2 (General Highway) Zone to R-2 (Medium Density Residential) PC (Planned Community Overlay) Zone described in Southern Highlands Parcel 420 Unit 1 in Book 148, Page 83 of Plats, Southern Highlands Parcel 420 Unit 2 in Book 148, Page 100 of Plats, on file in the Office of the County Recorder.

GENERALLY LOCATED: SOUTH OF SOUTHERN HIGHLANDS PARKWAY AND WEST OF GOLF ESTATES
DRIVE

APN: 191-08-119-001 THROUGH 030
191-08-120-001 THROUGH 068
191-08-212-001 THROUGH 130
191-08-213-001 THROUGH 080

ZC-0588-05

From R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) PC (Planned Community Overlay) Zone described in The Cove at Southern Highlands Phase 1 in Book 150, Page 60 of Plats, The Cove at Southern Highlands Phase 2 in Book 151, Page 44 of Plats, The Cove at Southern Highlands Phase 1 2nd AMD in Book 157, Page 91 of Plats, The Cove at Southern Highlands Phase 4 in Book 152, Page 23 of Plats, on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF SOUTHERN HIGHLANDS PARKWAY AND WEST OF I-15

APN: 191-08-313-001 THROUGH 054
191-08-315-001 THROUGH 005
191-08-410-001 THROUGH 052, 056 THROUGH 078
191-08-411-001 THROUGH 085
191-08-412-001 THROUGH 134

ZC-0580-15

From R-U (Rural Open Land) Zone to R-4 (Multiple Family Residential-High Density) PC (Planned Community Overlay) Zone described in Charleston & 215 aka Affinity Unit 1 in Book 153, Page 27 of Plats, Charleston & 215 aka Affinity Unit 1 AMD in Book 162, Page 75 of Plats, Charleston & 215 aka Affinity Unit 2 AMD in Book 154, Page 32 of Plats on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF CLARK COUNTY 215 AND SOUTH OF CHARLESTON BOULEVARD

APN: 164-02-513-001 THROUGH 063
164-02-514-000 THROUGH 402
164-02-515-001 THROUGH 048

ZC-0273-00

From R-U (Rural Open Land) Zone to C-2 (General Commercial) PC (Planned Community Overlay) Zone described as Lot 3 in Summerlin Village 15A Parcel 4 Phase 2 in Book 105, Page 35 of Plats on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF HUALAPAI WAY AND SOUTH OF CLARK COUNTY 215

APN: 164-13-810-005

ZC-0920-99

From R-U (Rural Open Land) Zone to C-2 (General Commercial) PC (Planned Community Overlay) Zone described as Lot 1 of Parcel Maps in File 109, Page 93 of Parcel Maps and Common Lot N of Summerlin Village 18 "The Ridges" as shown in Book 117, Page 67 of Plats on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF FLAMINGO ROAD AND NORTH OF GRANITE RIDGE DRIVE

APN: 164-14-718-011
164-14-797-003

ZC-20-0521

From R-E (Rural Estates Residential) Zone to C-1 (Local Business) PC (Planned Community Overlay) Zone described in Rainbow and Richmar in Book 167, Page 2 of Plats on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF RAINBOW BOULEVARD AND SOUTH OF SERENE AVENUE

APN: 176-22-712-001

ZC-0303-17

From R-U (Rural Open Land) Zone to R-1a (Single Family Residential) PC (Planned Community Overlay) Zone described in Summerlin Village 18 Ridges Parcel P (Talon Ridge) in Book 156, Page 27 of Plats on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF FLAMINGO ROAD AND EAST OF GRANITE RIDGE DRIVE

APN: 164-14-722-001 THROUGH 018

ZC-1398-98

From R-U (Rural Open Land) Zone to C-1 (Local Business) PC (Planned Community Overlay) Zone described as Lot 13 of Summerlin Village 14B in Book 90, Page 1 of Plats on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF TOWN CENTER DRIVE AND SOUTH OF GARDEN PARK DRIVE

APN: 164-13-110-003

ZC-0471-02

From R-U (Rural Open Land) Zone to P-F (Public Facility) PC (Planned Community Overlay) Zone described in Lot AA in Parcel Map File 126, Page 61, of Parcel Map on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF HUALAPAI WAY AND SOUTH OF TOWN CENTER DRIVE

