

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

Petitioner: Nancy A. Amundsen, Director, Department of Comprehensive Planning

Recommendation: ORD-22-900636: 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 July 20, 2022, August 3, 2022, and August 17, 2022. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners July 20, 2022, August 3, 2022, and August 17, 2022 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 19, 2022.

Cleared For Agenda
10/04/22

BILL NO. _____

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-22-900636)
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 JULY 20, 2022, AUGUST 3, 2022, AND AUGUST 17, 2022.

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 July 20, 2022, the following described properties situated in Clark County are reclassified as follows:

ZC-22-0321

From H-1 (Limited Resort and Apartment) Zone and R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone. See “Exhibit A” for Legal Description

GENERALLY LOCATED: WEST OF HAVEN STREET AND NORTH AND SOUTH OF PYLE AVENUE

APN: 177-28-201-017 THROUGH 019

177-28-301-004 AND 005

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on August 3, 2022, the following described properties situated in Clark County are reclassified as follows:

ZC-22-0298

From R-U (Rural Open Land) Zone to R-E (Rural Estates Residential) Zone. See “Exhibit A” for Legal Description

GENERALLY LOCATED: SOUTH OF WITTWER AVENUE AND EAST OF RICE STREET

APN: 041-34-701-003

ZC-22-0302

From R-U (Rural Open Land) Zone and H-2 (General Highway Frontage) Zone to M-D (Designed Manufacturing) Zone. See "Exhibit A" for Legal Description

GENERALLY LOCATED: EAST OF GARZA STREET (ALIGNMENT) AND NORTHWEST OF I-15
APN: 191-30-201-004

ZC-22-0330

From R-2 (Medium Density Residential) Zone to M-D (Designed Manufacturing) Zone. See "Exhibit A" for Legal Description

GENERALLY LOCATED: WEST OF LINCOLN ROAD AND NORTH OF CARTIER AVENUE
APN: 140-18-710-040

ZC-22-0344

From R-E (Rural Estates Residential) Zone and C-1 (Local Business) Zone to P-F (Public Facility) Zone. See "Exhibit A" for Legal Description

GENERALLY LOCATED: WEST OF YAMASHITA STREET AND NORTH OF RYAN AVENUE
APN: 070-11-801-013

ZC-22-0362

From H-1 (Limited Resort and Apartment) Zone to P-F (Public Facility) Zone. See "Exhibit A" for Legal Description

GENERALLY LOCATED: EAST OF LAS VEGAS BOULEVARD SOUTH AND NORTH AND SOUTH OF
DEWEY DRIVE
APN: 162-28-401-004
162-28-401-019
162-28-402-007 THROUGH 009
162-33-101-003
162-33-101-012
162-33-101-015

SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on August 17, 2022, the following described properties situated in Clark County are reclassified as follows:

ZC-22-0333

From R-U (Rural Open Land) Zone to R-E (Rural Estates Residential) Zone. See "Exhibit A" for Legal Description

GENERALLY LOCATED: SOUTHWEST CORNER OF MOAPA VALLEY BOULEVARD AND WAITE AVENUE

APN: 041-22-301-018

ZC-22-0368

From C-2 (General Commercial) Zone to C-1 (Local Business) Zone. See "Exhibit A" for Legal Description

GENERALLY LOCATED: WEST OF BUFFALO DRIVE AND SOUTH OF ROCHELLE AVENUE

APN: 163-21-619-002 THROUGH 004

ZC-22-0375

From R-E (Rural Estates Residential) Zone to C-P (Office and Professional) Zone. See "Exhibit A" for Legal Description

GENERALLY LOCATED: NORTHWEST CORNER OF JONES BOULEVARD AND PONDEROSA WAY

APN: 163-35-602-005 AND 006

ZC-22-0384

From M-1 (Light Manufacturing) Zone to R-5 (Apartment Residential) Zone. See "Exhibit A" for Legal Description

GENERALLY LOCATED: SOUTHWEST CORNER OF DESERT INN ROAD AND POLARIS AVENUE

APN: 162-17-102-002 AND 003

162-17-102-005

162-17-102-007

162-17-102-009

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 _____ 2022.

INTRODUCED by _____

PASSED ON THE _____ day of _____ 2022.

