

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

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-24-900578: Conduct a public hearing on an ordinance to amend the official zoning map reclassify certain properties as approved by the Board of County Commissioners on June 5, 2024, June 18, 2024, July 3, 2024 and Assessor's Books 125, 163, 176 and 177. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners on June 5, 2024, June 18, 2024, July 3, 2024 and Assessor's Books 125, 163, 176 and 177 the attached zone changes were approved to reclassify certain properties and amend the zoning map

Staff recommends the Board conduct a public hearing.

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-24-900578)
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 JUNE 5, 2024, JUNE 18, 2024, JULY 3, 2024 AND ASSESSOR'S BOOKS 125, 163, 176 AND 177.

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 June 5, 2024, the following described properties situated in Clark County are reclassified as follows, (See "Exhibit A" for Legal Description(s)):

ZC-23-0928: From R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone. Generally located on the southeast corner of Windmill Lane and Rancho Destino Road.
APN: 177-16-102-004; 177-16-102-005

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on June 18, 2024, the following described properties situated in Clark County are reclassified as follows, (See "Exhibit A" for Legal Description(s)):

ZC-24-0085 From RS20 (Residential Single-Family 20) Zone to RM18 (Residential Multi-Family 18) Zone and RS10 (Residential Single-Family 10) Zone. Generally located on the west side of Hauck Street and the north side of Edna Avenue.
APN: 163-12-607-003

ZC-24-0095 From CP (Commercial Professional) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street
APN: 177-12-102-014

ZC-24-0136 From RS20 (Residential Single-Family 20) Zone to RS10 (Residential Single-Family 10) Zone. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane.
APN: 176-32-101-008; 176-32-101-009

ZC-24-0155 From CG (Commercial General) Zone to IP (Industrial Park) Zone. Generally located on the southwest corner of Tenaya Way and Badura Avenue.

APN: 176-03-302-014

ZC-24-0177 From CR (Commercial Resort) Zone, H-2 (General Highway Frontage) Zone, and RS80 (Residential Single-Family 80) Zone to CG (Commercial General) Zone. Generally located on the east side of US 95 South, 670 feet south of Main Street.

APN: 243-35-401-003 ptn

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

ZC-24-0112 From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Gomer Road, 1,000 feet west of Fort Apache Road.

APN: 176-30-501-002

ZC-24-0119 From H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the east side of Hualapai Way and the south side of Blue Diamond Road.

APN: 176-19-101-011 through 176-19-101-013

ZC-24-0143 From RS20 (Residential Single-Family 20) Zone to CG (Commercial General) Zone. Generally located on the northeast corner of Durango Drive and Ford Avenue.

APN: 176-16-301-036

ZC-24-0187 From CG (Commercial General) Zone to IP (Industrial Park) Zone. Generally located on the south side of Badura Avenue and the west side of Rainbow Boulevard.

APN: 176-03-703-005

ZC-24-0196 From RS20 (Residential Single-Family 20) Zone to CG (Commercial General) Zone. Generally located on the south side of Silverado Ranch Boulevard, 850 feet west of Arville Street.

APN: 177-30-103-001; 177-30-103-002

ZC-24-0211 From CG (Commercial General) Zone to IP (Industrial Park) Zone. Generally located on the south side of Badura Avenue and the east side of Pioneer Way.

APN: 176-03-302-009

SECTION 4. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners in Assessor's Books 125, 163, 176, and 177, the following described properties situated in Clark County are reclassified as follows, (See "Exhibit A" for Legal Description(s)):

NZC-22-0331 From R-E (Rural Estates) Zone, to R-1 (Single-Family Residential) Zone. Generally located east of Fort Apache Road and south of Centennial Parkway.

APN: 125-29-112-001 through 016

NZC-21-0528 From R-E (Rural Estates) Zone to R-3 (Multiple Family Residential) Zone. Generally located south of Russell Road and west of Durango Drive.

APN: 163-32-516-001 through 082

NZC-21-0123 From R-E (Rural Estates) (RNPI) Zone, to R-D (Suburban Estates Residential) Zone. Generally located on the west of Bermuda Road and north of Starr Avenue.

APN: 177-33-814-059 through 080 and 083

NZC-22-0324 From R-E (Rural Estates) Zone to C-1 (Local Business) Zone. Generally located west of Dean Martin Drive and south of Cactus Avenue.

APN: 177-32-101-020

NZC-21-0745 From R-E (Rural Estates) Zone (RNP-I), to R-D (Suburban Estates Residential) Zone. Generally located on the east of Monte Cristo Way and south of Wigwam Avenue.

APN: 176-15-301-013, 031 and 176-15-701-011

NZC-21-0715 From R-E (Rural Estates) Zone (RNP-I), to R-1 (Single-Family Residential) Zone. Generally located west of Decatur Boulevard and north of Shelbourne Avenue.

APN: 176-13-501-016, 018, 041

NZC-21-0303 From R-E (Rural Estates) and H-2 (General Highway Frontage) Zone to RUD (Residential Urban Density) Zone. Generally located west of Fort Apache Road and South of Serene Avenue.

APN: 176-19-701-004, 007 and 008

NZC-21-0166 From R-E (Rural Estates) Zone, to C-2 (Commercial General) Zone. Generally located west of Buffalo Drive and north of Badura Avenue.

APN: 176-04-701-008

NZC-22-0653 From R-E (Rural Estates) Zone and C-1 (Local Business) Zone to RUD (Residential Urban Density) Zone. Generally located east of Montessouri Street and south of Warm Springs Road.

APN: 176-10-502-009 and 176-10-514-001

NZC-22-0101 From R-E (Rural Estates) Zone, to R-2 (Medium Density Residential) Zone. Generally located west of Durango Drive and north of Wigwam Avenue.

APN: 176-17-601-002

NZC-22-0001 From R-E (Rural Estates) Zone (RNP-I), to R-1 (Single-Family Residential) Zone. Generally located west of Rainbow Boulevard and north of Pebble Road.

APN: 176-15-801-011, 021, and 044

SECTION 5. If any section of this ordinance or portion thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 6. All ordinances, part of ordinances, chapters, sections, subsections, clauses, phrases, or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 7. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with name of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks.

PROPOSED on the _____ day of _____ 2024.

INTRODUCED by _____

PASSED ON THE _____ day of _____ 2024.

