

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

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

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**Recommendation:** ORD-25-900609: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on June 18, 2025. (For possible action)

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**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

At the Board of County Commissioners meeting on June 18, 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 September 17, 2025.

**Cleared For Agenda**  
09/03/25

BILL NO. \_\_\_\_\_

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-25-900609)

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 18, 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 June 18, 2025, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

**ZC-23-0812**

From RS20 (Residential Single-Family 20) Zone to RS5.2 (Residential Single Family 5.2) Zone. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue.

**APN:** 176-15-201-005

**ZC-25-0215**

From RS20 (Residential Single-Family 20) Zone and H-2 (General Highway Frontage) Zone to RS3.3 (Residential Single-Family 3.3) Zone; and remove the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive.

**APN:** 176-19-101-006; 176-19-101-020; 176-19-101-025 through 176-19-101-028

**ZC-25-0231**

From RS20 (Residential Single-Family 20) Zone to CG (Commercial General) Zone. Generally located on the west side of Arville Street, 300 feet north of Shelbourne Avenue.

**APN:** 177-18-101-012

**ZC-25-0258**

From RS20 (Residential Single-Family 20) Zone to RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive.

**APN:** 163-26-407-003

**ZC-25-0274**

From CG (Commercial General) Zone, RM32 (Residential Multi-Family 32) Zone, and RS3.3 (Residential Single-Family 3.3) Zone to RS2 (Residential Single-Family 2) Zone. Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue.

**APN:** 140-21-401-007; 140-21-405-001; 140-21-405-002; 140-21-405-005

**ZC-25-0297**

From RS80 (Residential Single-Family 80) Zone to IL (Industrial Light) Zone. Generally located on the southeast corner of Hinson Street and Cullen Avenue.

**APN:** 191-19-501-002

**ZC-25-0325**

From RS20 (Residential Single-Family 20) Zone to CG (Commercial General) Zone. Generally located on the north side of Cactus Avenue and the east side of Valley View Boulevard.

**APN:** 177-29-404-009

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:

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NAYS:

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ABSTAINING:

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ABSENT:

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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))**

2C-23-  
0812

LEGAL DESCRIPTION

APN: 176-15-201-005

MOUNT DIABLO MERIDIAN, NEVADA

T. 22 S., R. 60 E.

SEC. 15, W1/2SW1/4SW1/4NW1/4.

2C-25-0215

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**LEGAL DESCRIPTION**

**APN 176-19-101-006** ✓

The land referred to is situated in the State of Nevada, County of Clark, in the unincorporated area, and is described as follows:

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 Northwest Quarter (NW  $\frac{1}{4}$ ) of Section 19, Township 22 South, Range 60 East, M.D.B & M.

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26-25-  
0215

**LEGAL DESCRIPTION**

**APN 176-19-101-020** ✓

The land referred to is situated in the State of Nevada, County of Clark, in the unincorporated area, and is described as follows:

The Southeast Quarter (SE  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) of the Northeast Quarter (NE  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) of Section 19, Township 22 South, Range 60 East, M.D.B & M.

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20-25-  
0215

# **LEGAL DESCRIPTION**

**APN 176-19-101-025** 

The land referred to is situated in the State of Nevada, County of Clark, in the unincorporated area, and is described as follows:

The Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 19, Township 22 South, Range 60 East, M.D.B & M.

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0215

**LEGAL DESCRIPTION**

**APN 176-19-101-026** ✓

Real property situated in the County of Clark, State of Nevada, bounded and described as follows: The Southwest Quarter (SW  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) of the Northeast Quarter (NE  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) of Section 19, Township 22 South, Range 60 East M.D.M. Clark County, Nevada.

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20-25-  
0215

**LEGAL DESCRIPTION**

**APN 176-19-101-027**

The land referred to is situated in the State of Nevada, County of Clark, in the unincorporated area, and is described as follows:

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 Northwest Quarter (NW  $\frac{1}{4}$ ) of Section 19, Township 22 South, Range 60 East, M.D.B & M.

