

**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-23-900444: Introduce 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 21, 2023, July 19, 2023 and August 2, 2023. (For possible action)

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**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

At the Board of County Commissioners June 21, 2023, July 19, 2023 and August 2, 2023 meetings, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board set a public hearing for October 18, 2023.

**Cleared For Agenda**  
10/4/23

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

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-23-900444)

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 21, 2023, JULY 19, 2023, AND AUGUST 2, 2023.

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 21, 2023, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

**ZC-23-0026**

From M-D (Designed Manufacturing) Zone to M-1 (Light Manufacturing) Zone.

GENERALLY LOCATED: NORTH OF INDUSTRY CENTER DRIVE AND EAST OF INDUSTRY PARK COURT (ALIGNMENT)

APN: 140-05-110-022

**ZC-23-0149**

From R-E (Rural Estates Residential) Zone to M-1 (Light Manufacturing) Zone.

GENERALLY LOCATED: SOUTH OF OLETA AVENUE, WEST OF JONES BOULEVARD

APN: 176-23-601-013

**ZC-23-0204**

From P-F (Public Facility) Zone to R-2 (Medium Density Residential) Zone.

GENERALLY LOCATED: NORTHWEST CORNER OF OQUENDO ROAD AND CIMARRON ROAD

APN: 163-33-101-014

**ZC-23-0223**

From R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.

GENERALLY LOCATED: EAST OF DURANGO DRIVE AND NORTH AND SOUTH OF ROBINDALE ROAD

APN: 176-09-301-005, 007  
176-09-401-001, 004, 007  
176-09-701-001, 003, 004, 007 THROUGH 009, 012  
176-09-801-001 THROUGH 004

**ZC-23-0262**

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

GENERALLY LOCATED: NORTH OF PATRICK LANE AND WEST OF CIMARRON ROAD

APN: 163-33-201-009  
163-33-201-019

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on July 19, 2023 the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

**ZC-23-0072**

From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone.

GENERALLY LOCATED: NORTH OF ALTO AVENUE AND WEST OF LAMB BOULEVARD

APN: 140-18-602-007

**ZC-23-0183**

From R-U (Rural Open Land) Zone to R-A (Residential Agricultural) Zone.

GENERALLY LOCATED: NORTH OF SERENE AVENUE, WEST OF HUALAPAI WAY (ALIGNMENT)

APN: 175-24-601-012

**ZC-23-0195**

From R-U (Rural Open Land) Zone and H-2 (General Highway Frontage) Zone to M-D (Designed Manufacturing) Zone.

GENERALLY LOCATED: WEST OF LAS VEGAS BOULEVARD SOUTH, NORTH OF SR 161

APN: 217-12-201-002

**ZC-23-0196**

From H-1 (Limited Resort and Apartment) Zone and H-2 (General Highway Frontage) Zone to M-1 (Light Manufacturing) Zone.

GENERALLY LOCATED: EAST OF LAS VEGAS BOULEVARD SOUTH, NORTH OF SR 16

APN: 217-12-201-003

217-12-301-003

**ZC-23-0233**

From R-3 (Multiple Family Residential) Zone to R-4 (Multiple Family Residential – High Density) Zone.

GENERALLY LOCATED: EAST OF SOUTHERN HIGHLANDS PARKWAY, SOUTH OF DANCING WINDS PLACE (ALIGNMENT)

APN: 191-05-401-008

**ZC-23-0243**

From R-T (Manufactured Home Residential) Zone to RUD (Residential Urban Density) Zone.

GENERALLY LOCATED: NORTHEAST CORNER OF OWENS AVENUE AND WALNUT ROAD

APN: 140-19-801-006

**ZC-23-0269**

From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone.

GENERALLY LOCATED: NORTH SIDE OF WARM SPRINGS ROAD, EAST OF BUFFALO DRIVE

APN: 176-03-401-006

**ZC-23-0272**

From C-P (Office and Professional) Zone to C-1 (Local Business) Zone.

GENERALLY LOCATED: EAST OF JONES BOULEVARD AND SOUTH OF O'BANNON DRIVE

APN: 163-01-401-001

SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on August 2, 2023, the following described properties situated in Clark County are reclassified as follows, (See "Exhibit A" for Legal Description(s)):

**ZC-23-0207**

From CRT (Commercial Residential Transition) Zone to C-1 (Local Business) Zone.