VOTE:

AYES:

NAYS:

ABSTAINING:

ABSENT:

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By _____
TICK SEGERBLOM, Chair

ATTEST:

LYNN MARIE GOYA, County Clerk

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

Exhibit "A"
Legal Description(s)

(see next page for attachment(s))

22-23 0928

APN: 177-16-102-004 AND 005
OWNER: BISMI SERIES HOLDINGS, LLC

EXHIBIT 'A'
VS

LEGAL DESCRIPTION

A VACATION OF A PORTION OF RANCHO DESTINO ROAD AS DEDICATED IN FILE 15 OF PARCEL MAPS, PAGE 12, CLARK COUNTY, NEVADA OFFICIAL RECORDS, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1 AS SHOWN ON SAID PARCEL MAP; THENCE ALONG THE WEST LINE THEREOF, BEING THE EAST RIGHT-OF-WAY OF RANCHO DESTINO ROAD AS DEDICATED TO THE PUBLIC BY SAID PARCEL MAP, NORTH 00°08'12" EAST, 248.95 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY OF RANCHO DESTINO ROAD, NORTH 89°51'48" WEST, 5.00 FEET; THENCE SOUTH 00°08'12" WEST, 248.93 FEET; THENCE SOUTH 89°42'02" EAST, 5.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1.245 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS

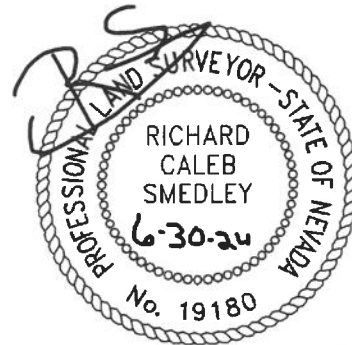
NORTH 89°48'03" WEST

BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, SHOWN AS THE CENTERLINE OF WINDMILL LANE IN FILE 75 OF PARCEL MAPS, PAGE 85, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

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

END OF DESCRIPTION.

RICHARD CALEB SMEDLEY, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 19180



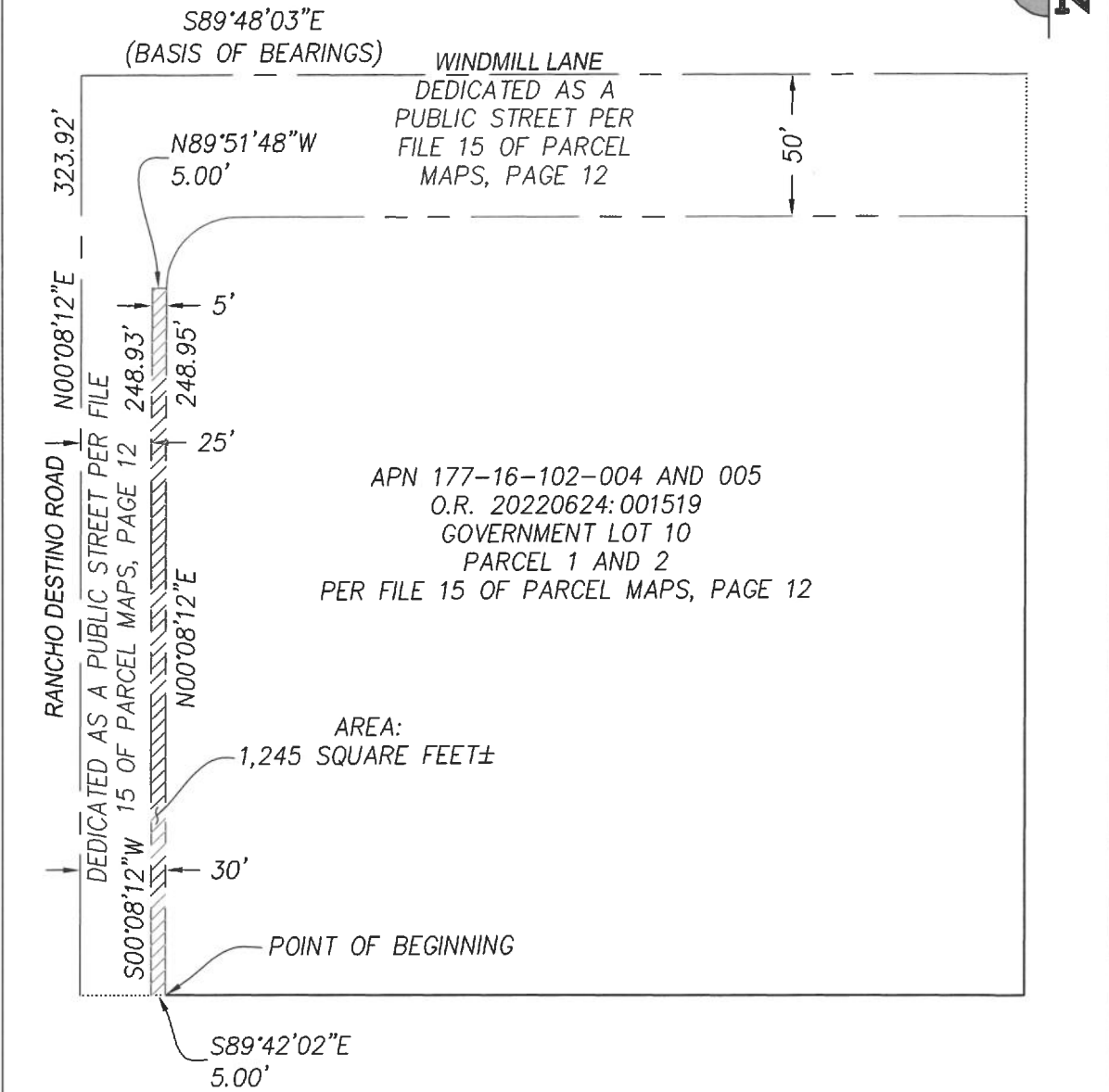
11-27-23

Sheet 1 of 2
1-2205-3 ROW VAC.docx

Geo Professionals Limited
1895 Michael Way, Las Vegas, NV 89108
(702) 427-5293
rcsmedley@live.com

APN: APN 177-16-102-004 AND 005
 OWNER: BISMIL SERIES HOLDINGS L L C

EXHIBIT 'B'
 VS-
 NOT TO SCALE



LEGEND

- BOUNDARY LINE
- - - CENTERLINE
- - - RIGHT-OF-WAY
- TIE LINES

AREA OF VACATION

APN ASSESSOR PARCEL NUMBER
 O.R. OFFICIAL RECORDS

GEO PROFESSIONALS LIMITED
 1895 MICHAEL WAY, LAS VEGAS, NV 89108
 PHONE: (702) 427-5293
 WWW.RCSMELDEY@LIVE.COM

SHEET
 2 OF 2

Name: ROW VAC

North: 4999.9739' East: 5005.0000'