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20-25-  
0215

**LEGAL DESCRIPTION**

**APN 176-19-101-028** ✓

The land referred to is situated in the State of Nevada, County of Clark, in the unincorporated area, and is described as follows:

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 Northwest Quarter (NW  $\frac{1}{4}$ ) of Section 19, Township 22 South, Range 60 East, M.D.B & M.

2C-25 -  
0231

**LEGAL DESCRIPTION**

Government Lot 107 being described as the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 18, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada.

26-25-  
0258

## LEGAL DESCRIPTION

THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M, CLARK COUNTY, NEVADA.

AND

THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION AS DEDICATED IN THE DOCUMENT RECORDED MARCH 20, 2001 IN BOOK 20010320, AS INSTRUMENT NO. 01756, OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION AS DEDICATED IN THE DOCUMENT RECORDED SEPTEMBER 6, 2002 IN BOOK 20020906, AS INSTRUMENT NO. 01072, OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION AS DEDICATED IN THE DOCUMENT RECORDED JUNE 18, 2004 IN BOOK 20040618, AS INSTRUMENT NO. 03844, OF OFFICIAL RECORDS.

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20-25-0274

## LEGAL DESCRIPTION

140-21-401-007  
140-21-405-001  
PT. 140-21-405-002  
PT. 140-21-405-005

140-21-401-007

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 62 EAST, MOUNT DIABLO BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER (SW 1/4); THENCE SOUTH 00°00'48" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 1650.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°00'48" EAST ALONG THE SAID WEST LINE A DISTANCE OF 660.00 FEET TO A POINT; THENCE NORTH 89°45'48" EAST AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 21 A DISTANCE OF 660.00 FEET TO A POINT; THENCE NORTH 00°00'48" WEST AND PARALLEL TO THE SAID WEST LINE A DISTANCE OF 660.00 FEET TO A POINT; THENCE SOUTH 89°45'48" WEST AND PARALLEL TO THE SAID NORTH LINE A DISTANCE OF 660.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE WEST 40.00 FEET THEREOF FOR ROAD PURPOSES.

AND EXCEPTING THEREFROM THE ABOVE THE FOLLOWING DESCRIBED PREMISES:

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 62 EAST, MOUNT DIABLO BASE & MERIDIAN, AND FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER (SW 1/4); THENCE SOUTH 00°00'48" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 1670.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°00'48" EAST ALONG THE SAID WEST LINE A DISTANCE OF 125.00 FEET; THENCE NORTH 89°45'48" EAST AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 21 A DISTANCE OF 240.00 FEET TO A POINT; THENCE NORTH 00°00'48" WEST AND PARALLEL TO THE SAID WEST LINE A DISTANCE OF 125.00 FEET TO A POINT; THENCE SOUTH 89°45'48" WEST AND PARALLEL TO THE SAID NORTH LINE A DISTANCE OF 240.00 FEET TO THE TRUE POINT OF BEGINNING.

AND FURTHER EXCEPTING THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 62 EAST, MOUNT DIABLO BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 21; THENCE SOUTH 00°00'48" EAST, ALONG THE WEST LINE THEREOF 1670.00 FEET; THENCE NORTH 89°45'48" EAST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 21, A DISTANCE OF 240.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO MILO JEPSEN, ET UX BY DEED RECORDED APRIL 22, 1955 IN BOOK 52 AS DOCUMENT NO. 44567, OFFICIAL RECORDS, CLARK COUNTY, NEVADA OFFICIAL RECORDS, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°45'48" EAST