GENERALLY LOCATED: NORTH OF WINDMILL LANE AND EAST OF PLACID STREET

APN: 177-09-810-001

SECTION 4. 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 5. 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 6. 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 \_\_\_\_\_ 2023.

INTRODUCED by \_\_\_\_\_

PASSED ON THE \_\_\_\_\_ day of \_\_\_\_\_ 2023.

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 \_\_\_\_\_  
JAMES B. GIBSON, Chair

ATTEST:

\_\_\_\_\_  
LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the \_\_\_\_\_ day  
of \_\_\_\_\_, 2023.

**Exhibit “A”**

Legal Description(s)

(see next page for attachment(s))



2C-23-0026

## LEGAL DESCRIPTION

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To: Department of Comprehensive Planning  
Clark County, Nevada

From: TWINSTEPS architecture

Date: August 16, 2022

Subject: 4680 Industry Center Drive, Las Vegas, NV 89115  
APN 140-05-110-022

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The following is the legal description for the above-referenced project site.

BEING A PORTION OF LOT 1 OF VEGAS/CRAIG BUSINESS PARK II – UNIT 2 AS RECORDED IN BOOK 96 OF FINAL MAPS, PAGE 98 OF OFFICIAL RECORDS, SITUATED IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 5; THENCE SOUTH 88°16'09" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) A DISTANCE OF 369.14 FEET; THENCE SOUTH 00°22'06" WEST 582.46 FEET; THENCE NORTH 88°38'54" EAST 34.72 FEET TO A POINT OF CURVATURE THENCE NORTHEASTERLY WITH A 14.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°11'23" AN ARC DISTANCE OF 12.20 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY WITH A 45.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 134°39'42" AN ARC DISTANCE OF 106.94 FEET; THENCE NORTH 88°38'54" EAST 241.50 TO THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4); THENCE NORTH 00°32'46" EAST 607.68 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 219,234 SQUARE FEET OR 5.033 ACRES, MORE OR LESS.

If you should have any questions, please contact me at (949) 383-5211 or [arde@twinstepsarch.com](mailto:arde@twinstepsarch.com).

Best regards,  
Arde Shirazi  
Project Manager  
TWINSTEPS architecture

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**Irvine Office**  
18872 MacArthur Blvd  
Suite 100  
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**Los Angeles Office**  
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6<sup>th</sup> Floor  
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22<sup>nd</sup> Floor  
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[www.twinstepsarch.com](http://www.twinstepsarch.com) | [info@twinstepsarch.com](mailto:info@twinstepsarch.com)



2C-23-0149

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:  
The Northwest Quarter (NW  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Northeast Quarter (NE  $\frac{1}{4}$ ) in Section 23, Township 22 South, Range 60 East, M.D.B.&M., Clark County, Nevada.

7C-23-0204

APN: 163-33-101-014

**EXHIBIT "A"**

**DESCRIPTION**

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 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 LAND AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JULY 11, 2014 IN BOOK 20140711 AS INSTRUMENT NO. 02429, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

**FURTHER EXCEPTING THEREFROM** THAT PORTION OF LAND AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JULY 11, 2014 IN BOOK 20140711 AS INSTRUMENT NO. 02430, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE...

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



23-0223  
P1 of 4

**APN# 176-09-701-008**

The West Quarter (W  $\frac{1}{2}$ ) 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 9, Township 22 South, Range 60 East, M.D.M., Nevada.

**APN# 176-09-701-007**

THE EAST HALF (E  $\frac{1}{2}$ ) OF THE SOUTHWEST (SW  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.

**APN# 176-09-701-009**

THE EAST HALF (E  $\frac{1}{2}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

**APN# 176-09-701-003**

THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M. , ALSO KNOWN AS LOT ONE (1) OF THAT CERTIFICATE OF LAND DIVISION RECORDED OCTOBER 1, 1980 AS DOCUMENT NO. 1249191 IN BOOK 1290.

EXCEPTING THERFROM THAT PORTION OF LAND CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED OCTOBER 1, 1980 IN BOOK 1290 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NO. 1249192.

**APN# 176-09-701-004**

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 SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., ALSO KNOWN AS LOT TWO (2) OF THAT CERTIFICATE OF LAND DIVISION RECORDED OCTOBER 1, 1980 AS DOCUMENT NO. 1249191 IN BOOK 1290.

EXCEPTING THERFROM THAT PORTION OF LAND CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED OCTOBER 1, 1980 IN BOOK 1290 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NO. 1249192.