APN: 164-25-311-032

ZC-0471-02

From R-U (Rural Open Land) Zone to R-2 (Medium Density Residential) PC (Planned Community Overlay) Zone described in Summerlin Village 16 Parcels ABCDE – Village 1 UT 1 in Book 157, Page 92 of Plats, Summerlin Village 16 Parcels ABCDE in Book 154, Page 71 of Plats, Summerlin Village 16 Parcels ABCDE – Village 1 UT2 in Book 161, Page 36 of Plats, Summerlin Village 16 PCLS ABCDE – Village 2 Unit 1 in Book 158, Page 34 of Plats, Summerlin Village 16 PCLS ABCDE – Village 2 Unit 2 in Book 162, Page 22 of Plats, Summerlin Village 16 Parcels ABCDE – Village 3 in Book 158, Page 68 of Plats, Summerlin Village 16 Parcels ABCDE – Village 4, Unit 1 in Book 158, Page 72 of Plats, Summerlin Village 16 Parcels ABCDE – Village 4, Unit 2 in Book 161, Page 67 of Plats, Summerlin Village 16 Ladera Phase 1 in Book 119, Page 68 of Plats, Summerlin Village 16 Ladera Phase 2 in Book 121, Page 75 of Plats, Summerlin Village 16 Ladera Phase 3 in Book 124, Page 70 of Plats, Summerlin Village 16 Parcel EJK & ES-1 in Book 132, Page 22 of Plats, Summerlin Village 16 Parcel EJK & ES-1 AMENDED in Book 143, Page 6 of Plats, Monte Bello in Book 146, Page 72 of Plats, Monte Bello AMD in Book 147, Page 98 of Plats, Cielo in Book 146, Page 76 of Plats on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF HUALAPAI WAY AND NORTH AND SOUTH OF RUSSELL ROAD

APN: 164-25-110-001 THROUGH 008
164-25-111-001 THROUGH 008
164-25-211-005, 006 AND 008 THROUGH 012
164-25-212-001 THROUGH 014
164-25-213-001 THROUGH 049
164-25-214-001 THROUGH 020
164-25-215-001 THROUGH 024
164-25-216-001 THROUGH 047

164-25-217-001 THROUGH 032
164-25-218-001 THROUGH 032
164-25-310-001 THROUGH 009
164-25-311-001 THROUGH 034
164-25-312-003, AND 005 THROUGH 015
164-25-313-001 THROUGH 033
164-25-314-001 THROUGH 025
164-25-315-001 THROUGH 052
164-25-410-001 THROUGH 291
164-25-412-001 THROUGH 010
164-25-625-001 THROUGH 023
164-25-713-001 THROUGH 136
164-25-714-001 THROUGH 196
164-25-716-001 THROUGH 020
164-25-717-001 THROUGH 006
164-25-718-001
164-25-812-001 THROUGH 004 AND 006 THROUGH 008
164-25-813-001 THROUGH 244
164-25-814-001 THROUGH 115
164-25-816-001 THROUGH 062
164-25-819-001 THROUGH 011
164-36-110-062, 63, AND 073 THROUGH 146
164-36-112-001 THROUGH 014
164-36-113-001 THROUGH 024
164-36-511-001 THROUGH 005
164-36-515-001 THROUGH 039
164-36-516-001 THROUGH 093
164-36-518-001 THROUGH 004
164-36-611-001 THROUGH 099

ZC-0471-02

From R-U (Rural Open Land) Zone to R-3 (Multiple Family Residential) PC (Planned Community Overlay) Zone described in Vista Dulce Parcel O Village 16 at Summerlin South in Book 148, Page 5 of Plats, Summerlin Parcel P in Book 143, Page 67 of Plats on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF HUALAPAI WAY AND NORTH OF RUSSELL ROAD

APN: 164-25-820-001 THROUGH 052
164-36-514-001 THROUGH 007
164-36-517-001 THROUGH 069
164-25-818-001 THROUGH 012
164-25-818-029 THROUGH 044

ZC-0464-10

From R-U (Rural Open Land) Zone to R-3 (Multiple Family Residential) PC (Planned Community Overlay) Zone described in Summerlin Parcel P in Book 143, Page 67 of Plats on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF HUALAPAI WAY AND NORTH OF RUSSELL ROAD

APN: 164-25-818-013 THROUGH 028

ZC-18-0529

From R-U (Rural Open Land) Zone to R-3 (Multiple Family Residential) PC (Planned Community Overlay) Zone described in Stonegate in Book 161, Page 47 of Plats on file in the Office of the County Recorder.