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ALONG THE PROLONGATION OF THE NORTH LINE OF SAID PARCEL A DISTANCE OF 120.00 FEET; THENCE SOUTH 00°00'48" EAST 145.00 FEET; THENCE SOUTH 89°45'48" WEST 320.00 FEET TO THE EAST RIGHT OF WAY LINE OF NELLIS BOULEVARD, AS CONVEYED TO THE COUNTY OF CLARK BY DEEDS RECORDED OCTOBER 23, 1951 IN BOOK 65 AS DOCUMENTS NUMBERED 376884 AND 376885 OF SAID COUNTY RECORDS; THENCE NORTH 00°00'48" WEST ALONG SAID RIGHT OF WAY LINE 20.00 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED PARCEL OF LAND CONVEYED BY DOCUMENT NO. 44567 OFFICIAL RECORDS; THENCE NORTH 89°45'48" EAST ALONG THE SOUTH LINE OF SAID PARCEL 200.00 FEET; THENCE NORTH 00°00'48" WEST 125.00 FEET TO THE TRUE POINT OF BEGINNING.

AND FURTHER EXCEPTING THE WEST 10.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 62 EAST, MOUNT DIABLO BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4); THENCE SOUTH 00°00'48" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 1650.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°00'48" EAST ALONG THE SAID WEST LINE A DISTANCE OF 660.00 FEET TO A POINT; THENCE NORTH 89°45'48" EAST AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 21 A DISTANCE OF 660.00 FEET TO A POINT; THENCE NORTH 00°00'48" WEST AND PARALLEL TO THE SAID WEST LINE A DISTANCE OF 660.00 FEET TO A POINT; THENCE SOUTH 89°45'48" WEST AND PARALLEL TO THE SAID NORTH LINE A DISTANCE OF 660.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE WEST 40.00 FEET THEREOF FOR ROAD PURPOSES.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING SOUTH OF THE NORTH LINE OF STANLEY STREET AS DESCRIBED IN THE DEED TO CLARK COUNTY RECORDED SEPTEMBER 16, 1960 IN BOOK 261 AS DOCUMENT NO. 211496, OFFICIAL RECORDS.

TOGETHER WITH AN ADJOINING SPANDREL OR RADIUS AREA BOUNDED ON THE WEST BY THE EAST LINE OF THE SAID WEST 10.00 FEET OF THE ABOVE-DESCRIBED PROPERTY, BOUNDED ON THE NORTH BY THE SOUTH LINE OF STANLEY AVENUE (60.00 FEET WIDE) AND BOUNDED ON THE SOUTHEAST BY A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET, AND TANGENT TO EACH OF THE AFORESAID NORTH AND WEST BOUNDARY LINES.

AND FURTHER EXCEPTING AN ADJOINING SPANDREL OR RADIUS AREA BOUNDED ON THE SOUTH BY THE NORTH LINE OF STANLEY STREET (60.00 FEET WIDE), BOUNDED ON THE WEST BY THE EAST LINE OF THE WEST 50.00 FEET OF SAID SOUTHWEST QUARTER (SW 1/4), AND BOUNDED ON THE NORTHEAST BY A CURVE CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 20.00 FEET AND TANGENT TO EACH OF THE AFORESAID SOUTH AND WEST BOUNDARY LINES.

TOGETHER WITH THAT PORTION OF SAID LAND VACATED PER ORDER OF VACATION RECORDED JANUARY 15, 2019, IN BOOK 20190115, AS INSTRUMENT NO. 0001840 OF OFFICIAL RECORDS, WHICH WOULD PASS BY OPERATION OF LAW.

TOGETHER WITH:

140-21-405-001

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THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 62 EAST, MOUNT DIABLO BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER (SW 1/4); THENCE SOUTH 00°00'48" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 1650.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°00'48" EAST ALONG THE SAID WEST LINE A DISTANCE OF 660.00 FEET TO A POINT; THENCE NORTH 89°45'48" EAST AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 21 A DISTANCE OF 660.00 FEET TO A POINT; THENCE NORTH 00°00'48" WEST AND PARALLEL TO THE SAID WEST LINE A DISTANCE OF 660.00 FEET TO A POINT; THENCE SOUTH 89°45'48" WEST AND PARALLEL TO THE SAID NORTH LINE A DISTANCE OF 660.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE WEST 40.00 FEET THEREOF FOR ROAD PURPOSES.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF CLARK IN THAT CERTAIN DOCUMENT RECORDED JANUARY 5, 1976 IN BOOK 583, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, AS INSTRUMENT NO. 542877, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING NORTH OF THE SOUTH LINE OF STANLEY STREET AS DESCRIBED IN THE DEED TO CLARK COUNTY RECORDED SEPTEMBER 16, 1960 IN BOOK 261 AS DOCUMENT NO. 211496, OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION OF SAID LAND VACATED PER ORDER OF VACATION RECORDED JANUARY 15, 2019, IN BOOK 20190115, AS INSTRUMENT NO. 0001840 OF OFFICIAL RECORDS, WHICH WOULD PASS BY OPERATION OF LAW.

TOGETHER WITH:

140-21-405-002

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 21, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B. & M. AND FURTHER DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B. & M.; THENCE SOUTH 00°00'48" EAST AND PARALLEL TO THE WEST LINE OF SECTION 21, A DISTANCE OF 2310 FEET TO A POINT; THENCE SOUTH 89°45'48" EAST A DISTANCE OF 40 FEET TO A POINT; THENCE SOUTH 00°00'48" EAST AND PARALLEL TO THE WEST LINE OF SECTION 21, A DISTANCE OF 131.00 FEET TO A POINT FURTHER DESCRIBED AS BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY JOHN W. NALL AND OPAL L. NALL TO JACK E. MALLORY AND DORIS E. MALLORY BY DEED RECORDED MARCH 1, 1955 AS INSTRUMENT/FILE NO. 37299 OFFICIAL RECORDS; THENCE NORTH 89°45'48" EAST ALONG THE NORTH LINE OF THE LAST MENTIONED CONVEYED PARCEL AND THE EASTERLY PROLONGATION THEREOF OF DISTANCE OF 310 FEET TO A POINT; THENCE NORTH 00°00'48" WEST AND PARALLEL TO THE WEST LINE OF SECTION 21, A DISTANCE OF 131.28 FEET TO A POINT; THENCE SOUTH 89°45'48" WEST A DISTANCE OF 310.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

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140-21-405-005

THAT PORTION OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., IN THE COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER (SW CORNER) OF SAID SECTION 21;  
THENCE NORTH 88°44'12" EAST, ALONG THE SOUTH LINE OF SAID SECTION, 40.01 FEET;  
THENCE NORTH 00°00'48" WEST, PARALLEL WITH THE WEST LINE OF SAID SECTION 40.01 FEET;  
THENCE NORTH 88°44'12" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 150.04 FEET TO THE SOUTHEAST CORNER (SE CORNER) OF THAT CERTAIN PARCEL OF LAND CONVEYED TO MACK PONG BY DEED RECORDED JUNE 22, 1955 AS DOCUMENT NO. 49910 OF OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, SAID SOUTHEAST CORNER (SE CORNER) BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00°00'48" WEST, ALONG THE EAST LINE OF SAID PARCEL CONVEYED BY DOCUMENT NO. 49910 AND THE NORTHERLY PROLONGATION OF SAID EAST LINE A DISTANCE OF 217.31 FEET TO THE NORTHEAST CORNER (NE CORNER) OF THAT PARCEL OF LAND CONVEYED TO JACK E. MALLORY ET UX BY DEED RECORDED MARCH 1, 1955 AS DOCUMENT NO. 37299 OF SAID OFFICIAL RECORDS; THENCE NORTH 89°45'48" EAST, ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID PARCEL CONVEYED BY DOCUMENT NO. 37299, A DISTANCE OF 170.07 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF THAT PARCEL OF LAND CONVEYED TO M.J. BECKETT, ET UX, BY DEED RECORDED MAY 11, 1953 AS DOCUMENT NO. 404879 OF SAID COUNTY RECORDS; THENCE SOUTH 00°00'48" EAST, ALONG SAID NORTHERLY PROLONGATION AND ALONG SAID WEST LINE, A DISTANCE OF 214.26 FEET TO A LINE WHICH BEARS NORTH 88°44'12" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°44'12" WEST, ALONG SAID LAST MENTIONED LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 170.11 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTH TEN (10) FEET AS CONVEYED TO CLARK COUNTY, NEVADA ROAD PURPOSES BY DEED RECORDED NOVEMBER 7, 1974 AS DOCUMENT NO. 431842, OFFICIAL RECORDS.