**APN# 176-09-801-003**

THE EAST HALF (E  $\frac{1}{2}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

20-23-0223  
P2 of 4

**APN# 176-09-401-001**

THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M.

**APN# 176-09-301-005**

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 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

**APN# 176-09-801-001**

THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 9, TOWNSHIP 22 SOUTH RANGE 60 EAST, EXCEPTING THE NORTH THIRTY FEET (30.00') AND THE WEST THIRTY FEET (30.00') TOGETHER WITH A SPANDREL AREA AS CONVEYED BY DEED RECORDED JANUARY 10, 1984 AS DOCUMENT NO. 1817093.

**APN# 176-09-801-002**

THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST EXCEPTING THE SOUTH THIRTY FEET (30.00') AND THE WEST THIRTY FEET (30.00') TOGETHER WITH A SPANDREL AREA AS CONVEYED BY DEED RECORDED JANUARY 10, 1984 AS DOCUMENT NO. 1817093.

**APN# 176-09-701-001**

WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SE ¼) OF SECTION 9. TOWNSHIP 22 SOUTH RANGE 60 EAST, M.D.M.

**APN# 176-09-801-004**

THE WEST HALF (W ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M., IN THE COUTNY OF CLARK, STATE OF NEVADA.

**APN# 176-09-401-004**

THE EAST HALF (E ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST OF THE M.D.B.&M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE SOUTH 50 FEET CONVEYED BY GRANT, BARGAIN, SALE DEED TO THE COUNTY OF CLARK RECORDED JUNE 19, 1999 IN BOOK 990618, INSTRUMENT NO. 01337, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ZC-23-0223  
p 3 of 4

**APN# 176-09-301-007**

T22S R60E S09 W1/2 NE1/4 NE1/4 SW1/4 , NW1/4 NE 1/4 SW1/4, S1/2 NE1/4 SW1/4, NW1/4 NW1/4 SW 1/4, E1/2 SW1/4 NW1/4 SW1/4, SE1/4 NW1/4 SW 1/4 , N1/2 SW1/4 SW1/4, E1/2 SW1/4 SW1/4 SW1/4, E1/2 NE1/4 SE 1/4 SW 1/4, NW1/4 SE1/4 SW1/4, W1/2, SW1/4, SW1/4, SE1/4, NW1/4 SW1/4 SE1/4, E1/2 SW1/4 SW1/4 SE1/4, W1/2 SE1/4 SW1/4 SE1/4, E1/2 SE1/4 SW1/4 SE1/4

**APN# 176-09-401-007**

T22S R60E S09 W 1/2 SE 1/4 SE 1/4 SW 1/4

**APN# 176-09-701-012**

T22S R60E S09 W 1/2 W 1/2 NE 1/4 SE 1/4 , NE 1/4 NW 1/4 SE 1/4 , E 1/2 SE 1/4 NW 1/4 SE 1/4, W1/2 SE1/4 SE1/4

ZC-23-0223

EXCLUDING THIS PTN OF APN 176-09-301-008

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER QUARTER SECTION OF CORNER OF SAID SECTION 9, AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 139, PAGE 64, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, THENCE SOUTH  $89^{\circ}14'36''$  WEST, A DISTANCE OF 1,327.99 FEET TO THE NORTHEAST CORNER; OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH  $89^{\circ}14'43''$  WEST, A DISTANCE OF 859.08 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 9 TO THE NORTHERLY RIGHT OF WAY OF WEST ROBINDALE ROAD PER THE DOCUMENT RECORDED OCTOBER 12, 1999 INSTRUMENT NUMBER 99101200525 OFFICIAL RECORDS, CLARK COUNTY, NEVADA, BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 890.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH  $19^{\circ}22'05''$  WEST, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF  $08^{\circ}14'12''$ , A DISTANCE OF 127.94 FEET TO A POINT OF REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 810.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH  $27^{\circ}36'17''$  EAST, THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $17^{\circ}47'21''$ , A DISTANCE OF 251.49 FEET TO A POINT OF COMPOUND CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 54.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH  $09^{\circ}48'56''$  EAST, ALSO BEING THE EASTERLY RIGHT OF WAY AS DESCRIBED IN THE DOCUMENT RECORDED DECEMBER 13, 2004, INSTRUMENT NUMBER 200412130001101 OFFICIAL RECORDS OF CLARK COUNTY NEVADA; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH CENTRAL ANGLE OF  $98^{\circ}55'29''$ , A DISTANCE OF 93.23 FEET TO THE EASTERLY RIGHT OF WAY OF DURANGO DRIVE AS DESCRIBED IN THE DOCUMENT RECORDED OCTOBER 12, 1999 OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, INSTRUMENT NUMBER 99101200523; THENCE NORTH  $00^{\circ}53'27''$  WEST, A DISTANCE OF 73.42 FEET ALONG SAID RIGHT OF WAY TO THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 9; THENCE LEAVING SAID RIGHT OF WAY NORTH  $89^{\circ}14'43''$  EAST, A DISTANCE OF 418.86 FEET TO THE POINT OF BEGINNING.

