

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

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-26-900053: 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 December 3, 2025. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meeting on December 3, 2025, 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
03/04/26

BILL NO. 2-18-26-3

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-26-900053)
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 3, 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 December 3, 2025, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-25-0527

From H-2 (General Highway Frontage) Zone and RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Montessouri Street.
APN: 176-22-601-026; 176-22-601-031; 176-22-601-032; 176-22-701-001; 176-22-701-030

ZC-25-0615

From IP (Industrial Park) Zone to IL (Industrial Light) Zone. Generally located northwest of Interstate 15 and approximately 3,620 feet southwest of Sloan Road.
APN: 191-30-201-004

ZC-25-0648

From H-2 (General Highway Frontage) Zone and RS80 (Residential Single-Family 80) Zone to CG (Commercial General) Zone. Generally located west of Oso Blanca Road and north of Kyle Canyon Road.
APN: 126-01-601-015

ZC-25-0661

From RS20 (Residential Single-Family 20) Zone to IL (Industrial Light) Zone. Generally located north of Gomer Road and east of Redwood Street.
APN: 176-23-401-015 ptn

ZC-25-0684

From H-2 (General Highway Frontage) Zone to IL (Industrial Light) Zone. Generally located north of Las Vegas Boulevard North and east of Puebla Street.

APN: 140-08-501-001

ZC-25-0698

From IP (Industrial Park) Zone to IL (Industrial Light) Zone. Generally located east of Arville Street (alignment) and south of Sloan Road (alignment).

APN: 191-30-501-001

ZC-25-0724

From CG (Commercial General) Zone to RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Kay Geng Street and south of Moapa Valley Boulevard.

APN: 070-13-101-007

ZC-25-0730

From RS5.2 (Residential Single-Family 5.2) Zone to RS20 (Residential Single-Family 20) Zone. Generally located east of Gateway Road and north of Tonopah Avenue.

APN: 140-19-702-019

ZC-25-0735

from H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located west of Cimarron Road and south of Blue Diamond Road.

APN: 176-21-318-001

ZC-25-0737

From IP (Industrial Park) Zone to IL (Industrial Light) Zone. Generally located east of Marion Drive and north of Carey Avenue.

APN: 140-17-801-003; 140-17-801-005; 140-17-801-007

ZC-25-0753

From RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located east of Jones Boulevard and south of Ford Avenue (alignment).

APN: 176-13-401-002 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 _____ 2026.

INTRODUCED by _____

PASSED ON THE _____ day of

_____ 2026.

VOTE:

AYES:

NAYS:

ABSTAINING:

ABSENT:

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By _____
MICHAEL NAFT, Chair

ATTEST:

LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the
_____ day of _____, 2026.

Exhibit "A"
Legal Description(s)

(see next page for attachment(s))

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: (176-22-601-026)

A PORTION OF THE SOUTH HALF (S ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B. & M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHWESTERLY BOUNDARY CORNER OF LOT ONE (1) OF THAT MAP RECORDED IN FILE 107 OF PARCEL MAPS, PAGE 71, CLARK COUNTY RECORDERS, NEVADA; THENCE NORTH 85°38'40" EAST ALONG THE MOST NORTHERLY BOUNDARY LINE OF SAID LOT ONE (1) A DISTANCE OF 288.09 FEET; THENCE NORTH 02°10'57" EAST A DISTANCE OF 86.05 FEET TO A POINT ON THE MOST SOUTHERLY RIGHT OF WAY LINE OF BLUE DIAMOND ROAD (200.00 FEET WIDE); THENCE SOUTH 77°39'25" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF BLUE DIAMOND ROAD, A DISTANCE OF 615.36 FEET; THENCE NORTH 85°38'40" EAST ALONG THE MOST NORTHERLY BOUNDARY LINE OF LOT THREE (3) OF THAT MAP RECORDED IN FILE 107 OF PARCEL MAPS, PAGE 76, CLARK COUNTY RECORDERS, NEVADA, A DISTANCE OF 251.31 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BELCASTRO AVENUE AS SHOWN PER THE AFOREMENTIONED MAP RECORDED IN FILE 107 OF PARCEL MAPS, PAGE 76; THENCE CONTINUING NORTH 85°38'40" EAST ALONG THE AFOREMENTIONED NORTHERLY BOUNDARY OF LOT THREE (3) PROJECTED A DISTANCE OF 60.42 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED BELCASTRO AVENUE (60.00 FEET WIDE), SAID POINT ALSO BEING THE POINT OF BEGINNING. THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN GRANT, BARGAIN, SALE DEED, RECORDED DECEMBER 2, 2016, AS INSTRUMENT NO. 20161202-0002933, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL 2: (176-22-601-031 AND 176-22-601-032)

