

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

---

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

---

**Recommendation:** ORD-24-900710: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on September 18, 2024. (For possible action)

---

**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

At the Board of County Commissioners on September 18, 2024, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board conduct a public hearing.

BILL NO. 11-6-24-6

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-24-900710)

ORDINANCE NO. \_\_\_\_\_  
(of Clark County, Nevada)

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP RECLASSIFYING CERTAIN PROPERTIES AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH VARIOUS ZONE CHANGE APPLICATIONS ON SEPTEMBER 18, 2024.

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

SECTION 1. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on September 18, 2024, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

**ZC-23-0931**

From C-2 (General Commercial) Zone to R-5 (Apartment Residential) Zone. Generally located on the south side of Charleston Boulevard, approximately 300 feet east of Lamb Boulevard.

**APN:**

161-05-115-002; 161-05-115-010

**ZC-24-0281**

From a CG (Commercial General) Zone and RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family) Zone. Generally located on the northwest corner of Durango Drive and Shelbourne Avenue.

**APN:**

176-17-501-005; 176-17-501-007 through 176-17-501-011; 176-17-501-016 through 176-17-501-017

**ZC-24-0332**

From H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road, 350 feet east of Conquistador Street.

**APN:**

176-19-201-021

**ZC-24-0375**

From RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located on the west side of Kingston Road, 300 feet north of Beech Avenue.

**APN:**

219-05-301-018 ptn

**ZC-24-0381**

From H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the south side of Flamingo Road, 200 feet west of Boulder Highway.

**APN:**

161-20-502-001

**ZC-24-0383**

From H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the west side of Nellis Boulevard, 50 feet south of Boulder Highway.

**APN:**

161-20-502-014

**ZC-24-0396**

From RS80 (Residential Single-Family 80) Zone and H-2 (General Highway Frontage) Zone to IP (Industrial Park) Zone. Generally located on the west side of I-15 and the north side of Roark Avenue (alignment).

**APN:**

191-20-101-007; 191-20-101-008; 191-20-101-012

**ZC-24-0397**

From H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the east side of Boulder Highway and the south side of Sahara Avenue.

**APN:**

161-06-402-001

**ZC-24-0400**

From CG (Commercial General) Zone to IP (Industrial Park) Zone. Generally located on the south side of Arby Avenue, 330 feet west of Tenaya Way.

**APN:**

176-03-401-011 through 176-03-401-014; 176-03-401-019; 176-03-402-001

**ZC-24-0412**

From OS (Open Space) Zone to PF (Public Facilities) Zone. Generally located on the northwest side of the Union Pacific Railroad right-of-way, the southeast side of Power Line Road, and the south side of Terry B. Adams Street (alignment).

**APN:**

123-12-000-001 ptn

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.

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

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

2C-23-0931  
1 of 2

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF LOT 1 OF THAT CERTAIN PLAT KNOWN AS "CHARLESTON AND ARDEN A COMMERCIAL SUBDIVISION ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN BOOK 142, PAGE 30 OF PLATS, SITUATE IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, SAME BEING ON THE SOUTH RIGHT-OF-WAY LINE OF CHARLESTON BOULEVARD (WIDTH VARIES); THENCE ALONG THE NORTH LINE OF SAID LOT 1, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, THE FOLLOWING SEVEN (7) COURSES: ONE(1) NORTH 88°06'50" EAST, A DISTANCE OF 32.60 FEET; TWO(2) SOUTH 01°53'10" EAST, A DISTANCE OF 5.00 FEET; THREE(3) NORTH 88°06'50" EAST, A DISTANCE OF 25.00 FEET; FOUR (4) NORTH 01°53'10" WEST, A DISTANCE OF 5.00 FEET; FIVE (5) NORTH 88°06'50" EAST, A DISTANCE OF 26.67 FEET; SIX (6) NORTH 01°53'10" WEST, A DISTANCE OF 10.00 FEET; SEVEN (7) NORTH 88°06'50" EAST, A DISTANCE OF 30.26 FEET; THENCE DEPARTING SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°36'47" EAST, A DISTANCE OF 158.12 FEET; THENCE SOUTH 89°23'13" WEST, A DISTANCE OF 111.30 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 01°47'11" WEST ALONG SAID WEST LINE, A DISTANCE OF

145.61 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED JANUARY 29, 2010 IN BOOK 20100129 AS INSTRUMENT NO. 00232, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL 2:

THAT PORTION OF LOT 1 OF THAT CERTAIN PLAT KNOWN AS "CHARLESTON AND ARDEN, A COMMERCIAL SUBDIVISION" ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN BOOK 142, PAGE 30 OF PLATS, SITUATE IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 01°47'11" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 354.79 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 89°23'13" EAST, A DISTANCE OF 349.47 FEET; THENCE SOUTH 00°36'47" EAST, A DISTANCE OF 354.73 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 89°23'24" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 342.21 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED JANUARY 29, 2010 IN BOOK 20100129 AS INSTRUMENT NO. 00240, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ZC-23-0931  
2 of 2

PARCEL 3:

EASEMENTS AS SET FORTH IN AND SUBJECT TO THAT CERTAIN "CROSS ACCESS AGREEMENT" RECORDED DECEMBER 7, 2010 IN BOOK 20101207 AS DOCUMENT NO. 01512, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL 4:

EASEMENTS AS SET FORTH IN AND SUBJECT TO THAT CERTAIN "RECIPROCAL EASEMENT AGREEMENT AND COVENANT FOR BUILDING PLACEMENT AND EXCLUSIVE USE" RECORDED DECEMBER 16, 2015 IN BOOK 20151216 AS DOCUMENT NO. 01732 AND RE-RECORDED JANUARY 14, 2016 IN BOOK 20160114 AS DOCUMENT NO. 02342, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL 5:

EASEMENTS AS SET FORTH IN AND SUBJECT TO THAT CERTAIN "EASEMENT, COVENANT AND COST SHARING AGREEMENT", RECORDED DECEMBER 16, 2016 IN BOOK 20161216 AS DOCUMENT NO. 03170, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

East Charleston Blvd.



RAH2402

March 22, 2024

**RE: Legal Description for Durango Mistral**  
77 lots; 11.09 +/- acres; APNs: 176-17-501-005, -007, -008, -009, -010, -011,  
-016, & -017

**PARCEL 1: (APN: 176-17-501-007 AND 176-17-501-008)**

THAT PORTION OF THE NORTHEAST QUARTER (NE<sub>1/4</sub>) OF THE NORTHEAST QUARTER (NE<sub>1/4</sub>) OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

LOTS ONE (1) AND TWO (2) AS SHOWN BY MAP THEREOF IN FILE 68 OF PARCEL MAPS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION OF MISTRAL AVENUE, THAT WOULD PASS BY OPERATION OF LAW, AS VACATED BY THE COUNTY OF CLARK IN AN ORDER OF VACATION RECORDED JUNE 7, 2000 IN BOOK 20000607 AS INSTRUMENT NO. 00171, OF OFFICIAL RECORDS.

**PARCEL 2: (APN: 176-17-501-009)**

THAT PORTION OF THE NORTHEAST QUARTER (NE<sub>1/4</sub>) OF THE NORTHEAST QUARTER (NE<sub>1/4</sub>) OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

PARCEL THREE (3) AS SHOWN BY MAP THEREOF IN FILE 32 OF PARCEL MAPS, PAGE 47, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

**PARCEL 3: (APN: 176-17-501-011)**

THAT PORTION OF THE NORTHEAST QUARTER (NE<sub>1/4</sub>) OF THE NORTHEAST QUARTER (NE<sub>1/4</sub>) OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

PARCEL ONE (1) AS SHOWN BY MAP THEREOF IN FILE 32 OF PARCEL MAPS, PAGE 47, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

**PARCEL 4: (APN: 176-17-501-016)**

THE NORTH HALF (N<sub>1/2</sub>) OF THE WEST HALF (W<sub>1/2</sub>) OF THE SOUTHEAST QUARTER (SE<sub>1/4</sub>) OF THE NORTHEAST QUARTER (NE<sub>1/4</sub>) OF THE NORTHEAST QUARTER (NE<sub>1/4</sub>) OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

SAID LANDS ALSO BEING DESCRIBED AS LOT 1 OF CERTIFICATE OF LAND DIVISION RECORDED APRIL 23, 1992 IN BOOK 920423 AS DOCUMENT NO. 00644, OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED JUNE 11, 1991 IN BOOK 910611 AS INSTRUMENT NO. 00945, OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION OF MISTRAL AVENUE, THAT WOULD PASS BY OPERATION OF LAW, AS VACATED BY THE COUNTY OF CLARK IN AN ORDER OF VACATION RECORDED JUNE 7, 2000 IN BOOK 20000607 AS INSTRUMENT NO. 00171, OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED JUNE 7, 2000 IN BOOK 20000607 AS INSTRUMENT NO. 00172, OF OFFICIAL RECORDS.