zc-23-062

APN: 163-33-201-009 AND 019

**EXHIBIT "A"**

**DESCRIPTION**

THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 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, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA.

**EXCEPTING THEREFROM** THAT PORTION DEDICATED FOR FLOOD CONTROL FACILITIES AND RELATED IMPROVEMENTS IN THAT CERTAIN DOCUMENT RECORDED JULY 11, 2014 IN BOOK 20140711 AS INSTRUMENT NO. 02429, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

**FURTHER EXCEPTING THEREFROM** THAT PORTION DEDICATED FOR ROADWAY AND DRAINAGE IMPROVEMENTS IN THAT CERTAIN DOCUMENT RECORDED JULY 11, 2014 IN BOOK 20140711 AS INSTRUMENT NO. 02430, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

TOGETHER WITH:

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 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, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA.

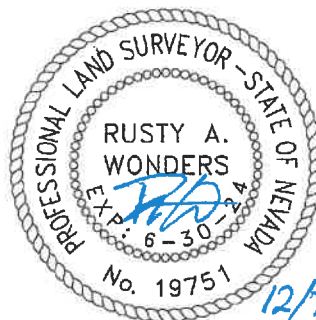
**EXCEPTING THEREFROM** THAT PORTION DEDICATED FOR PUBLIC STREET AND UTILITY PURPOSES IN THAT CERTAIN DOCUMENTS RECORDED FEBRUARY 11, 2000 IN BOOK 20000211 AS INSTRUMENT NO. 00693 AND RECORDED JANUARY 22, 2001 IN BOOK 20010122 AS INSTRUMENT NO. 01833, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

**FURTHER EXCEPTING THEREFROM** THAT PORTION DEDICATED FOR FLOOD CONTROL FACILITIES AND RELATED IMPROVEMENTS IN THAT CERTAIN DOCUMENT RECORDED JULY 11, 2014 IN BOOK 20140711 AS INSTRUMENT NO. 02429, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

**ALSO EXCEPTING THEREFROM** THAT PORTION DEDICATED FOR ROADWAY AND DRAINAGE IMPROVEMENTS IN THAT CERTAIN DOCUMENT RECORDED JULY 11, 2014 IN BOOK 20140711 AS INSTRUMENT NO. 02430, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

END OF DESCRIPTION

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



LEGAL DESCRIPTION

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

THE LAND REFERRED TO HEREIN SITUATED IN THE STATE OF NEVADA, COUNTY OF CLARK, DESCRIBED AS FOLLOWS:

THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 62, EAST, MDB&M. EXCEPTING THEREFROM A RIGHT OF WAY AND EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THE EAST 40 FEET, THE SOUTH 30 AND THE WEST 30 FEET THEREOF. FURTHER EXCEPTING THEREFROM THOSE PORTIONS OF LAND AS CONVEYED TO THE COUNTY OF CLARK, BY DEED RECORDED AUGUST 18, 1992 IN BOOK 920818, INSTRUMENT NO. 00044, OF OFFICIAL RECORDS.

APN: 140-18-602-007



Escrow No. 18163596-TG

**EXHIBIT A**  
**LEGAL DESCRIPTION**

THE WEST HALF (W 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) IN THE SECTION 24, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M. D. B. &M., ALSO DESCRIBED AS LOT 2 OF CERTIFICATE OF LAND DIVISION RECORDED JULY 27, 1993 IN BOOK 1777 AS DOCUMENT NO. 1736104 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THE NORTH THIRTY (30) FEET AND THE SOUTH FORTY (40) FEET AS CONVEYED TO CLARK COUNTY BY THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED JULY 27, 1983 IN BOOK 1777 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, AS DOCUMENT NO. 1736105.

