

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

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-25-900493: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on April 2, 2025. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meeting on April 2, 2025, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board set a public hearing for August 6, 2025.

Cleared For Agenda
07/16/25

BILL NO. _____

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-25-900493)

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 APRIL 2, 2025.

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 April 2, 2025, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-24-0528

From RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of I-15.

APN: 177-20-104-004; 177-20-104-005; 177-20-104-007

ZC-24-0691

From RS5.2 (Residential Single-Family 5.2) Zone to RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Raleigh Lane, 250 feet west of MacFarland Avenue.

APN: 059-17-501-007; 059-17-501-008; 059-17-501-018 through 059-17-501-021

ZC-25-0025

From RS20 (Residential Single-Family 20) Zone and RS3.3 (Residential Single-Family 3.3) Zone to RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Hacienda Avenue and the west side of Jerry Tarkanian Way.

APN: 163-29-301-013; 163-29-301-014; 163-29-315-019

ZC-25-0071

Establish a Historic Designation Overlay (HDO) on 1.82 acres. Generally located on the north side of Vegas Drive and the west side of Valley Drive.

APN: 139-19-811-001 through 139-19-811-004

ZC-25-0128

From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Patrick Lane, 300 feet west of Tomsik Street.

APN: 163-33-201-014

ZC-25-0138

From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east and west sides of El Capitan Way and between Rochelle Avenue and Peace Way.

APN: 163-20-201-009; 163-20-604-002

ZC-25-0148

From CR (Commercial Resort) Zone to CG (Commercial General) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Windmill Lane.

APN: 177-09-401-018

ZC-25-0193

From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of El Capitan Way and between Nevso Drive and Rochelle Avenue.

APN: 163-20-501-003

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
_____ 2025.

INTRODUCED by _____

PASSED ON THE _____ day of
_____ 2025.

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 _____, 2025.

Exhibit "A"
Legal Description(s)

(see next page for attachment(s))

1 of 3

ZC-24-
0528

LEGAL DESCRIPTION
APN:177 - 20 - 104 - 004

**THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE
NORTHWEST QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 22 SOUTH ,
RANGE 61 EAST, M.D.B. & M. , DESCRIBED AS FOLLOWS:**

**LOT ONE (1) OF THAT CERTAIN PARCEL MAP IN FILE 13, PAGE 1 ,
IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY,
NEVADA AND RECORDED MAY 19, 1977 IN BOOK 740 OF OFFICIAL
RECORDS AS DOCUMENT NO. 699496.**

**TOGETHER WITH AN UNDIVIDED 1/2 INTEREST IN AND TO THAT
CERTAIN WATER WELL AND PUMP LOCATED ON LOT TWO (2) OF THAT
CERTAIN PARCEL MAP IN FILE 13 OF PARCEL MAPS, PAGE 1 AND AN
UNDIVIDED 1/2 INTEREST IN AND TO THE WATER FLOWING THEREFROM,
TOGETHER WITH AN EASEMENT TO CONSTRUCT, MAINTAIN AND
OPERATE WATER PIPE LINES FROM SAID WELL TO THE HEREIN ABOVE
DESCRIBED PROPERTY.**

2 of 3 20-24-
0528

LEGAL DESCRIPTION
APN:177 - 20 - 104 - 005

LOT TWO (2) OF THAT CERTAIN PARCEL MAP AS SHOWN IN FILE 13 OF PARCEL MAPS , PAGE 1 , RECORDED IN BOOK 740 AS DOCUMENT NO. 699496 , ON SEPTEMBER 7, 1978 IN THE OFFICE OF THE COUNTY RECORDER , CLARK COUNTY , NEVADA .

TOGETHER WITH THAT PORTION OF PEBBLE ROAD , BEING 20.00 FEET IN WIDTH , AS VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED DECEMBER 16, 1987 , IN BOOK 871216 , AS DOCUMENT NO. 704 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM AS RESERVED BY U.S. OF A ALL OIL, GAS, COAL OR OTHER MINERALS TOGETHER WITH THE RIGHT TO PROSPECT FOR MINE AND REMOVE THE SAME ACCORDING TO THE PROVISIONS OF THE ACT OF JUNE 1, 1938 , AS RESERVED IN THE PATENT RECORDED SEPTEMBER 10, 1954 BOOK 21 OF OFFICIAL RECORDS CLARK COUNTY , NEVADA RECORDS AS DOCUMENT NUMBER 19890 .