GENERALLY LOCATED: EAST OF TOWN CENTER DRIVE AND SOUTH OF FLAMINGO ROAD

APN: 164-13-415-001 THROUGH 128

164-24-119-001 THROUGH 026

ZC-0120-15

From R-U (Rural Open Land) Zone to R-3 (Multiple Family Residential) PC (Planned Community Overlay) Zone described in SUMMERLIN Village 15A Parcel 1 – Latitude Phase 1 in Book 153, Page 11 of Plats on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF TOWN CENTER DRIVE AND SOUTH OF FLAMINGO ROAD

APN: 164-24-117-010, 011, AND 012

164-24-118-005 THROUGH 147

164-13-414-001 THROUGH 211

ZC-0527-13

From R-U (Rural Open Land) Zone to R-2 (Medium Density Residential) PC (Planned Community Overlay) Zone described in Summerlin Village 16A Parcel E in Book 152, Page 46 of Plats, Summerlin Village 16A Unit 2 in Book 151, Page 64 of Plats, Summerlin Village 16A Unit 1 Book 149, Page 44 of Plats, Summerlin Village 16A Unit 1 AMD in Book 163, Page 75 of Plats, Summerlin Village 16A Parcel A in Book 152, Page 61 of Plats, Summerlin Village 16A Parcel B in Book 152, Page 62 of Plats, Summerlin Village 16A Parcel B AMD in Book 154, Page 33 of Plats, Summerlin Village 16A-Parcel C in Book 151, Page 85 of Plats, Summerlin Village 16A Parcel D Jade Ridge in Book 152, Page 39 of Plats, Nova Ridge Summerlin Village 16A PARCELS F and G in Book 153, Page 72 of Plats, Nova Ridge Summerlin Village 16A PARCELS F and G AMD in Book 155, Page 28 of Plats on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH AND SOUTH OF MAULE AVENUE AND EAST AND WEST OF GRAND CANYON DRIVE

APN: 164-36-612-001 THROUGH 004

164-36-613-001 THROUGH 074

164-36-614-001 THROUGH 003

164-36-713-001 THROUGH 044

164-36-714-001 THROUGH 054

164-36-715-001 AND 002

164-36-716-001 THROUGH 003

164-36-811-001 THROUGH 074

175-01-512-001 THROUGH 043

175-01-513-001 THROUGH 003

175-01-610-003 THROUGH 049

ZC-0527-13

From R-U (Rural Open Land) Zone to R-3 (Multiple Family Residential) PC (Planned Community Overlay) Zone described in Summerlin Village 16A Parcel C in Book 151, Page 85 of Plats, Summerlin Village 16A Parcel D Jade Ridge in Book 152, Page 39 of Plats, on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH AND SOUTH OF MAULE AVENUE AND EAST AND WEST OF GRAND CANYON DRIVE

APN: 164-36-712-001 THROUGH 084

ZC-0527-13

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) PC (Planned Community Overlay) Zone described in Regency – Unit 1 in Book 150, Page 94 of Plats, Regency – Unit 2 in Book 151, Page 27 of Plats, Regency – Unit 3 in Book 151, Page 40 of Plats, Regency – Unit 4 in Book 151, Page 84 of Plats, Regency – Unit 5 in Book 153, Page 40 of Plats, Regency – Unit 6 in Book 156, Page 22 of Plats, Regency – Unit 7 in Book 159, Page 45 of Plats, Onyx Point in Book 154, Page 6 of Plats, Terra Luna Summerlin Village 16A – Parcel I in Book 154, Page 36 of Plats, Jade Ridge Unit 1 in Book 156, Page 100 of Plats, Jade Ridge Unit 2 in Book 157, Page 37 of Plats, Jade Ridge Unit 3 in Book 162, Page 25 of Plats, on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH AND SOUTH OF MAULE AVENUE AND EAST AND WEST OF GRAND CANYON DRIVE