Segment #1 : Line

Course: N89° 42' 02"W Length: 5.00'
North: 5000.0000' East: 5000.0000'

Segment #2 : Line

Course: N00° 08' 12"E Length: 248.93'
North: 5248.9293' East: 5000.5938'

Segment #3 : Line

Course: S89° 51' 48"E Length: 5.00'
North: 5248.9174' East: 5005.5938'

Segment #4 : Line

Course: S00° 08' 12"W Length: 248.95'
North: 4999.9681' East: 5005.0000'

Perimeter: 507.88' Area: 1245 Sq. Ft.
Error Closure: 0.0058 Course: S00° 03' 46"E
Error North: -0.00580 East: 0.00001

Precision 1: 87565.52

2C-24-0085

P 1 of 4

RSLO

APN: PORTION OF 163-12-607-003
OWNER: SUJUAN HUANG

AREA 1

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 54, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 54, BEING THE CENTERLINE INTERSECTION OF EDNA AVENUE AND HAUCK STREET AS SHOWN IN BOOK 28 OF PLATS, PAGE 36, CLARK COUNTY, NEVADA OFFICIAL RECORDS; THENCE ALONG THE EAST LINE THEREOF, BEING THE CENTERLINE OF HAUCK STREET, NORTH 00°20'08" WEST, 185.48 FEET; THENCE DEPARTING SAID CENTERLINE OF HAUCK STREET, SOUTH 89°36'59" WEST, 30.00 FEET TO THE **POINT OF BEGINNING**; THENCE ALONG THE WEST RIGHT-OF-WAY OF HAUCK STREET AS DEDICATED TO THE PUBLIC IN BOOK 0201 AS INSTRUMENT NUMBER 0160703, CLARK COUNTY, NEVADA OFFICIAL RECORDS, SOUTH 00°20'08" EAST, 132.08 FEET; TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 15.00 FEET; THENCE ALONG THAT SPANDREL AS DEDICATED TO THE PUBLIC IN BOOK 19960731 AS INSTRUMENT NUMBER 02085, CLARK COUNTY, NEVADA OFFICIAL RECORDS, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°52'57" AND AN ARC LENGTH OF 23.01 FEET; THENCE ALONG THE NORTH RIGHT-OF-WAY OF EDNA AVENUE AS DEDICATED TO THE PUBLIC IN BOOK 0201 AS INSTRUMENT NUMBER 0160703, CLARK COUNTY, NEVADA OFFICIAL RECORDS, SOUTH 87°32'49" WEST, 79.87 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY OF EDNA AVENUE, NORTH 00°23'01" WEST, 149.94 FEET; THENCE NORTH 89°36'59" EAST, 94.38 FEET TO THE **POINT OF BEGINNING**.

CONTAINING **13.937** SQUARE FEET OR **0.32** ACRES MORE OR LESS.

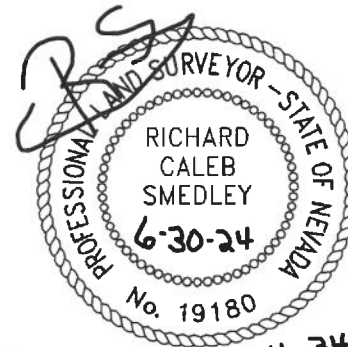
BASIS OF BEARING

SOUTH 87°32'49" WEST
BEING THE BEARING OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, SHOWN AS THE CENTERLINE OF EDNA AVENUE IN BOOK 28 OF PLATS, PAGE 36, CLARK COUNTY, NEVADA OFFICIAL RECORDS

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

END OF DESCRIPTION.

RICHARD CALEB SMEDLEY, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 19180



Sheet 1 of 2
A2304-1 AREA 1.docx

Geo Professionals Limited
1895 Michael Way, Las Vegas, NV 89100
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rcsmedley@live.com