3 of 3 ZC-24-
0528

LEGAL DESCRIPTION
APN 177-20-104-007

**THE SOUTH HALF (S 1/2) OF GOVERNMENT LOT FIVE (5) LYING WITHIN
THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE
NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW1/4)
OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 61 EAST M.D.M.**

lot 2 ZC-24-
0691

LEGAL DESCRIPTION

PARCEL I:

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 56 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

LOT ONE (1) AS SHOWN BY MAP THEROF IN FILE 61 OF PARCEL MAPS, PAGE 31, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE MOBILE HOME OR MANUFACTURED HOUSING UNIT AND APPURTENANCES, IF ANY, LOCATED ON SAID LAND.

PARCEL II:

THAT PORTION OF THE EAST HALF (E ½) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 56 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

LOT TWO (2) AS SHOWN BY MAP THEREOF IN FILE 61 OF PARCEL MAPS, PAGE 31, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE MOBILE HOME OR MANUFACTURED HOUSING UNIT AND APPURTENANCES, IF ANY, LOCATED ON SAID LAND.

PARCEL III:

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 17, TOWNHSIP 16 SOUTH, RANGE 56 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

LOT ONE (1) AS SHOWN BY MAP THEREOF IN FILE 104 OF PARCEL MAPS, PAGE 94, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PARCEL III-A:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES THERETO OVER AND ACROSS THOSE PORTIONS OF LOTS TWO (2), THREE (3) AND FOUR (4) LYING WITHIN THE PRIVATE STREET (DRIVE) AS SHOWN BY MAP THEROF IN FILE 104 OF PARCEL MAPS, PAGE 94, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL IV:

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 56 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

2 of 2 ZC-24-
0691

LOT TWO (2) AS SHOWN BY MAP THEREOF IN FILE 104 OF PARCEL MAPS, PAGE 94, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PARCEL IV-A:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES THERTO OVER AND ACROSS THOSE PORTIONS OF LOTS ONE (1), THREE (3) AND FOUR (4) LYING WITHIN THE PRIVATE STREET (DRIVE) AS SHOWN BY MAP THEROF IN FILE 104 OF PARCEL MAPS, PAGE 94, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL V:

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 56 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

LOT THREE (3) AS SHOWN BY MAP THEROF IN FILE 104 OF PARCEL MAPS, PAGE 94, IN THE OFFICE OF THE CONTY RECORDER, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE MOBILE HOME OR MANUFACTURED HOUSING UNIT AND APPURTENANCES, IF ANY, LOCATED ON SAID LAND.

PARCEL V-A:

A NON-EXCLUSIVE ESEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES THERETO OVER AND ACROSS THOSE PORTIONS OF LOTS ONE (1), TWO (2) AND FOUR (4) LYING WITHIN THE PRIVATE STREET (DRIVE) AS SHOWN BY MAP THEREOF IN FILE 104 OF PARCEL MAPS, PAGE 9, IN THE OFFCIE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL VI:

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (N3 ¼) OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 56 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

LOT FOUR (4) AS SHOWN BY MAP THEREOF IN FILE 104 OF PARCEL MAPS, PAGE 94, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PARCEL VI-A:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES THERETO OVER AND ACROSS THOSE PORTIONS OF LOTS ONE (1), TWO (2) AND THREE (3) LYING WITHIN THE PRIVATE STREET (DRIVE) AS SHOWN BY MAP THEROF IN FILE 104 OF PARCEL MAPS, PAGE 94 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

2C-25-
1042 0025

Kimley»Horn

October 08, 2024

Clark County
Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89155

RE: Diablo 215

APN: 163-29-301-013, 163-29-301-014, and 163-29-315-019

Legal Description

The proposed project consists of a 104-lot single-family attached residential subdivision and its associated improvements and lies on three parcels (APNs: 163-29-301-013, 163-29-301-014, and 163-29-315-019). The land referred to herein below is situated in Las Vegas, in the County of Clark, State of Nevada, and is described as follows:

Parcel 1: (APN: 163-29-301-013)

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M.,

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CLARK COUNTY BY DEED RECORDED JULY 29, 2000 IN BOOK 20000728 AS INSTRUMENT NO. 02453, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CLARK COUNTY BY GRANT, BARGAIN, SALE AND DEDICATION DEED RECORDED JULY 10, 2007 IN BOOK 20070710 AS INSTRUMENT NO. 04712, OFFICIAL RECORDS.