THAT PORTION OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 60 EAST M.D.M. DESCRIBED AS FOLLOWS: LOTS ONE (1) AND TWO (2) OF THAT CERTAIN PARCEL MAP ON FILE IN FILE 107 OF PARCEL MAPS, PAGE 71, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 3: (176-22-701-030)

THAT PORTION OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 60 EAST M.D.M. DESCRIBED AS FOLLOWS: LOT ONE (1) OF THAT CERTAIN PARCEL MAP ON FILE IN FILE 107 OF PARCEL MAPS, PAGE 76, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 4: (176-22-701-001)

THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) IN SECTION 22, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M.

THIS LEGAL DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED FOR THE PURPOSE OF SUBDIVIDING LAND NOT IN CONFORMANCE WITH THE NEVADA REVISED STATUTES.

LEGAL DESCRIPTION
APN: 191-30-201-004 PARCEL 1

ZC-25-0615

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 61 EAST, MOUNT DIABLO BASE & MERIDIAN, CLARK COUNTY, NEVADA

EXCEPTING THEREFROM ALL THAT PORTION LYING SOUTHEASTERLY OF THE NORTHWESTERLY BOUNDARY LINE OF INTERSTATE NO. 15 AS DESCRIBED IN THAT DEED RECORDED DECEMBER 23, 1958 AS DOCUMENT NO. 148186 IN BOOK 182 OF DEEDS ON FILE IN THE OFFICE OF THE RECORDER OF CLARK COUNTY, NEVADA.

ZC-25-0648

The West one-half (W1/2) of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 1, Township 19 South, Range 59 East, M.D.B.M.

Except that portion of said land conveyed to the State of Nevada by Deed recorded April 30, 1992 as Instrument no. 920430-00075.

A.P.N. 176-23-401-015

GRANTOR: CDC Land, LLC Series D

Zoning RS20
Legal Description

Being a portion of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Township 22 South, Range 60 East, M.D.B.&M. Further described as follows;

Commencing at the Southwest corner of said Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Township 22 South, Range 60 East, M.D.B.&M, Thence North 89°34'00" East along the south line of said Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 23, a distance of 481.87' feet to the Southwest corner of A Parcel described in Document 20221208:00023, being the POINT OF BEGINNING; Thence continuing North 89°34'00" East along said south line, a distance of 90.00' feet; Thence North 18°51'23" East 317.85' feet to a point on the North parcel line of said Parcel described in Document 20221208:00023 ; Thence South 89°34'00" West along said North line a distance of 195.00' feet to the West line of said Parcel; Thence South 00°26'00" East along said West line a distance of 300' feet to the POINT OF BEGINNING

This parcel contains 42,750 square feet more or less.

Boyden E. Nelson, PLS
Nevada Certificate No. 15176
P.O. Box 365109
N. Las Vegas, NV 89036
Tel/Fax 702-452-3633