APN: 176-06-115-001 THROUGH 005
176-06-116-001 THROUGH 051
176-06-117-001 THROUGH 095
176-06-211-001 THROUGH 005
176-06-214-001 THROUGH 125
176-06-217-001 THROUGH 122
176-06-218-001 THROUGH 063
176-06-311-001 THROUGH 084
176-06-312-001 THROUGH 084
176-06-713-001 THROUGH 036

ZC-0527-13

From R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) PC (Planned Community Overlay) Zone described in Jade Ridge – Unit 2 in Book 157, Page 37 of Plats, Jade Ridge – Unit 3 in Book 162, Page 25 of Plats on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH AND SOUTH OF MAULE AVENUE AND EAST AND WEST OF GRAND CANYON DRIVE

APN: 176-06-714-001 THROUGH 087
176-06-715-001 THROUGH 101

ZC-0527-13

From R-E (Rural Estates Residential) Zone to P-F (Public Facility) PC (Planned Community Overlay) Zone described in Lot ES-1 in Summerlin Village 16A unit 2 in Book 151, Page 64 of Plats on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF GRAND CANYON DRIVE AND SOUTH OF MAULE AVENUE

APN: 176-06-310-002

ZC-0620-05

From R-U (Rural Open Land) Zone to R-2 (Medium Density Residential) PC (Planned Community Overlay) Zone described in Summerlin Village 16 Parcels ABCDE – Village 3 in Book 158, Page 68 of Plats on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF HUALAPAI WAY AND NORTH AND SOUTH OF RUSSELL ROAD

APN: 164-26-510-001 THROUGH 022

164-26-613-001 THROUGH 033

SECTION 2. 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 3. 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 4. 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.

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 191-06-701-006

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A ZONE CHANGE IN SUPPORT OF "SOUTHERN HIGHLANDS CLUBHOUSE". 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

THAT PORTION OF LOT 1 AS SHOWN BY MAP THEREOF IN FILE 121, PAGE 11 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 46 OF "THE ESTATES AT SOUTHERN HIGHLANDS - NO. 3" AS SHOWN BY MAP THEREOF IN BOOK 95, PAGE 13 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, ALSO BEING A POINT ON THE SOUTHERLY LINE OF SAID LOT 1;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1, THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 45°00'00" WEST, 22.50 FEET;
- 2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 77°24'55", AN ARC LENGTH OF 33.78 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 32°24'55" WEST;
- 3) THENCE SOUTH 45°00'00" WEST, 19.10 FEET;
- 4) THENCE NORTH 45°00'00" WEST, 72.87 FEET;
- 5) THENCE NORTH 30°00'00" WEST, 114.88 FEET;
- 6) THENCE SOUTH 16°29'11" WEST, 54.02 FEET TO A POINT ON THE EASTERLY LINE OF LOT 2 AS SHOWN BY MAP THEREOF IN FILE 118, PAGE 10 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 2 AND NORTHEASTERLY PROLONGATION THEREOF, THE FOLLOWING THREE (3) COURSES:

Page 1 of 47

- 1) NORTH 72°13'35" WEST, 11.25 FEET;
- 2) THENCE NORTH 17°11'18" EAST, 89.08 FEET;
- 3) THENCE NORTH 46°22'58" EAST, 81.92 FEET;

THENCE DEPARTING THE NORTHEASTERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 2, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 24°33'45", AN ARC LENGTH OF 42.87 FEET;

THENCE NORTH 21°49'13" EAST, 123.92 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 37°08'03", AN ARC LENGTH OF 64.81 FEET;

THENCE NORTH 58°57'16" EAST, 277.99 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 37°10'24", AN ARC LENGTH OF 64.88 FEET;

THENCE SOUTH 83°52'20" EAST, 109.29 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 75.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 81°55'37", AN ARC LENGTH OF 107.24 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 88°03'17" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 39°55'31", AN ARC LENGTH OF 69.68 FEET;

THENCE SOUTH 41°52'14" EAST, 78.36 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 200.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 33°32'46", AN ARC LENGTH OF 117.10 FEET;

THENCE SOUTH 08°19'28" EAST, 141.48 FEET;

THENCE SOUTH 20°49'37" WEST, 126.62 FEET;

THENCE SOUTH 10°41'04" WEST, 36.88 FEET TO A POINT ON THE SOUTHERLY LINE OF THE AFOREMENTIONED LOT 1;

2C-1604-99

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1, THE FOLLOWING TEN (10) COURSES:

- 1) FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH $10^{\circ}40'59''$ WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 519.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF $08^{\circ}03'07''$, AN ARC LENGTH OF 72.94 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH $18^{\circ}44'06''$ WEST;
- 2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 255.24 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF $14^{\circ}24'31''$, AN ARC LENGTH OF 64.19 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH $33^{\circ}08'37''$ WEST;
- 3) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF $63^{\circ}09'09''$, AN ARC LENGTH OF 110.22 FEET;
- 4) THENCE SOUTH $60^{\circ}00'00''$ WEST, 76.92 FEET;
- 5) THENCE SOUTH $90^{\circ}00'00''$ WEST, 121.63 FEET;
- 6) THENCE SOUTH $30^{\circ}00'00''$ WEST, 16.53 FEET;
- 7) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF $73^{\circ}45'03''$, AN ARC LENGTH OF 32.18 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH $13^{\circ}45'03''$ WEST;
- 8) THENCE SOUTH $30^{\circ}00'00''$ WEST, 19.50 FEET;
- 9) THENCE NORTH $60^{\circ}00'00''$ WEST, 100.71 FEET;
- 10) THENCE NORTH $45^{\circ}00'00''$ WEST, 26.71 FEET TO THE POINT OF BEGINNING.

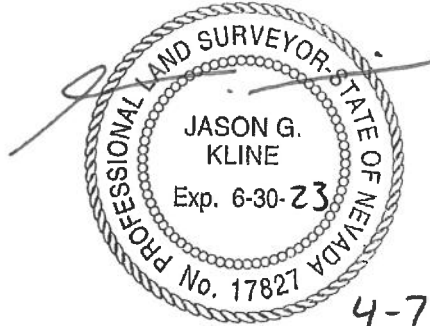
CONTAINING 8.05 ACRES, MORE OR LESS.

2C-1604-99

BASIS OF BEARINGS

NORTH 89°58'08" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 121, PAGE 11 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