20-24-0085

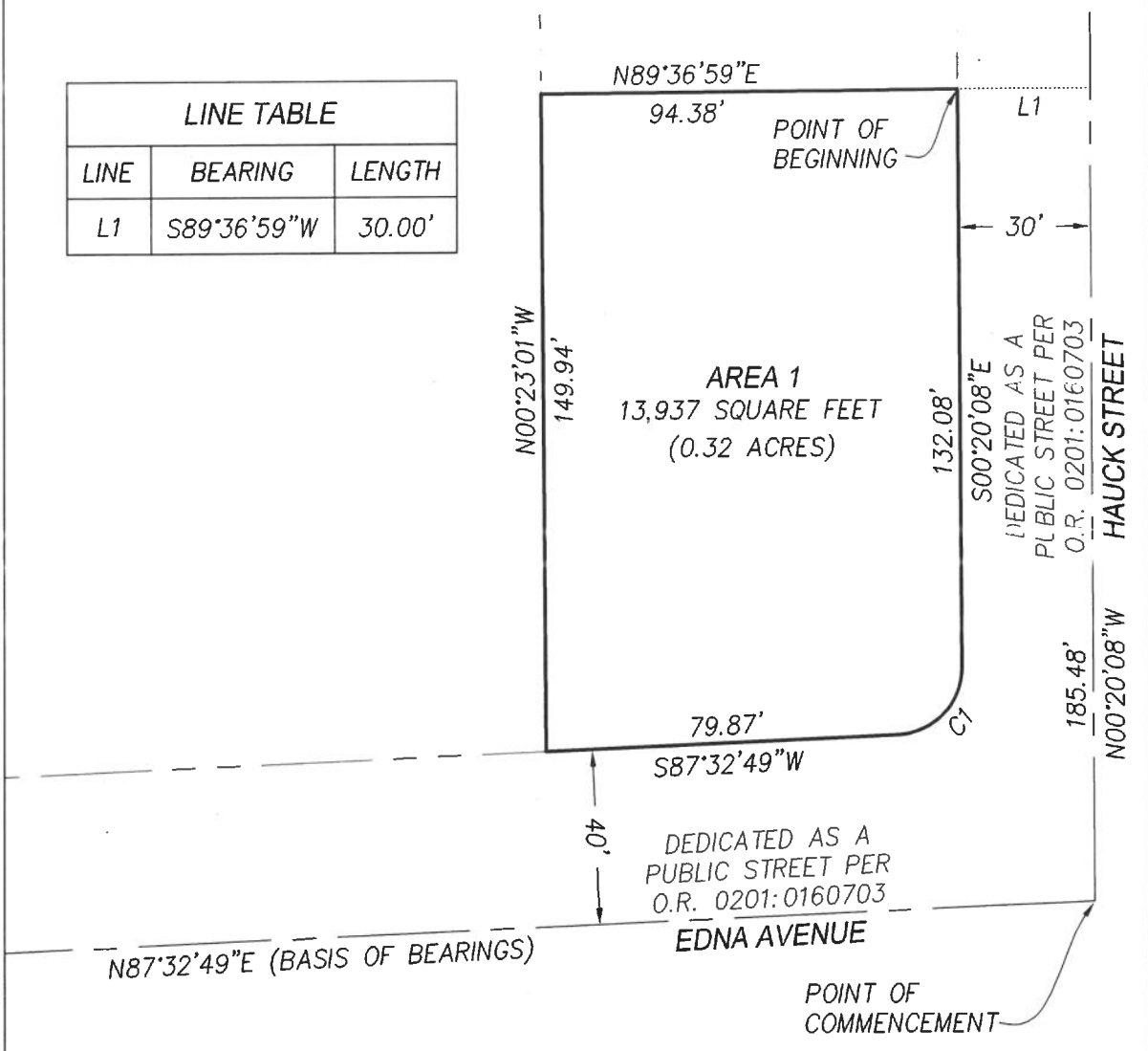
P2 of 4

APN: PORTION OF 163-12-607-003
OWNER: SUJUAN HAUNG

EXHIBIT 'B'
NOT TO SCALE



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°36'59"W	30.00'



LEGEND

- ADJACENT PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY
- TIE LINES

APN ASSESSOR PARCEL NUMBER
O.R. OFFICIAL RECORDS

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	15.00'	87°52'57"	23.01'	14.46'

GEO PROFESSIONALS LIMITED
1895 MICHAEL WAY, LAS VEGAS, NV 89108
PHONE: (702) 427-5293
WWW.RCSMELDEY@LIVE.COM

SHEET
2 OF 2

ZC-24-0085

P 3 of 4

Name: AREA1

North: 26751906.3468' East: 765195.6869'

Segment #1 : Line

Course: N89° 36' 59"E Length: 94.38'
North: 26751906.9787' East: 765290.0648'

Segment #2 : Line

Course: S00° 20' 08"E Length: 132.08'
North: 26751774.9010' East: 765290.8384'

Segment #3 : Curve

Length: 23.01' Radius: 15.00'
Delta: 087°52'57" Tangent: 14.46'
Chord: 20.82' Course: S43° 36' 20"W
Course In: S89° 39' 52"W Course Out: S02° 27' 11"E
RP North: 26751774.8131' East: 765275.8386'
End North: 26751759.8251' East: 765276.4790'

Segment #4 : Line

Course: S87° 32' 49"W Length: 79.87'
North: 26751756.4066' East: 765196.6822'

Segment #5 : Line

Course: N00° 23' 01"W Length: 149.94'
North: 26751906.3433' East: 765195.6783'

Perimeter: 479.27' Area: 13937 Sq. Ft.
Error Closure: 0.0093 Course: S67° 30' 59"W
Error North: -0.00357 East: -0.00862

Precision 1: 51300.00

RM18

APN: PORTION OF 163-12-607-003
OWNER: SUJUAN HUANG

AREA 2

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 54, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 54, BEING THE CENTERLINE INTERSECTION OF EDNA AVENUE AND HAUCK STREET AS SHOWN IN BOOK 28 OF PLATS, PAGE 36, CLARK COUNTY, NEVADA OFFICIAL RECORDS; THENCE ALONG THE EAST LINE THEREOF, BEING THE CENTERLINE OF HAUCK STREET, NORTH 00°20'08" WEST, 185.48 FEET; THENCE DEPARTING SAID CENTERLINE OF HAUCK STREET, SOUTH 89°36'59" WEST, 30.00 FEET TO THE **POINT OF BEGINNING**; THENCE ALONG THE WEST RIGHT-OF-WAY OF HAUCK STREET AS DEDICATED THE PUBLIC IN BOOK 0201 AS INSTRUMENT NUMBER 0160703, CLARK COUNTY, NEVADA OFFICIAL RECORDS, NORTH 00°20'08" WEST, 146.22 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY OF HAUCK STREET, SOUTH 87°42'03" WEST, 284.76 FEET; THENCE SOUTH 00°23'01" EAST, 83.39 FEET; THENCE NORTH 87°34'22" EAST, 190.21 FEET; THENCE SOUTH 00°23'01" EAST, 60.10 FEET; THENCE NORTH 89°36'59" EAST, 94.38 FEET TO THE **POINT OF BEGINNING**.

CONTAINING **29,471** SQUARE FEET OR **0.68** ACRES MORE OR LESS.

BASIS OF BEARING

SOUTH 87°32'49" WEST

BEING THE BEARING OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, SHOWN AS THE CENTERLINE OF EDNA AVENUE IN BOOK 28 OF PLATS, PAGE 36, CLARK COUNTY, NEVADA OFFICIAL RECORDS

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

END OF DESCRIPTION.

RICHARD CALEB SMEDLEY, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 19180