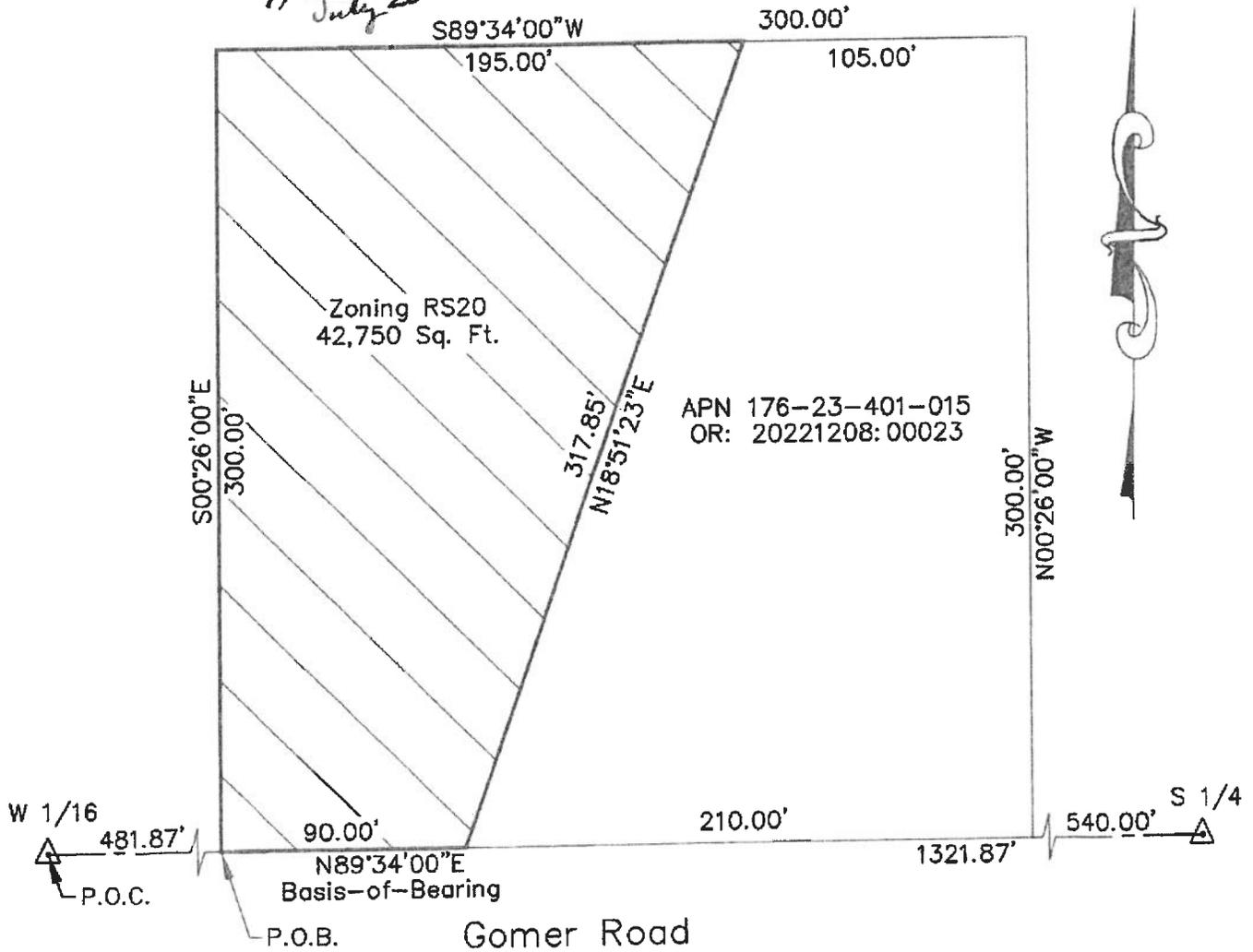
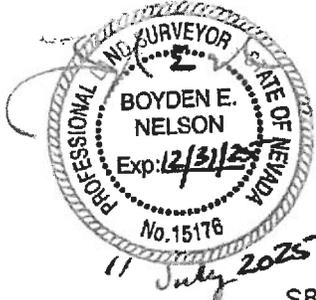
Basis-of-Bearing

North 89°34'00" East being the South line of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Township 22 South, Range 60 East, M.D.B.&M. As per Record of Survey File 107 Page 34, Clark County, Nevada records.

APN 176-23-401-015
GRANTOR: CDC Land, LLC Series D

ZC-25-0661
2 of 2

Exhibit "B"
No Scale



P.O.C. = Point of Commencement
P.O.B. = Point of Beginning

ZC-25-0684

EXHIBIT "A"
Legal Description

140-08-501-001

THAT PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF SAID SECTION 8;
THENCE NORTH 88°38'30" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 166.70 FEET TO A POINT;
THENCE SOUTH 23°12' EAST A DISTANCE OF 487.32 FEET MORE OR LESS TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NOS. 91-93 (150 FEET WIDE);
THENCE SOUTH 54°06' WEST ALONG THE SAID RIGHT OF WAY LINE A DISTANCE OF 435.85 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF SAID SECTION 8;
THENCE NORTH 0°23'30" WEST ALONG THE LAST MENTIONED LINE A DISTANCE OF 699.63 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST IN THAT PORTION OF SAID LAND AS CONVEYED TO THE COUNTY OF CLARK, STATE OF NEVADA BY DEED RECORDED JUNE 16, 1954 IN BOOK 12, AS INSTRUMENT NO. 12754, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THE INTEREST IN THAT PORTION OF SAID LAND AS CONVEYED TO THE COUNTY OF CLARK, STATE OF NEVADA BY DEED RECORDED MARCH 1, 1956 IN BOOK 86, INSTRUMENT NO. 71445, OFFICIAL RECORDS.