2C-23-0195

**LEGAL DESCRIPTION**

APN: 217-12-201-002

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 25 SOUTH, RANGE 59 EAST, M.D.M. EXCEPTING THEREFROM THE INTEREST IN AND TO THAT PORTION CONVEYED TO THE STATE OF NEVADA FOR INTERSTATE ROUTE 15 BY DEED RECORDED AUGUST 27, 1958 AS DOCUMENT NO. 139020, FURTHER EXCEPTING THEREFROM ANY PORTION THEREOF LYING EAST OF THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 91-466 (LAS VEGAS BOULEVARD).

CONTAINING 28.26 ACRES MORE OR LESS

PREPARED BY:  
RYAN MARTINA, PLS NO. 22317  
JEMISON SURVEYING AND SERVICES, INC.  
2690 CRIMSON CANYON DRIVE  
LAS VEGAS, NEVADA 89128



2C-23-0196

### LEGAL DESCRIPTION

APN: 217-12-301-003

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 25 SOUTH, RANGE 59 EAST, M.D.M., LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 91-466 (LAS VEGAS BOULEVARD).

CONTAINING 26.95 ACRES MORE OR LESS

APN: 217-12-201-003

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 25 SOUTH, RANGE 59 EAST, M.D.M. LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 91-466 (LAS VEGAS BOULEVARD).

CONTAINING 5.27 ACRES MORE OR LESS

PREPARED BY:  
RYAN MARTINA, PLS NO. 22317  
JEMISON SURVEYING AND SERVICES, INC.  
2690 CRIMSON CANYON DRIVE  
LAS VEGAS, NEVADA 89128



**WALLACE MORRIS KLINE SURVEYING, LLC**  
**Land Survey Consulting**

**APN: 191-05-401-008**

**EXHIBIT "A"**

**EXPLANATION:** THIS DESCRIPTION REPRESENTS AN OVERALL SITE DESCRIPTION FOR THE "SOUTHERN HIGHLAND APARTMENTS" PROJECT.

**DESCRIPTION**

**PARCEL I:**

THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA;

**EXCEPTING THEREFROM** THAT PORTION LYING WITHIN "INTERSTATE ROUTE 15", SERIAL NO. NEVADA-055091, A PUBLIC RIGHT-OF-WAY DEDICATED TO THE STATE OF NEVADA DEPARTMENT OF HIGHWAYS PER THAT CERTAIN DECISION RECORDED JUNE 30, 1953, IN BOOK 250, AS INSTRUMENT NO. 202956, IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA;

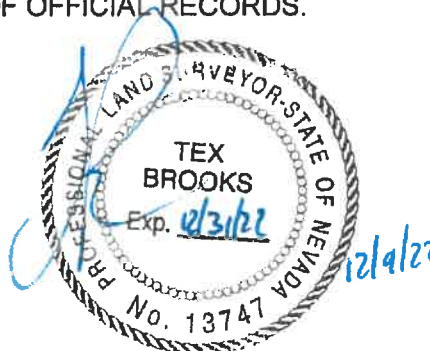
**FURTHER EXCEPTING THEREFROM** THAT PORTION LYING WITHIN "SOUTHERN HIGHLANDS PARKWAY" A PUBLIC STREET DEDICATED TO CLARK COUNTY PER THAT CERTAIN DOCUMENT RECORDED APRIL 20, 2000, IN BOOK 20000420, AS INSTRUMENT NO. 00851, IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

**PARCEL II:**

A PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR GENERAL VEHICULAR AND PEDESTRIAN ACCESS AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT, DATED AS OF APRIL 18, 2018, AND RECORDED ON APRIL 23, 2018 IN BOOK 20180423 AS DOCUMENT NO. 02344 OF OFFICIAL RECORDS AND RE-RECORDED MAY 15, 2018 IN BOOK 20180515 AS INSTRUMENT NO. 02211 OF OFFICIAL RECORDS.

CONTAINING 3.25 ACRES, MORE OR LESS.