6-30-24

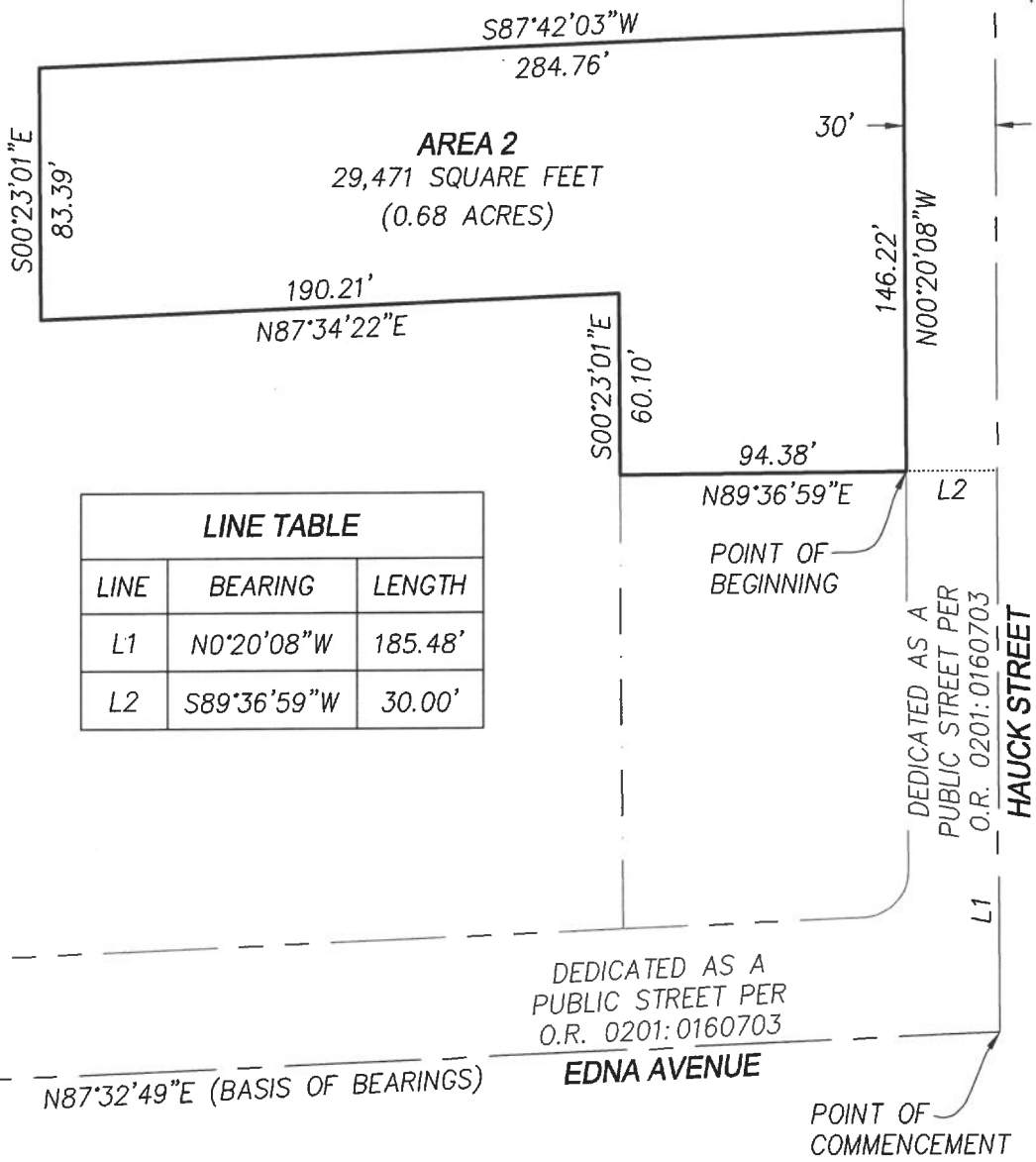
1-11-24

Sheet 1 of 2
A2304-1 AREA2.docx

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(702) 427-5293
rcsmedley@live.com

APN: PORTION OF 163-12-607-003
 OWNER: SUJUAN HAUNG

EXHIBIT 'B'
 NOT TO SCALE



LEGEND

- — — — — ADJACENT PROPERTY LINE
- BOUNDARY LINE
- — — — — CENTERLINE
- - - - - RIGHT-OF-WAY
- TIE LINES

APN ASSESSOR PARCEL NUMBER
 O.R. OFFICIAL RECORDS

GEO PROFESSIONALS LIMITED
 1895 MICHAEL WAY, LAS VEGAS, NV 89108
 PHONE: (702) 427-5293
 WWW.RCSMELDEY@LIVE.COM

SHEET
 2 OF 2

Name: AREA 2

North: 26751952.2260' East: 765141.6523'

Segment #1 : Line

Course: N00° 20' 08"W Length: 146.22'
North: 26752098.4435' East: 765140.7960'

Segment #2 : Line

Course: S87° 42' 03"W Length: 284.76'
North: 26752087.0197' East: 764856.2652'

Segment #3 : Line

Course: S00° 23' 01"E Length: 83.39'
North: 26752003.6316' East: 764856.8236'

Segment #4 : Line

Course: N87° 34' 22"E Length: 190.21'
North: 26752011.6870' East: 765046.8629'

Segment #5 : Line

Course: S00° 23' 01"E Length: 60.10'
North: 26751951.5884' East: 765047.2653'

Segment #6 : Line

Course: N89° 36' 59"E Length: 94.38'
North: 26751952.2203' East: 765141.6432'

Perimeter: 859.06' Area: 29471 Sq. Ft.
Error Closure: 0.0108 Course: S58° 01' 05"W
Error North: -0.00573 East: -0.00917

Precision 1: 79542.59

ZC-24-0095

EXHIBIT A

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

A PORTION OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT ONE (1) ON FILE IN FILE 116 OF PARCEL MAPS, PAGE 48 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

2C-21-0136

Plot 2

JOB #423036-A-001

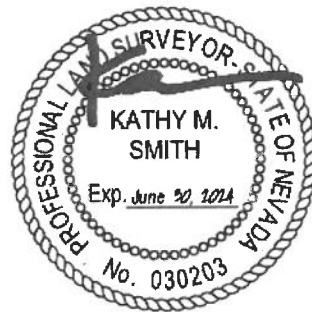
OVERALL LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FORM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF THE NORHTWEST QUARTER (NW 1/4) OF SECTION 32; THENCES ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SAME BEING THE CENTERLINE OF CACTUS AVENUE NORTH 88°39'44" WEST A DISTANCE OF 669.31 FEET; THENCE DEPARTING SAID LINES SOUTH 01°20'16" WEST A DISTANCE OF 45.00' TO THE **POINT OF BEGINNING**; SAME BEING A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUEARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 32; THENCE ALONG SAID EAST LINE SOUTH 04°28'36" EAST A DISTANCE OF 582.65 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4); THENCE DEPARTING SAID EAST LINE ALONG SAID SOUTH LINE NORTH 89°17'31" WEST A DISTANCE OF 640.76 FEET TO THE EAST RIGHT-OF-WAY LINE OF QUARTERHORSE LANE DEDICATED IN BOOK 0236 AS INSTRUMENT NUMBER 0285362 OF OFFICAL RECORDS, CLARK COUNTY, NEVADA; THENCE ALONG SAID EAST LINE NORTH 04°40'25" WEST A DISTANCE OF 557.14 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE SOUTH EASTERLY, HAVING A RADIUS OF 25 FEET THROUGH A CENTRAL ANGLE OF 96°00'41" AND AN ARC LENGTH OF 41.89 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CACTUS AVENUE AS DEDICATED IN BOOK 20220901 AS INSTRUMENT NUMBER 01563 OF OFFICAL RECORDS, CLARK COUNTY, NEVADA; THENCE DEPARTING SAID SOUTH LINE NORTH 01°20'16" EAST A DISTANCE OF 5.00 FEET; THENCE SOUTH 88°39'44" EAST A DISTANCE OF 615.18 FEET TO THE **POINT OF BEGINNING**.

END OF DESCRIPTION.

OVERALL ACRES: 8.59+/- ACRES.