Parcel 2: (APN: 163-29-301-014)

THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION ACQUIRED CLARK COUNTY PURSUANT TO THAT CERTAIN FINAL ORDER OF CONDEMNATION ISSUED OUT OF THE EIGHTH JUDICIAL

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2 of 2 0025



Page 2

DISTRICT COURT, DISTRICT OF NEVADA, COUNTY OF CLARK, CASE NO. A-330905
RECORDED JANUARY 6, 2000, IN BOOK 20000106, AS INSTRUMENT 0000515, AND AMENDED
BY DOCUMENT RECORDED OCTOBER 2, 2001, IN BOOK 20011002, AS INSTRUMENT 0001482,
AND FURTHER AMENDED BY DOCUMENT RECORDED OCTOBER 15, 2001, IN BOOK
20011015, AS INSTRUMENT 0001492, OF OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION THAT WOULD PASS BY OPERATION OF LAW, AS VACATED
BY THAT CERTAIN ORDER OF VACATION RECORDED NOVEMBER 19, 2015 IN BOOK
20151119 AS INSTRUMENT NO. 0002244 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO CLARK
COUNTY DESCRIBED IN A DEED RECORDED NOVEMBER 19, 2015, IN BOOK 20151119, AS
INSTRUMENT NQ0002245, OF OFFICIAL RECORDS.

Parcel 3: (APN: 163-29-315-019)

LOT "A" AS SHOWN ON THE FINAL MAP OF MERGER AND RESUBDIVISION OF A PORTION
OF DIABLO/215 - UNITS 2, 4, AND 5 ON FILE IN BOOK 151 OF PLATS, PAGE 77, IN THE OFFICE
OF THE COUNTY RECORDED OF CLARK COUNTY, NEVADA.

2C-25-
0091

APN: 139-19-811-001 through -004

EXHIBIT "A"

DESCRIPTION

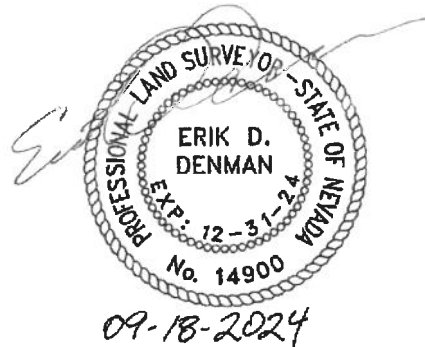
ALL OF LOTS 1 THROUGH 4 AS SHOWN ON THAT CERTAIN SUBDIVISION MAP KNOWN AS "EASTLAND HEIGHTS TRACT NO.2" IN BOOK 2 OF PLATS, PAGE 67 ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

TOGETHER WITH THAT PORTION OF PLEASANT ROAD AS SHOWN IN THAT CERTAIN ORDER OF VACATION RECORDED ON SEPTEMBER 14, 1964 IN BOOK 569, INSTRUMENT 458379 ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

NOTE: LOT 2 THROUGH 4 HAVE ADJUSTED INTERNAL BOUNDARIES AS SHOWN ON THAT CERTAIN QUITCLAIM DEED RECORDED ON NOVEMBER 21, 2023 IN BOOK 20231121, INSTRUMENT 01690 ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

END OF DESCRIPTION

ERIK D. DENMAN, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 14900



2C-25-
0128

764-A289-001 DOA SALES UNIT 3

THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DESCRIBED BY THAT CERTAIN DEDICATION RECORDED FEBRUARY 11, 2000 IN BOOK 20000211 AS INSTRUMENT NO. 00693 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND DESCRIBED IN THAT CERTAIN DEDICATION RECORDED JANUARY 22, 2001 IN BOOK 20010122 AS INSTRUMENT NO. 01833 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 163-33-201-014

1082 26-25-0138

REVISED
ZC-25-0138
LMN
02272025

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 163-20-201-009 & 163-20-604-002
EL CAPITAN ROCHELLE SU02
RS3.3 ZC

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS THE RS3.3 ZONE CHANGE
BOUNDARIES OF THE "EL CAPITAN ROCHELLE" PROJECT.

DESCRIPTION

PARCEL 1: (APN: 163-20-201-009)

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF (E ½) OF THE
NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE
NORTHWEST QUARTER (NW ¼) OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 60
EAST, M.D.M., OFFICIAL RECORDS.