TOGETHER WITH THE INTEREST IN THAT PORTION OF THE VACATED STREETS LYING ADJACENT TO SAID PROPERTY BY ORDER OF VACATION RECORDED JUNE 2, 2004 IN BOOK 20040602, INSTRUMENT NO. 0003717, OFFICIAL RECORDS, TITLE TO WHICH WOULD PASS BY OPERATION OF LAW.

THE ABOVE MENTIONED METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THE DOCUMENT RECORDED JULY 19, 2021 IN BOOK 20210719, AS INSTRUMENT NO. 000970, OF OFFICIAL RECORDS.

ZC-25-0698

LEGAL DESCRIPTION

191-30-501-001

**THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼)
OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 30, TOWNSHIP 23 SOUTH,
RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.**

**SAVING AND EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE
STATE OF NEVADA BY DEED RECORDED DECEMBER 23RD, 1958 AS DOCUMENT
NO. 148186 IN BOOK 182 OF DEEDS ON FILE IN THE OFFICE OF THE COUNTY
RECORDER OF CLARK COUNTY, NEVADA, AND AS RECORDED IN THAT
CERTAIN RESOLUTION OF RELINQUISHMENT OF A PORTION OF STATE
HIGHWAY RIGHT-OF-WAY RECORDED JANUARY 11, 2007 IN BOOK 20070111 AS
INSTRUMENT NO. 03775 AND CORRECTED BY THAT CERTAIN DOCUMENT
RECORDED JANUARY 03, 2012, IN BOOK 20120103 AS INSTRUMENT NO.00287
OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.**

ZC-25-0724

A portion of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW 1/4) of Section 13 , Township 16 South, Range 67 East, M.D.B. & M.

COMMENCING at the Northwest corner of said Section 13, thence

North $87^{\circ} 12' 00''$ East along the North line of the Northwest

Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 13 , a distance of 396.00 feet to a point; thence South

$00^{\circ} 40' 00''$ East parallel to the West line of the Northwest Quarter (1/4) of the

Northwest Quarter (1/4) a distance of 185.00 feet to the TRUE POINT OF BEGINNING: Thence North $87^{\circ} 12' 00''$ East, parallel to the North line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW 1/4), a distance of 132.00 feet to a point; thence South $00^{\circ} 40' 00''$ East a distance of 82.50 feet to a point ; thence South $87^{\circ} 12' 00''$ West a distance of 132 .00 feet to a point, thence North $00^{\circ} 40' 00''$ West a distance of 82.50 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the East 15.00 feet for roadway and utility purposes.

Escrow`No. 18160611-JSO

ZC-25-0730

EXHIBIT A
LEGAL DESCRIPTION

THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 62 EAST, MDBM, DESCRIBED AS FOLLOWS:

LOT 2 IN FILE 48, PAGE 03 OF PARCEL MAPS, IN THE OFFICIAL RECORDS BOOK NO. 2197 OF THE COUNTY RECORDERS OF CLARK COUNTY, NEVADA.

PARCEL I:

THAT PORTION OF LOT 1 IN BLOCK 1 OF THAT CERTAIN COMMERCIAL SUBDIVISION KNOWN AS SWC BLUE DIAMOND & CIMARRON AS SHOWN BY MAP THEREOF ON FILE IN BOOK 138 OF PLATS, PAGE 37 ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA SITUATE WITHIN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) AND THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 60 EAST, MOM, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 21, MARKED BY A 2-INCH ALUMINUM. CAP STAMPED "BK JEFFERSON PLS 8421" AND MARKED FOR CORNER PER FILE 148, PAGE 44 OF SURVEYS AND SAID PLAT;

THENCE NORTH 86° 20'09" WEST, 31.00 FEET TO THE POINT OF BEGINNING;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WEST RIGHT OF WAY OF CIMARRON ROAD (WIDTH VARIES) AS DEDICATED PER SAID PLAT: (1) SOUTH 03°39'50" WEST, 54.30 FEET (2)

SOUTH 01°22'24" WEST, 150.12 FEET; AND (3) SOUTH 03°39'50" WEST, 5.25 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: (1) NORTH 86°19'01" WEST, 198.66

FEET; (2) NORTH 03°40'59" EAST, 272.38 FEET; (3) SOUTH 86°19'01" EAST, 154.66 FEET; (4) SOUTH 03°40'59" WEST, 20.14 FEET; (5) SOUTH 86°19'01" EAST 37.92 FEET TO SAID WEST RIGHT OF WAY; THENCE SOUTH 03°40'09" WEST, 42.68 FEET TO THE POINT OF BEGINNING.