03/06/2024

ZC-21-0136
P2 of 2

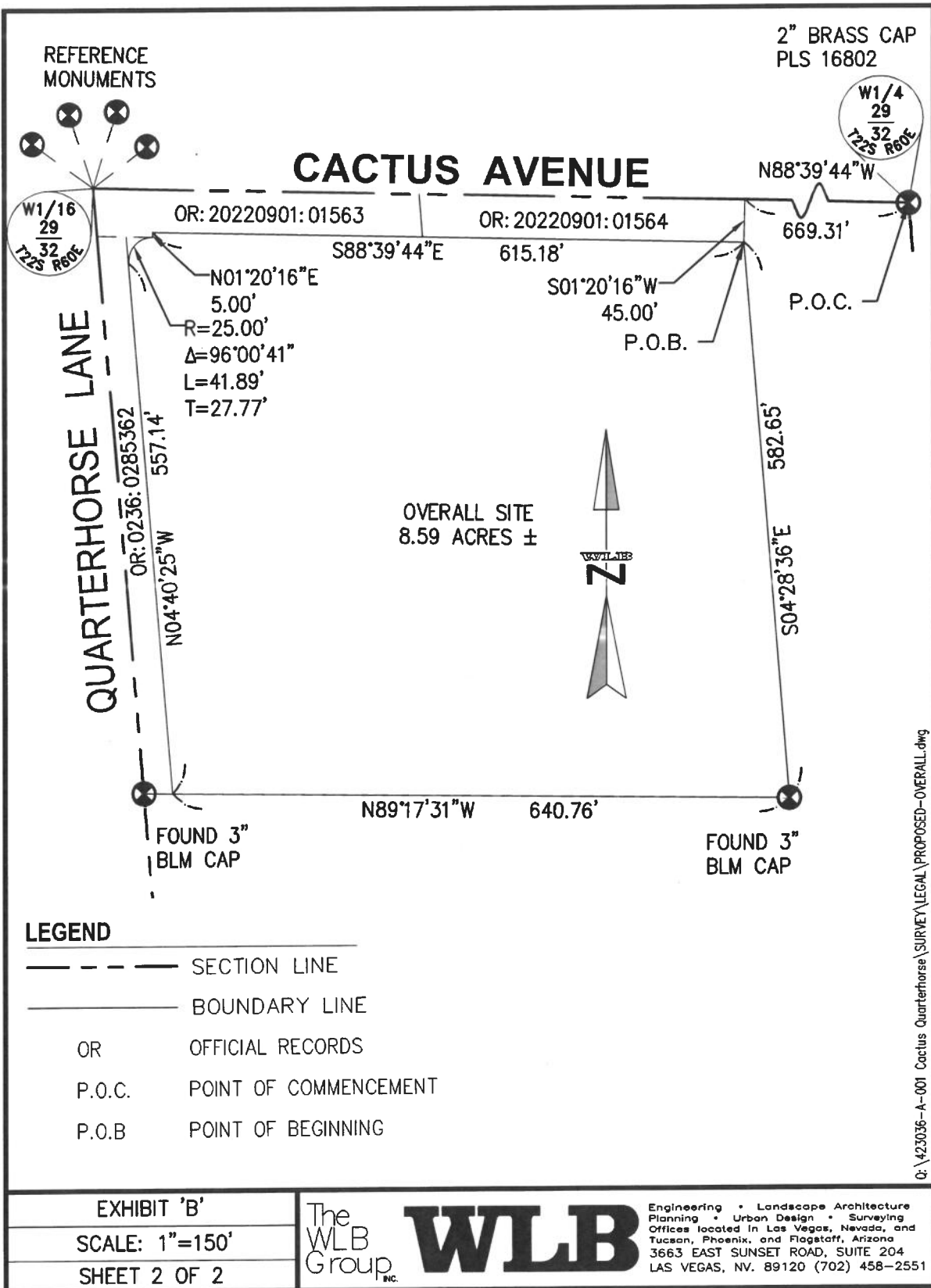


EXHIBIT 'B'

SCALE: 1"=150'

SHEET 2 OF 2

The WLB Group INC. **WLB**

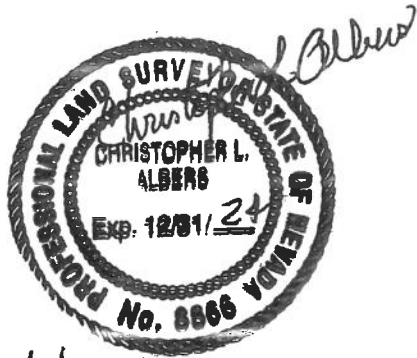
Engineering • Landscape Architecture
Planning • Urban Design • Surveying
Offices located in Las Vegas, Nevada, and
Tucson, Phoenix, and Flagstaff, Arizona
3663 EAST SUNSET ROAD, SUITE 204
LAS VEGAS, NV. 89120 (702) 458-2551

2C-24-0155

LEGAL DESCRIPTION

EXHIBIT 'A'

THAT PORTION OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, LYING WESTERLY OF THE WEST LINE OF TENAYA WAY AND SOUTH OF THE SOUTH LINE OF BADURA AVENUE, AS DESCRIBED IN THAT CERTAIN DEDICATION RECORDED DECEMBER 30, 2003 IN BOOK 20031230 AS INSTRUMENT NO. 01271 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.



3/16/2024

2C-24-0177

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 63 EAST AND THE NORTHWEST QUARTER (NW 1/4) OF SECTION 02, TOWNSHIP 29 SOUTH, RANGE 63 EAST, M.D.M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

ALL OF MINERAL SURVEY NO. 2366 EXCEPTING ANY PORTION LYING WEST OF THE EASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 95.

FURTHER EXCEPTING PARCEL 1 AS SHOWN IN FILE 103, PAGE 96 OF PARCEL MAPS

FURTHER EXCEPTING ANY PORTION CURRENTLY ZONED AS GENERAL COMMERCIAL (CG)

ZC-24-0112

LEGAL DESCRIPTION

APN: 176-30-501-002

THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE
NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 30,
TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

ZC - 24 - 0119

EXHIBIT "A"
Legal Description

PARCEL 1: APN 176-19-101-011

GOVERNMENT LOTS 17 AND 74 IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 60 EAST.,
M.D.B. & M., CLARK COUNTY, NEVADA.

PARCEL 2: APN 176-19-101-012

GOVERNMENT LOT 18 IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 60 EAST., M.D.B. & M.,
CLARK COUNTY, NEVADA.

PARCEL 3: APN 176-19-101-013

GOVERNMENT LOTS 70 AND 72 IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 60 EAST.,
M.D.B. & M., CLARK COUNTY, NEVADA.