4-7-23

ZC-1604-99

APN: 191-06-701-006

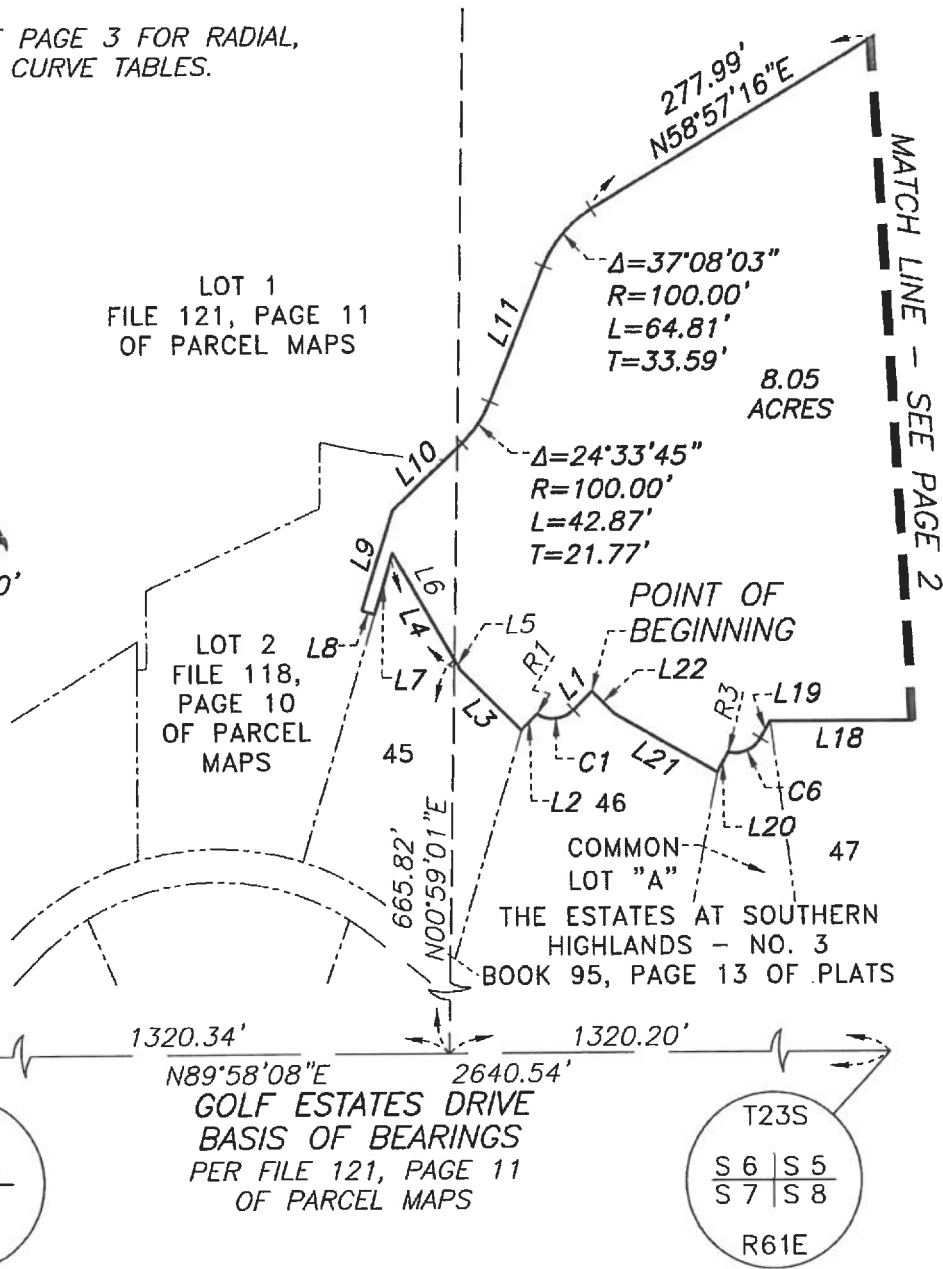
ZONE CHANGE FOR SOUTHERN HIGHLANDS CLUBHOUSE

NOTE: SEE PAGE 3 FOR RADIAL,
LINE, AND CURVE TABLES.



LOT 1
FILE 121, PAGE 11
OF PARCEL MAPS

LOT 2
FILE 118,
PAGE 10
OF PARCEL MAPS



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WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

6525 W. WARM SPRINGS RD.
#100, LAS VEGAS, NV 89118

EXHIBIT "B"

LYING WITHIN THE SOUTHEAST QUARTER (SE1/4)
OF SECTION 6, TOWNSHIP 23 SOUTH,
RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA

PAGE 1 OF 3

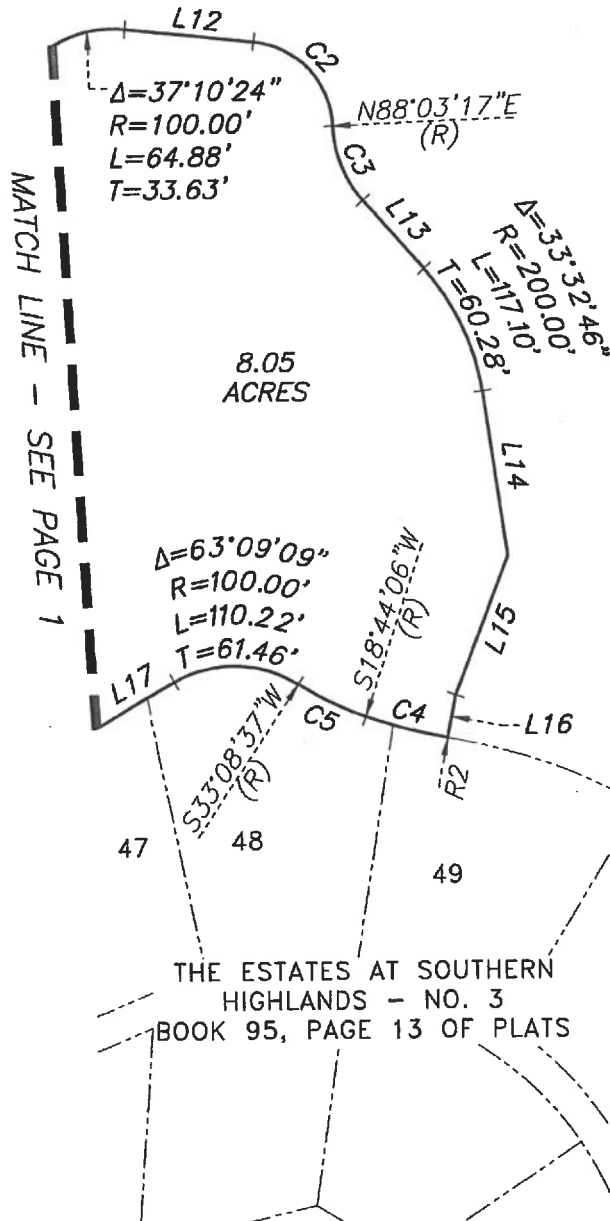
587

ZC-1604-99

APN: 191-06-701-006

ZONE CHANGE FOR SOUTHERN HIGHLANDS CLUBHOUSE

NOTE: SEE PAGE 3 FOR RADIAL,
LINE, AND CURVE TABLES.



LOT 1
FILE 121, PAGE 11
OF PARCEL MAPS



1" = 150'

P:\OLY\22274\DWG\EXHIBITS\22274-ZC01.DWG

WALLACE MORRIS KLINE
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LAND SURVEY CONSULTING

6525 W. WARM SPRINGS RD.
#100, LAS VEGAS, NV 89118

EXHIBIT "B"

LYING WITHIN THE SOUTHEAST QUARTER (SE1/4)
OF SECTION 6, TOWNSHIP 23 SOUTH,
RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA

PAGE 2 OF 3

657

2C-1604-99

APN: 191-06-701-006

ZONE CHANGE FOR SOUTHERN HIGHLANDS CLUBHOUSE

RADIAL	BEARING
R1	S32°24'55"W
R2	S10°40'59"W
R3	S13°45'03"W

LINE	BEARING	DISTANCE
L1	S45°00'00"W	22.50'
L2	S45°00'00"W	19.10'
L3	N45°00'00"W	72.87'
L4	N30°00'00"W	114.88'
L5	N30°00'00"W	10.45'
L6	N30°00'00"W	104.43'
L7	S16°29'11"W	54.02'
L8	N72°13'35"W	11.25'
L9	N17°11'18"E	89.08'
L10	N46°22'58"E	81.92'
L11	N21°49'13"E	123.92'
L12	S83°52'20"E	109.29'
L13	S41°52'14"E	78.36'
L14	S08°19'28"E	141.48'
L15	S20°49'37"W	126.62'
L16	S10°41'04"W	36.88'
L17	S60°00'00"W	76.92'
L18	S90°00'00"W	121.63'
L19	S30°00'00"W	16.53'
L20	S30°00'00"W	19.50'
L21	N60°00'00"W	100.71'
L22	N45°00'00"W	26.71'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	77°24'55"	25.00'	33.78'	20.03'
C2	81°55'37"	75.00'	107.24'	65.11'
C3	39°55'31"	100.00'	69.68'	36.32'
C4	08°03'07"	519.00'	72.94'	36.53'
C5	14°24'31"	255.24'	64.19'	32.26'
C6	73°45'03"	25.00'	32.18'	18.75'

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EXHIBIT "B"

LYING WITHIN THE SOUTHEAST QUARTER (SE1/4)
OF SECTION 6, TOWNSHIP 23 SOUTH,
RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA

PAGE 3 OF 3

• 2C-1604-99

Development Agreement Parcels

APN's APPROVED ZONING

1. 176-36-510-004	1.94	P-F
2. 177-31-117-001	20.99	C-2
3. 177-31-210-008	17.96	P-F
4. 177-31-218-001	16.34	P-F
5. 177-31-310-006	17.88	R-4
6. 177-31-618-001	6.33	P-F
7. 177-32-301-007	13.00	C-1
8. 177-32-310-002	17.13	R-4
9. 177-32-401-001	7.04	C-1
10. 191-05-101-015	7.37	C-2
11. 191-05-201-012	6.52	C-2
12. 191-05-415-002	.69	C-2
13. 191-05-415-003	.69	C-2
14. 191-06-301-009	25.44	R-2
15. 191-06-401-005	28.08	R-2
16. 191-06-512-008	10.77	R-2
17. 191-08-101-009	35.16	C-2
18. 191-08-101-010	83.52	C-2
19. 191-08-201-001	10.47	C-2
20. 191-08-301-001	5.05	C-2
21. 191-08-301-002	106.32	C-2

* grabbed from the file

→ percent of 191-08-117-009
191-08-210-010

43863/440±

Clubhouse