PARCEL II:

NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, DRIVEWAY AND PARKING AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 22, 2007 IN BOOK 20071022 AS INSTRUMENT NO. 04163, OFFICIAL RECORDS.

EXHIBIT "A"
Legal Description

ZC-25-0737

PARCEL 1: (APN: 140-17-801-003)

THAT PORTION OF THE SOUTH HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT TWO (2) OF THAT CERTAIN CERTIFICATE OF LAND DIVISION NO. 10-83, RECORDED FEBRUARY 15, 1983 IN BOOK 1690 AS DOCUMENT NO. 1649209, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF CLARK BY GRANT, BARGAIN, SALE, DEED RECORDED FEBRUARY 15, 1983 INBOOK 1690 AS DOCUMENT NO. 1649210, OF OFFICIAL RECORDS.

PARCEL 2: (APN: 140-17-801-005)

THAT PORITON OF THE SOUTH HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B. & M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT THREE (3) OF THAT CERTAIN CERTIFICATE OF LAND DIVISION NO. 10-83, RECORDED FEBRUARY 15, 1983 IN BOOK 1690 AS DOCUMENT NO. 1649209, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF CLARK BY GRANT, BARGAIN, SALE DEED RECORDED FEBRUARY 15, 1983 IN BOOK 1690 AS DOCUMENT NO. 1649210, OF OFFICIAL RECORDS.

PARCEL 3: (APN: 140-17-801-007)

THAT PORTION OF THE SOUTH HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT FOUR (4) OF THAT CERTAIN CERTIFICATE OF LAND DIVISION NO. 10-83, RECORDED FEBRUARY 15, 1983 IN BOOK 1690 AS DOCUMENT NO. 1649209, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF CLARK BY GRANT, BARGAIN, SALE DEED RECORDED FEBRUARY 15, 1983 IN BOOK 1690 AS DOCUMENT NO. 1649210, OF OFFICIAL RECORDS.

OWNER: DIAMOND FORD, LLC
APN: 176-13-401-002

EXHIBIT "A"
DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF, SOUTH EAST, 326.67 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE DEPARTING SAID EAST LINE AND ALONG THE SOUTH LINE THEREOF, SOUTH $89^{\circ}00'15''$ WEST, 242.59 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH $23^{\circ}41'50''$ EAST, 359.41 FEET TO THE NORTH LINE THEREOF; THENCE ALONG SAID NORTH LINE, NORTH $88^{\circ}57'03''$ EAST, 97.19 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 55,482 SQUARE FEET (1.27 ACRES), MORE OR LESS.

BASIS OF BEARINGS

NORTH $00^{\circ}05'35''$ WEST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN IN FILE 217, PAGE 2 OF SURVEYS ON FILE AT THE CLARK COUNTY RECORDERS OFFICE.

END OF DESCRIPTION

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

ZC-25-0753

2 of 3

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



10/21/25

ZC-25-0753
3 of 3

1/4 14 | 13

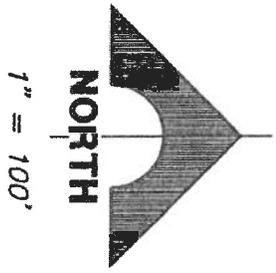
(BASIS OF BEARINGS)
N00°05'35"W
1304.88'

JONES BOULEVARD

1/16 14 | 13

FORD AVENUE

EXHIBIT "B" TO ACCOMPANY DESCRIPTION



APN: 176-13-401-002

NE 1/4, NW 1/4,
SW 1/4, SW 1/4,
SEC. 13, T. 22 S.,
R. 60 E., M.D.M.

N88°57'03"E

658.76'

POINT OF BEGINNING

359.41'

N23°41'50"E

AREA =
55,482 S.F.F
(1.27 ACRES±)

97.19'

S00°09'50"E 326.67'

S89°00'15"W

242.59'

GCV
ENGINEERS & SURVEYORS

1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com