ZC-24-0143

EXHIBIT A

The West Half (W ½) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 16, Township 22 South, Range 60 East, M.D.M.

Excepting therefrom the West fifty (50) feet as dedicated by the County of Clark by Dedication recorded October 25, 2000 in Book 20001025 as Document No. 00421, of Official Records.

Further excepting therefrom the South thirty (30) feet and that certain twenty-five (25) foot spandrel area in the Southwest corner thereof, as dedicated by the County of Clark by Dedication recorded June 30, 2003 in Book 20030630 as Document No. 04206, of Official Records.

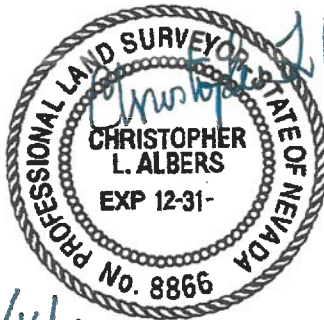
Further excepting therefrom the North thirty (30) feet as dedicated by the County of Clark by Dedication recorded September 9, 2003 in Book 20030909 as Document No. 01600, of Official Records.

ZC-24-0187

Majestic EJM Arroyo Phase III, Site 3

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

LOT ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN FILE 114 OF PARCEL MAPS, PAGE 47, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA. EXCEPTING THEREFROM THAT PORTION DEDICATED FOR ROADWAY, PUBLIC UTILITY AND DRAINAGE PURPOSES IN THAT CERTAIN DEDICATION RECORDED APRIL 11, 2017 IN BOOK 20170411 AS INSTRUMENT NO. 02064 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.



3/11/2024

ZC-24-0196

EXHIBIT A

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

PARCEL 1:

THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B.&M., CLARK COUNTY, NEVADA.

PARCEL 2:

THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION

BADURA AVENUE

ASSESSOR PARCEL NUMBER 176-03-302-009

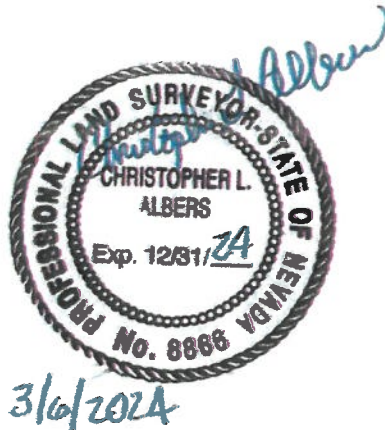
EXHIBIT 'A'

Issuing Office File Number: APN 176-03-302-009

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

EXCEPTING THEREFROM THAT PORTION DEDICATED FOR PUBLIC STREETS AND UTILITY PURPOSES IN THAT CERTAIN DEDICATION RECORDED DECEMBER 01, 2004 IN BOOK 20041201 AS INSTRUMENT NO. 03640, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

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.



NZC-22-0331

LEGAL DESCRIPTION

CENTENNIAL & DAPPLE GRAY

THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 29, TOWNSHIP 19 SOUTH RANGE 60 EAST, M.D.B.&M., CLARK COUNTY, NEVADA.

NZC-21-0528

LEGAL DESCRIPTION

MAJESTIC POINT SOUTH

The WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED JUNE 22, 1973 IN BOOK 339 AS DOCUMENT NO. 298991, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA

NZC-21-0123

1 of 2

Exhibit A to Grant, Bargain, Sale Deed

Legal Description

PARCEL I:

THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST (SE 1/4) OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DESCRIBED IN THAT CERTAIN "GRANT, BARGAIN, SALE AND DEDICATION DEED" RECORDED FEBRUARY 22, 2017 IN BOOK 20170222 AS INSTRUMENT NO. 00978 OF OFFICIAL RECORDS OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

REC-21-5 COPY

NZC- 21- 0123

2 of 2

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

EXCEPT THE EASTERLY 30 FEET AND THE SOUTHERLY 30 FEET AND THAT SPANDREL AREA IN THE SOUTHEAST CORNER THEREOF AS DESCRIBED IN DEED TO CLARK COUNTY RECORDED AUGUST 22, 1975 IN BOOK 546 AS DOCUMENT NO. 505326, OF OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION AS VACATED BY THAT CERTAIN ORDER OF VACATION, RECORDED SEPTEMBER 4, 2008, AS INSTRUMENT NO. 20080904-0000783, AND RE-RECORDED JANUARY 11, 2011, AS INSTRUMENT NO. 20110111-0000241, OF OFFICIAL RECORDS.

ESCROW NUMBER: 42048942-420-MS6
PROPERTY ADDRESS: APN 177-33-801-012
Las Vegas, NV 89183

A.P.N.: 177-33-801-012

NZC-22-0324 EXHIBIT A

A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT TWO (2) AS SHOWN PER FILE 70 OF PARCEL MAPS, PAGE 70 CLARK COUNTY RECORDS, NEVADA, SAID POINT BEING OF THE SOUTHERLY RIGHT OF WAY LINE OF CACTUS NEVADA (100.00 FEET WIDE); THENCE NORTH $88^{\circ} 75'38''$ EAST ALONG THE SOUTHERLY RIGHT OF WAY OF SAID CACTUS AVENUE A DISTANCE OF 116.64 FEET; THENCE SOUTH $00^{\circ} 20'18''$ EAST A DISTANCE OF 222.19 FEET; THENCE SOUTH $88^{\circ}75'38''$ WEST A DISTANCE OF 116.64 FEET TO A POINT ON THE EAST LOT LINE OF LOT ONE (1) AS SHOWN PER FILE 70 OF PARCEL MAPS, PAGE 70, CLARK COUNTY RECORDS, NEVADA; THENCE NORTH $00^{\circ}20'18''$ WEST ALONG THE EASTERLY LOT LINE OF THE AFORMENTIONED LOT ONE (1) A DISTANCE OF 22.10 FEET TO THE POINT OF BEGINNING.

NZC-21-0745
1 of 2

LEGAL DESCRIPTION

176-15-301-013, 176-15-301-031, 176-15-301-044, 176-15-701-006, 176-15-701-007
176-15-701-011, 176-15-701-031, 176-15-701-034, 176-15-801-043

176-15-301-013

THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M, CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO CLARK COUNTY IN GRANT, BARGAIN, SALE DEED RECORDED JUNE 13, 1986 IN BOOK 860613 AS INSTRUMENT NO. 00665 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

TOGETHER WITH:

176-15-301-031

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M, CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM THE EAST 40 FEET THEREOF AS CONVEYED TO CLARK COUNTY FOR ROAD PURPOSES IN DEED RECORDED MARCH 6, 2009 IN BOOK 20090306 AS INSTRUMENT NO. 04315 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

TOGETHER WITH:

176-15-301-044

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M, CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DESCRIBED IN THAT CERTAIN DEDICATION IN FEE TO CLARK COUNTY RECORDED DECEMBER 27, 2016 IN BOOK 20161227 AS INSTRUMENT NO. 00448 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

TOGETHER WITH:

176-15-701-006

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M, CLARK COUNTY, NEVADA.