THENCE ALONG THE WEST LINE THEREOF THENCE NORTH 00°58'59" EAST, 652.26
FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 89°46'22" EAST, 271.96 FEET;

THENCE SOUTH 00°13'38" WEST, 5.00 FEET TO A POINT TO WHICH A RADIAL LINE
BEARS SOUTH 00°13'38" WEST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET,
CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 90°44'43", AN ARC
LENGTH OF 31.68 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 89°01'39"
WEST;

THENCE CONTINUING SOUTH 89°01'39" EAST, 5.00 FEET;

THENCE SOUTH 00°58'21" WEST, 626.77 FEET TO THE SOUTH LINE OF THE EAST HALF
(E ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼)
OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 20;

THENCE ALONG SAID SOUTH LINE, NORTH 89°48'13" WEST, 297.41 FEET TO THE
WEST LINE OF THE EAST HALF (E ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE
SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SAID
SECTION 20 AND THE POINT OF BEGINNING.

CONTAINING 4.44 ACRES, MORE OR LESS.

2 of 2

20-25-

0738

APN: 163-20-201-009 & 163-20-604-002

PARCEL 2: (APN: 163-20-604-002)

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF (W ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M, OFFICIAL RECORDS.

THENCE ALONG THE EAST LINE THEREOF, SOUTH 00°57'05" WEST, 641.87 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 89°49'46" WEST, 252.21 FEET;

THENCE NORTH 00°10'14" EAST, 5.00 FEET;

THENCE NORTH 89°49'46" WEST, 15.21 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°48'07", AN ARC LENGTH OF 39.62 FEET;

THENCE NORTH 00°58'21" EAST, 15.21 FEET;

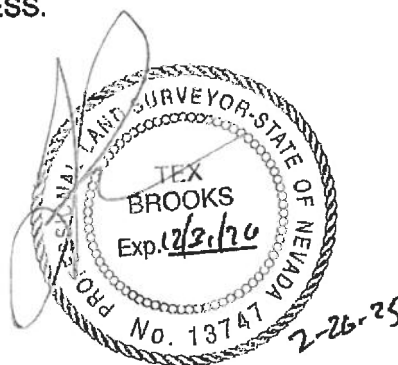
THENCE NORTH 89°01'39" WEST, 5.00 FEET;

THENCE NORTH 00°58'21" EAST, 596.43 FEET TO THE NORTH LINE OF THE WEST HALF (W ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 20;

THENCE ALONG SAID NORTH LINE, SOUTH 89°47'35" EAST, 297.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.37 ACRES, MORE OR LESS.

TEX J. BROOKS, PLS
NEVADA LICENSE NO. 13747



D G Consultants

2C-25-
0148

Legal Description

177-09-401-018

0.61 acres

The portion of the southwest quarter (SW1/4) of the southwest quarter (SW1/4) of Section 9, Township 22 South, Range 61 East, M.D.B. & M., more particularly described as Parcel One (1), as shown by Parcel Map in File 50, Page 12, recorded July 7, 1986, in Book 860707 as Document No. 00296 of Official Records, Clark County, Nevada.

REVISED
2/11/25
MH

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 163-20-501-003
EL CAPITAN ROCHELLE SU02
RS3.3 ZC

REVISED
ZC-25-0193
LMN
02272025

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25-
0193

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS THE RS3.3 ZONE CHANGE
BOUNDARIES OF THE "EL CAPITAN ROCHELLE" PROJECT.

DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF (W ½) OF THE
SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE
NORTHEAST QUARTER (NE ¼) OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 60
EAST, M.D.M, OFFICIAL RECORDS.

THENCE ALONG THE EAST LINE THEREOF, SOUTH 00°56'41" WEST, 25.00 FEET TO
THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°56'41" WEST, 626.83 FEET;

THENCE NORTH 89°45'23" WEST, 272.03 FEET;

THENCE NORTH 00°14'37" EAST, 5.00 FEET TO A POINT TO WHICH A RADIAL LINE
BEARS NORTH 00°14'37" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET,
CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°42'51", AN ARC
LENGTH OF 31.67 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 89°02'33"
EAST;

THENCE CONTINUING NORTH 89°02'33" WEST, 5.00 FEET;

THENCE NORTH 00°57'27" EAST, 576.97 FEET;

THENCE SOUTH 89°02'33" EAST, 5.00 FEET TO A POINT TO WHICH A RADIAL LINE
BEARS SOUTH 89°02'33" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET,
CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 89°18'57", AN ARC
LENGTH OF 31.18 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 00°16'24"
WEST;

THENCE CONTINUING NORTH 00°16'24" EAST, 5.00 FEET;

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20-25-
0193

APN: 163-20-501-003

THENCE SOUTH 89°43'36" EAST, 272.50 FEET TO THE EAST LINE OF THE WEST HALF (W ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 20 AND THE POINT OF BEGINNING.

CONTAINING 4.26 ACRES, MORE OR LESS.

TEX J. BROOKS, PLS
NEVADA LICENSE NO. 13747