**PARCEL 5: (APN: 176-17-501-017)**

THAT PORTION OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17;

THENCE SOUTH  $00^{\circ}42'32''$  EAST, 666.40 FEET TO THE CENTERLINE OF MISTRAL AVENUE;

THENCE SOUTH  $89^{\circ}35'49''$  WEST, 667.05 FEET;

THENCE SOUTH  $00^{\circ}33'28''$  EAST, 30.00 FEET TO THE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING, NORTH  $89^{\circ}35'49''$  EAST, 45.00 FEET;

THENCE ALONG A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIAL BEARING OF NORTH  $00^{\circ}24'11''$  WEST, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF  $90^{\circ}00'12''$ , FOR AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH  $00^{\circ}24'23''$  EAST, 287.03 FEET;

THENCE SOUTH  $89^{\circ}39'03''$  WEST, 30.00 FEET;

THENCE NORTH  $00^{\circ}24'23''$  WEST, 302.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN GRANT, BARGAIN, SALE DEED, RECORDED AUGUST 24, 2022 AS INSTRUMENT NO. 20220824-0001311, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

**PARCEL 6: (APN: 176-17-501-005)**

THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4), IN SECTION 17, TOWNSHIP 22 SOUTH, RANGE 60 EAST M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO COUNTY OF CLARK BY DEED RECORDED NOVEMBER 7, 2003 IN BOOK 20031107 AS DOCUMENT NO. 03663, OF OFFICIAL RECORDS.

**PARCEL 7: (APN: 176-17-501-010)**

THAT PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

PARCEL TWO (2) AS SHOWN BY MAP THEREOF IN FILE 32 OF PARCEL MAPS, PAGE 47, RECORDED SEPTEMBER 18, 1980 IN BOOK 1283 AS INSTRUMENT NO. 1242640 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

ZC-24-0332

OWNER: BDGC ANIMAL HOSPITAL LLC  
APN: 176-19-201-021

EXHIBIT "A"

DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 19; THENCE ALONG THE EAST LINE THEREOF, SOUTH 00°25'55" WEST, 194.13 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BLUE DIAMOND ROAD, ALSO BEING THE **POINT OF BEGINNING**; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND CONTINUING SOUTH 00°25'55" WEST, 139.60 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 19; THENCE DEPARTING SAID EAST LINE AND ALONG THE SOUTH LINE THEREOF, SOUTH 86°24'21" WEST, 345.13 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 19; THENCE DEPARTING SAID SOUTH LINE AND ALONG THE WEST LINE THEREOF, NORTH 00°16'54" EAST, 238.92 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BLUE DIAMOND ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 77°17'06" EAST, 352.99 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 65,209 SQUARE FEET, MORE OR LESS.

**BASIS OF BEARINGS**

NORTH 86°31'17" EAST, BEING THE BEARING OF THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M. AS SHOWN IN BOOK 164, PAGE 25 OF PLATS ON FILE AT THE CLARK COUNTY RECORDER'S OFFICE.

END OF DESCRIPTION

RUSTY A. WONDERS, PLS  
PROFESSIONAL LAND SURVEYOR  
NEVADA LICENSE NO. 19751



6/18/24

ZC-24-0332

25-24-0375

**EXHIBIT "A"**

**APN: 219-05-301-018**

THAT PORTION OF THE NORTHEAST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 25 SOUTH, RANGE 57 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN FILE 41 OF PARCEL MAPS, PAGE 39, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

2C-24-0381

**PARCEL 1:**

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.B. AND M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL ONE (1) AS SHOWN BY MAP THEREOF IN FILE 10 OF PARCEL MAPS, PAGE 49 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

**PARCEL 2:**

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF FLAMINGO ROAD WITH THE SOUTHWESTERLY LINE OF U.S. HIGHWAY 93-95-466; THENCE WESTERLY 150.00 FEET ALONG SAID SOUTHERLY LINE TO THE TRUE POINT OF BEGINNING; THENCE SOUTHEASTERLY 154.67 FEET PARALLEL TO SAID SOUTHWESTERLY LINE OF U.S. HIGHWAY 93-95-466 TO A POINT; THENCE SOUTH 21°29'24" EAST A DISTANCE OF 107.79 FEET TO A POINT, THENCE SOUTH 42°43'15" EAST A DISTANCE OF 95.31 FEET TO A POINT; THENCE SOUTH 47°16'45" WEST A DISTANCE OF 25.00 FEET TO A POINT; THENCE NORTH 42°43'15" WEST A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 21°29'24" WEST A DISTANCE OF 108.64 FEET TO A POINT; THENCE NORTH 42°43'15" WEST A DISTANCE OF 172.88 FEET TO A POINT; THENCE NORTH 89°44'43" EAST A DISTANCE OF 33.89 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 19, 2001 IN BOOK 20010319 AS INSTRUMENT NO. 01461 OF OFFICIAL RECORDS CLARK COUNTY, NEVADA.