AND THAT PORTION OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., IN THE COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER (NW CORNER) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF SAID SECTION 21; THENCE SOUTH 00°00'48" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) A DISTANCE OF 2,310 FEET; THENCE NORTH 89°43'48" EAST, PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF SAID SECTION, 350.00 FEET TO THE NORTHEAST CORNER (NE CORNER) OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO E.G. HAMILTON, ET UX, RECORDED JUNE 23, 1955 AS DOCUMENT NO. 55094 OF OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, SAID NORTHEAST CORNER (NE CORNER) BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°00'48" EAST, ALONG THE EAST LINE OF SAID DESCRIBED PARCEL, 130.55 FEET TO THE EASTERLY PROLONGATION OF THE ORTH LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO JACK E. MALLORY, ET UX, BY DEED RECORDED MARCH 1, 1955 AS DOCUMENT NO. 49910 OF SAID OFFICIAL RECORDS; THENCE NORTH 89°45'48" EAST, ALONG SAID EASTERLY PROLONGATION, 10.07 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF THAT PARCEL OF LAND CONVEYED TO M.J. BECKETT, ET UX, BY DEED RECORDED MAY 11, 1953 AS

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DOCUMENT NO. 404879 OF SAID COUNTY RECORDS; THENCE SOUTH 00°00'48" EAST, ALONG SAID NORTHERLY PROLONGATION, A DISTANCE OF 44.26 FEET TO THE NORTHWEST CORNER OF SAID PARCEL CONVEYED BY DOCUMENT NO. 404879; THENCE NORTH 88°44'12" EAST, ALONG THE NORTH LINE OF SAID LAST MENTIONED PARCEL, 300.00 FEET TO THE EAST LINE OF THAT PARCEL OF LAND CONVEYED TO JOHN W. NALL, ET UX, BY DEED RECORDED JULY 5, 1951 AS DOCUMENT NO. 372814 OF SAID COUNTY RECORDS; THENCE NORTH 00°00'48" EAST, ALONG SAID EAST LINE, 169.45 FEET TO THE NORTHEAST CORNER (NE CORNER) OF SAID PARCEL CONVEYED TO DOCUMENT NO. 372814; THENCE SOUTH 89°45'48" WEST, ALONG THE NORTH LINE OF SAID LAST MENTIONED PARCEL, 310.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

PT. APN 140-21-405-002

LYING WITHIN THAT CERTAIN PARCEL OF LAND DESCRIBED IN THAT CERTAIN DEED RECORDED FEBRUARY 10, 2021 AS INSTRUMENT NUMBER 20210210-03664, CLARK COUNTY, NEVADA, OFFICIAL RECORDS, FURTHER LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21; THENCE ALONG THE WEST LINE THEREOF, NORTH 00°00'48" EAST, 260.90 FEET; THENCE NORTH 89°45'03" EAST, 50.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NELLIS BOULEVARD, SAID POINT BEING THE **POINT OF BEGINNING**; THENCE ALONG SAID THE EAST RIGHT-OF-WAY LINE OF NELLIS BOULEVARD, NORTH 00°00'48" WEST, 130.40 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND; THENCE ALONG THE NORTH LINE THEREOF, NORTH 89°45'03" EAST, 140.00 FEET; THENCE SOUTH 00°00'48" EAST, 130.40 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL OF LAND; THENCE ALONG SAID SOUTH LINE, SOUTH 89°45'03" WEST, 140.00 FEET TO THE **POINT OF BEGINNING**.