TOGETHER WITH:

176-15-701-007

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M, CLARK COUNTY, NEVADA.

NZC-21-0745
2 of 2

TOGETHER WITH:

176-15-701-011

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M, CLARK COUNTY, NEVADA.

TOGETHER WITH:

176-15-701-031

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); AND THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M, CLARK COUNTY, NEVADA.

TOGETHER WITH:

176-15-701-034

THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); AND THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M, CLARK COUNTY, NEVADA.

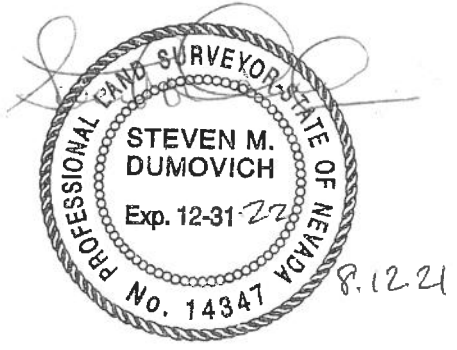
TOGETHER WITH:

176-15-801-043

THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M, CLARK COUNTY, NEVADA.

STEVEN M DUMOVICH, PLS
TANEY ENGINEERING
6030 S. JONES BLVD.
LAS VEGAS, NEVADA 89118
702.362.8844

steven m dumovich Digitally signed by steven m dumovich
Date: 2021.08.12 09:11:17 -07'00'



NZC-21-0715

LEGAL DESCRIPTION:

THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 60 EAST, ALONG WITH THE W $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 60 EAST, ALONG WITH THE NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 13, TOWNSHIP 22 SOUTH, SECTION RANGE 60 EAST, CLARK COUNTY, NEVADA.

NRC-21-0303

LEGAL DESCRIPTION

PARCEL I:

THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B. & M.

EXCEPTING AND RESERVING ALSO TO THE UNITED STATES ALL OIL, GAS, AND OTHER MINERAL DEPOSITS IN THE LAND, 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 OCTOBER 13, 1958, IN BOOK 217, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NO. 176182.

PARCEL II:

THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 60 EAST M.D.B. & M.

PARCEL III:

THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 60 EAST M.D.B. & M.

N2C - 21 - 0166

LEGAL DESCRIPTION

THE EAST HALF (E ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER
(NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE
60 EAST, M.D.B.&M., CLARK COUNTY, NEVADA.

NZC - 22-0653

APN: 176-10-502-009 &
176-10-514-001
JOB #422015-A-001

LEGAL DESCRIPTION
WARM SPRINGS MONTESSOURI

BEING THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AND LOT 1 OF "SWC RAINBOW & WARM SPRINGS, A COMMERCIAL SUBDIVISION" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 155 OF PLATS, PAGE 1, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

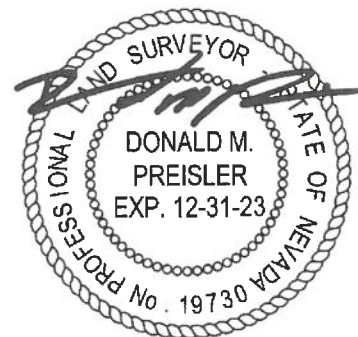
EXCEPTING THEREFROM THE NORTH 45.00 FEET, THE WEST 25.00 FEET AND THE SOUTH 30.00 FEET OF SAID WEST HALF (W/12)

FURTHER EXCEPTING A SPANDREL AREA BEING BOUNDED ON THE WEST BY THE EAST LINE OF THE WEST 30.00 FEET, ON THE NORTH BY THE SOUTH LINE OF THE NORTH 50.00 FEET; ON THE NORTHWEST BY A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, TANGENT TO THE EAST LINE OF THE WEST 30.00 FEET AND TANGENT TO THE SOUTH LINE OF THE NORTH 50.00 FEET, ON THE NORTH BY THE RADIAL LINE OF SAID CURVE PERPENDICULAR TO THE NORTH LINE OF SAID WEST HALF (W/12) AND ON THE WEST BY THE RADIAL LINE OF SAID CURVE PERPENDICULAR TO THE WEST LINE OF SAID WEST HALF (W1/2).

FURTHER EXCEPTING A SPANDREL AREA BEING BOUNDED ON THE WEST BY THE EAST LINE OF THE WEST 30 FEET, ON THE SOUTH BY THE NORTH LINE OF THE SOUTH 30.00 FEET, ON THE SOUTHWEST BY A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET, TANGENT TO THE EAST LINE OF THE WEST 30.00 FEET AND TANGENT TO THE NORTH LINE OF THE SOUTH 30.00 FEET, ON THE WEST BY THE RADIAL LINE OF SAID CURVE PERPENDICULAR TO THE WEST LINE OF SAID WEST HALF (W1/2)

END OF DESCRIPTION

CONTAINS 7.31 ACRES



JULY 06, 2022

NZC -22-0101

LEGAL DESCRIPTION

DURANGO AND CAMERO

APN: 176-17-601-002

THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER
(SE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 60 EAST,
M.D.B. & M.

NZC - 22 - 0001 p 1 of 2

LEGAL DESCRIPTION

PEBBLE & ROSANNA

THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

EXHIBIT A
LEGAL DESCRIPTION

APN -176-15-801-011
APN -176-15-801-021
APN -176-15-801-046
APN -176-15-801-047

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), AND THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM, PORTIONS THEREOF DEDICATED TO CLARK COUNTY BY THAT CERTAIN DOCUMENT RECORDED AUGUST 3, 2022 AS INSTRUMENT NUMBER 20220803-0001476, OF CLARK COUNTY, NEVADA, OFFICIAL RECORDS.

CONTAINS A TOTAL OF 8.34 ACRES, MORE OR LESS.

JAMES T. STOVALL, PLS.
NEVADA CERTIFICATE NO. 9992
TANEY ENGINEERING
6030 S JONES BOULEVARD
LAS VEGAS, NEVADA 89118
(MLZ21018-PEBBLE & ROSSANA)