TEX J. BROOKS, PLS  
NEVADA LICENSE NO. 13747



APN: 191-05-401-008  
OVERALL SITE EXHIBIT

SOUTHERN HIGHLANDS PARKWAY  
PUBLIC STREET DEDICATED PER  
BOOK 93, PAGE 47 OF PLATS  
& OR:20000303:00813

GIPPER 1, LLC  
APN:191-05-415-004  
OR:20060210:00340  
NOT A PART

CMNT, LLC  
APN:191-05-415-003  
OR:20060524:03922  
NOT A PART

GIPPER 2, LLC  
APN:191-05-415-005  
OR:20060210:00341  
NOT A PART



PUBLIC STREET DEDICATED  
PER OR:20000420:00851

WIGWAM-PARVIN LIMITED  
PARTNERSHIP  
APN:191-05-401-008  
OR:20221123:00664  
AREA = 3.25 ACRES

S<sub>1</sub> NE<sub>1</sub> SE<sub>1</sub> SW<sub>1</sub>  
S5 T23S R61E

INTERSTATE ROUTE 15  
PUBLIC RIGHT OF WAY  
PER OR:250:0202956

ELYSIAN CONDOMINIUMS  
FILE 112, PAGE 36  
OF PARCEL MAPS  
NOT A PART

P:\OVT\22235 - SOUTHERN HIGHLAND APTS\DWG\EXHIBITS\22235-SITE LEGAL.DWG

WALLACE MORRIS KLINE  
SURVEYING, LLC.  
LAND SURVEY CONSULTING

6525 W. WARM SPRINGS RD.  
#100, LAS VEGAS, NV 89118

EXHIBIT "B"

LYING WITHIN THE SOUTHWEST QUARTER (SW1/4)  
OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 61  
EAST, M.D.M., CLARK COUNTY, NEVADA

PAGE 1 OF 1

BEING THE WEST HALF (W 1/2) OF THE SOUTH FIVE HUNDRED AND TWENTY FEET (520') OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE WESTERLY 30' OF SAID LAND AS CONVEYED TO CLARK COUNTY BY DEED RECORDED JANUARY 15, 1952, AS DOCUMENT NO. 379817.

FURTHER EXCEPTING THEREFROM SAID LAND AS CONVEYED TO CLARK COUNTY BY DEED RECORDED MARCH 6, 1975, AS DOCUMENT BOOK 500 INST: 459772, CLARK COUNTY, NEVADA RECORDS.

FURTHER SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 19;

THENCE NORTH 88°16'05" EAST ALONG THE SOUTH LINE OF SAID SW 1/4 SE 1/4 SECTION 19, A DISTANCE OF 340.25' TO A POINT ON THE EAST LINE OF THE W 1/2 OF THE W 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 19;

THENCE NORTH 01°07'27" WEST ALONG SAID EAST LINE, A DISTANCE OF 50.00' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OWENS AVENUE ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°07'27" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 470.03'; THENCE SOUTH 88°16'05" WEST 309.09' TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WALNUT ROAD;

THENCE SOUTH 00°59'49" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 445.73';

THENCE NORTH 88°16'05" EAST 10.00';

THENCE CURVING FROM A TANGENT **BEARING** OF SOUTH 00°59'49" EAST TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24.00'; THROUGH A-CENTRAL ANGLE OF 90°44'06", AN ARC LENGTH OF 38.01' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OWENS AVENUE;

THENCE NORTH 88°16'05" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 275.83' TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 13, 2017 IN BOOK 20170313 AS INSTRUMENT NO. 00755, OF OFFICIAL RECORDS CLARK COUNTY, NEVADA.

ALSO SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN FILE 174 OF SURVEYS, PAGE 90, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

ZC-23-0269

**EXHIBIT A**

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 3, Township 22 South, Range 60 East, M.D.M.

ZC-23-0272  
Legal Description  
A.P.N. 163-01-401-001

A portion of the Southwest Quarter (SW  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) of Section 1, Township 21 South, Range 60 East, M.D.M., also being a portion of Government Lot 92 in said Section 1, Township 21 South, Range 60 East, M.D.M.

Excepting therefrom the South 260 feet of Government Lot 92 in said Section 1, Township 21 South, Range 60 East, M.D.M.

Further excepting therefrom those portions of land granted to Clark County for road purposes by that certain "Final Order of Condemnation of Real Property as to Parcel III, IV, and VII" recorded July 20, 1982 in Book 1597 as Document No. 1556510, Official Records.



2C-23 -0207

**EXHIBIT "A"**

LOT ONE (1) OF THAT CERTAIN FINAL MAP OF WINDMILL OFFICE PLAZA COMMERCIAL DEVELOPMENT (AS COMMERCIAL SUBDIVISION) AS SHOWN BY MAP THEREOF ON FILE IN BOOK 138, OF PLATS 74, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.