FURTHER EXCEPTING THEREFROM:

PT. APN 140-21-405-005

LYING WITHIN THAT CERTAIN PARCEL OF LAND DESCRIBED IN THAT CERTAIN DEED RECORDED SEPTEMBER 10, 2001 AS INSTRUMENT NUMBER 20010910-01472, CLARK COUNTY, NEVADA, OFFICIAL RECORDS, FURTHER LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21; THENCE ALONG THE SOUTH LINE THEREOF, NORTH 88°44'12" EAST, 190.05 FEET; THENCE NORTH 00°00'48" WEST, 50.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF OWENS AVENUE, SAID POINT BEING THE SOUTHWEST CORNER OF SAID PARCEL OF LAND, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE ALONG THE WEST LINE THEREOF, NORTH 00°00'48" WEST, 91.29 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 88°44'12" EAST, 71.28 FEET; THENCE SOUTH 00°00'48" EAST, 91.29 FEET TO A POINT ON

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20-25-0274

SAID NORTH RIGHT-OF-WAY LINE OF OWENS AVENUE AND THE SOUTH LINE OF SAID PARCEL OF LAND; THENCE ALONG SAID LINE, SOUTH 88°44'12" WEST, 71.28 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 10.14 ACRES, MORE OR LESS.

STEVEN M DUMOVICH, PLS  
NEVADA CERT. NO. 14347  
TANEY ENGINEERING  
6030 S JONES BLVD  
LAS VEGAS, NV 89118



APN 191-19-501-002

2C-25 -  
0297

**LEGAL DESCRIPTION**

THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 23, RANGE 61 EAST, M.D.M.

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED TO CLARK COUNTY IN GRANT, BARGAIN, SALE DEED RECORDED FEBRUARY 05, 1985 IN BOOK 2059 AS DOCUMENT NO. 2018248, OFFICIAL RECORDS.

BEING MORE PARTICULARLY DESCRIBED AS LOT 1 OF THAT CERTAIN CERTIFICATE OF LAND DIVISION NO. 83-84 RECORDED FEBRUARY 05, 1985, IN BOOK 2059 AS DOCUMENT NO. 2018247 AND AS AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED OCTOBER 18, 1985 IN BOOK NO. 2203 AS DOCUMENT NO. 2162202, OFFICIAL RECORDS.

2C-25-  
0325

**EXHIBIT "D"**  
**(Legal Description-Resulting SW Grantee Parcel Legal Description)**

Being a portion of the Southwest Quarter (SW 1/4)  
of the Southwest Quarter (SW 1/4)  
of the Southwest Quarter (SW 1/4)  
of Section 29, Township 22 South, Range 61 East., M.D.M, Clark County,  
Nevada,

More particularly described as the Southwest Quarter (SW 1/4)  
of the Southwest Quarter (SW 1/4)  
of the Southwest Quarter (SW 1/4)  
of the Southwest Quarter (SW 1/4)  
of Section 29, Township 22 South, Range 61 East., M.D.M, Clark County,  
Nevada,

Excepting therefrom that portion of said land as described in and conveyed by  
deed recorded August 31, 2016 in Book 20160831 as Instrument No. 04602,  
Clark County Recorder's Office, Nevada.

and the Southerly 62.38-feet of the Northwest Quarter (NW 1/4)  
of the Southwest Quarter (SW 1/4)  
of the Southwest Quarter (SW 1/4)  
of the Southwest Quarter (SW 1/4)  
of Section 29, Township 22 South, Range 61 East., M.D.M, Clark County,  
Nevada,

Excepting therefrom that portion of said land as described in and conveyed by  
deed recorded January 27, 2022 in Book 202201 as Instrument No. 02014,  
Clark County Recorder's Office, Nevada.

Sam C. Dunnam  
4050 Dean Martin Drive  
Las Vegas, NV 89103  
(702) 682-1715