**PARCEL 3:**

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF FLAMINGO ROAD WITH THE SOUTHWESTERLY LINE OF U.S. HIGHWAY NOS. 93-95-466; THENCE, WEST ALONG THE SOUTHERLY LINE OF SAID FLAMINGO ROAD A DISTANCE OF 154 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING WEST ALONG SAID SOUTH LINE A DISTANCE OF 29.89 FEET TO A POINT; THENCE SOUTH 42°43'15" EAST A DISTANCE OF 172.88 FEET TO A POINT; THENCE NORTH 47°16'45" EAST A DISTANCE OF 25 FEET TO A POINT; THENCE NORTH 42°43'15" WEST A DISTANCE OF 146 FEET TO A POINT; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF FLAMINGO ROAD A DISTANCE OF 4 FEET TO A POINT; THENCE NORTH 42°43'15" WEST A DISTANCE OF 4 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 18, 1989 IN BOOK 890718 AS INSTRUMENT NO. 00822 OF OFFICIAL RECORDS CLARK COUNTY, NEVADA.



2C-24-0383

Escrow No.: B3-08-0017-FCL

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 20,  
TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.B.&M., CLARK COUNTY,  
NEVADA, DESCRIBED AS:

PARCEL ONE (1) AS SHOWN BY PARCEL MAP IN FILE 64, PAGE 6,  
RECORDED MARCH 14, 1990 IN BOOK 900314 AS DOCUMENT NO. 00534 OF  
OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

Together with any and all improvements, personal property and fixtures located thereon or otherwise described in the Deed of Trust and in any other instruments in favor of the Beneficiary, and all singular tenements, hereditaments and appurtenances thereunto belonging or appertaining, rents, issues and profits thereof. All special declarant's rights (if applicable) now held by Trustor and any and all other declarant's rights encumbered by the Deed of Trust and now held by Trustor, if applicable.

ZC-24-0396

1 of 2

LEGAL DESCRIPTION

THE SOUTH HALF (S1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 20, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF EVADA FOR HIGHWAY PURPOSES BY DEED RECORDED MAY 21, 1968 IN BOOK 874 AS INSTRUMENT NO. 701927, OFFICIAL RECORDS, CLARD COUNTY, NEVADA.

EXCEPTING THREFROM ANY PORTION OF SAID LAND LYING WITHIN INSTERSTATE I-15 AS THE SAME NOW EXISTS.



ZC-24-0396  
2 of 2

**EXHIBIT "A" TO GRANT, BARGAIN AND SALE DEED**

**LEGAL DESCRIPTION OF PROPERTY**

**PARCEL I:**

THE NORTH HALF (N ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 20, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF NEVADA FOR HIGHWAY PURPOSES BY DEED RECORDED MAY 21, 1968 IN BOOK 874 AS INSTRUMENT NO, 701927, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED OCTOBER 15, 2009 IN BOOK 20091015 AS INSTRUMENT NO 01899 OF OFFICIAL RECORDS.

**PARCEL II:**

THE SOUTH HALF (S ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 20, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF NEVADA FOR ROAD PURPOSES BY DEED RECORDED OCTOBER 21, 1959 IN BOOK 218 AS INSTRUMENT NO, 177061, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED OCTOBER 15, 2009 IN BOOK 20091015 AS INSTRUMENT NO 01898 OF OFFICIAL RECORDS.

20-24-0397

**EXHIBIT A  
LEGAL DESCRIPTION**

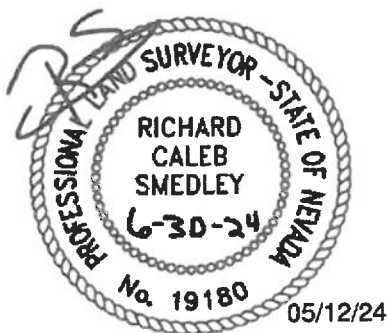
THE LAND REFERRED TO HEREIN BELOW IS SITUATED LAS VEGAS, IN THE COUNTY OF CLARK, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1: (APN: 161-06-402-001)**

**THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID SECTION 1 WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NOS. 93-95-466 (200 FEET WIDE);  
THENCE SOUTH 42°27'00" EAST ALONG THE SAID NORTHEASTERLY LINE A DISTANCE OF 127.05 FEET TO A POINT;  
THENCE NORTH 47°33'00" EAST ALONG THE SAID NORTHEASTERLY LINE A DISTANCE OF 127.05 FEET TO A POINT;  
THENCE NORTH 47°33'00" EAST A DISTANCE OF 150.00 FEET TO A POINT;  
THENCE NORTH 00°06'05" EAST A DISTANCE OF 159.43 FEET TO A POINT;  
THENCE NORTH 89°54'55" WEST A DISTANCE OF 53.56 FEET TO A POINT;  
THENCE FROM A TANGENT WHOSE BEARING IS THE LAST DESCRIBED COURSE TURNING TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 100.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 42°32'05" AN ARC LENGTH OF 74.24 FEET TO A POINT;  
THENCE SOUTH 47°33'00" WEST A DISTANCE OF 150.71 FEET TO A POINT;  
THENCE SOUTH 42°27'0" EAST ALONG THE AFOREMENTIONED NORTHEASTERLY LINE A DISTANCE OF 52.95 FEET TO THE POINT OF BEGINNING.**

**EXCEPT THE INTEREST IN AND TO THE WEST 30 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., THAT LIES NORTH OF U.S. HIGHWAY 93-95-466, AS CONVEYED TO CLARK COUNTY, NEVADA FOR STREET AND ROAD PURPOSES BY DEED RECORDED SEPTEMBER 28, 1954 AS DOCUMENT NO. 21349 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.**



20-29-0400

March 26, 2024

**MAJESTIC EJM ARROYO PHASE V SITE 1 PARCELS LEGAL DESCRIPTION**

THIS DOCUMENT DESCRIBES THE PARCELS WITHIN THE MAJESTIC EJM PHASE V SITE 1 PROPERTY, LOCATED EAST OF BUFFALO DRIVE, BETWEEN BADURA AVENUE AND TENAYA WAY.

**LEGAL DESCRIPTION**

PARCELS OF LAND LOCATED IN PORTIONS OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL II:**

THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY, STATE OF NEVADA.

EXCEPTING THEREFROM THAT PORTION DEDICATED FOR PUBLIC STREETS AND UTILITY PURPOSES TO COUNTY OF CLARK, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA, IN THAT CERTAIN DEDICATION RECORDED OCTOBER 12, 1999 IN BOOK 991012 AS INSTRUMENT NO. 00526 OF OFFICIAL RECORDS AND RE-RECORDED APRIL 17, 2000 IN BOOK 20000417 AS INSTRUMENT NO. 01060 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION DEDICATED FOR PUBLIC STREETS AND UTILITY PURPOSES TO COUNTY OF CLARK, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA, IN THAT CERTAIN DEDICATION IN FEE RECORDED FEBRUARY 26, 2020 IN BOOK 20200226 AS INSTRUMENT NO. 02131 OF OFFICIAL RECORDS.

CONTAINING 14.4207 ACRES, MORE OR LESS

**PARCEL III:**

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

20-24-0412 p 1 of 2

GRANTOR: USA  
APN: 123-12-000-001

EXHIBIT "A"

DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE ALONG THE EAST LINE THEREOF, NORTH 00°17'42" WEST, 680.94 FEET TO A LINE 24.00 FEET NORTH OF AND PARALLEL WITH THE NORTHERLY LINE OF THAT CERTAIN UNION-PACIFIC RAILROAD RIGHT-OF-WAY GRANTED BY BLM DOCUMENT NVCC-0360; THENCE ALONG SAID PARALLEL LINE, SOUTH 64°29'24" WEST, 88.43 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING SOUTH 64°29'24" WEST, 615.48 FEET; THENCE DEPARTING SAID LINE, NORTH 00°17'42" WEST, 837.97 FEET; THENCE NORTH 73°12'40" EAST, 580.73 FEET TO THE WESTERLY LINE OF THAT CERTAIN RIGHT-OF-WAY GRANTED BY BLM DOCUMENT N-85013; THENCE ALONG SAID WESTERLY LINE, SOUTH 00°17'42" EAST, 740.64 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 10.09 ACRES, MORE OR LESS.

**BASIS OF BEARINGS**

NORTH 00°17'42" WEST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 62 EAST AS SHOWN IN FILE 230, PAGE 47 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

END OF DESCRIPTION

(SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

PAUL BURN, PLS  
PROFESSIONAL LAND SURVEYOR  
NEVADA LICENSE NO. 11174



Page 1 of 2

F:\Projects\400\492-010\Division\Srvy\Srvy\Production Drawings\ROW\Control Plan\HDR WTRLINE\LE&Es\586-716\_APEX  
PUMP STATION\_LE01.docx

GCW, INC.

1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146/TEL: (702) 804-2000/FAX: (702) 804-2299