VOTE:

AYES:

NAYS:

ABSTAINING:

ABSENT:

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 _____, 2022.

Exhibit "A"
Legal Description(s)

(see next page for attachment(s))

22-22-0321

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

RAH2202

March 10th, 2022

**RE: Legal Description for Pyle Haven II
48 lots; 6.5+/- acres; APNs: 177-28-201-017, -018, -019; 177-28-301-004, -005**

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

PARCEL 1: (177-28-201-017)

THE SOUTHWEST QUARTER (SW_{1/4}) OF THE SOUTHEAST QUARTER (SE_{1/4}) OF THE SOUTHWEST QUARTER (SW_{1/4}) OF THE NORTHWEST QUARTER (NW_{1/4}) OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B.&M., CLARK COUNTY, NEVADA.

PARCEL 2: (177-28-201-018)

THE WEST HALF (W_{1/2}) OF GOVERNMENT LOT SIXTY-FOUR (64) IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B.&M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED JULY 21, 1970 IN BOOK 49 AS DOCUMENT NO. 38988, OF OFFICIAL RECORDS.

PARCEL 3: (177-28-201-019)

THE EAST HALF (E_{1/2}) OF THE SOUTHEAST QUARTER (SE_{1/4}) OF THE SOUTHEAST QUARTER (SE_{1/4}) OF THE SOUTHWEST QUARTER (SW_{1/4}) OF THE NORTHWEST QUARTER (NW_{1/4}) OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B.&M., CLARK COUNTY, NEVADA (ALSO BEING THE EAST HALF (E_{1/2}) OF GOVERNMENT LOT 64).

EXCEPTING THEREFROM THE INTEREST IN THE SOUTHERLY 40.00 FEET AND THE EASTERLY 30.00 FEET OF SAID LAND AS CONVEYED TO CLARK COUNTY FOR ROAD, UTILITIES AND INCIDENTAL PURPOSES BY DEED RECORDED SEPTEMBER 13, 1971 IN BOOK 161 AS DOCUMENT NO. 128691, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT CERTAIN SPANDREL AREA AS CONVEYED FOR CLARK COUNTY FOR ROADS AND OTHER PUBLIC PURPOSES BY DEED RECORDED JULY 7, 1977 IN BOOK 760 AS DOCUMENT NO. 719162, OFFICIAL RECORDS.

PARCEL 4: (177-28-301-004)

THAT PORTION OF THE NORTHWEST QUARTER (NW_{1/4}) OF THE SOUTHWEST QUARTER (SW_{1/4}) OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M. DESCRIBED AS FOLLOWS:

1 of 2

LOT TWO (2) OF THAT CERTAIN PARCEL MAP ON FILE IN FILE 73 OF PARCEL MAPS, PAGE 83, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 5: (177-28-301-005)

THE WEST HALF (W $\frac{1}{2}$) OF GOVERNMENT LOT SEVENTY-THREE (73) IN THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B.M.

EXCEPTING THEREFROM SAID PREMISES THE EAST TEN (10) FEET AS CONVEYED TO RICHARD A. CHERRY AND KAREN J. CHERRY BY QUITCLAIM DEED RECORDED APRIL 26, 1977 IN BOOK 731 AS DOCUMENT NO. 690678, OF OFFICIAL RECORDS.

FURTHER EXCEPTING THERE FROM THE NORTHERLY FORTY (40) FEET AS CONVEYED TO CLARK COUNTY BY DEED RECORDED JULY 10, 1975 IN BOOK 533 AS DOCUMENT NO. 492740, OF OFFICIAL RECORDS.

20-22-0298

LEGAL DESCRIPTION

THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 67 EAST, M.D.M., DESCRIBED AS FOLLOWS:

EXCEPTING THEREFROM THE NORTH 40.00 FEET CONVEYED TO CLARK COUNTY FOR ROAD PURPOSES BY DEED RECORDED APRIL 1, 1987 IN BOOK 870401 AS DOCUMENT NO. 00397, OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION OF WITTWER AVENUE AS VACATED PER ORDER OF VACATION RECORDED NOVEMBER 3, 2011 IN BOOK 20111103 AS DOCUMENT NO. 02579, OFFICIAL RECORDS.

BEING FURTHER DESCRIBED AS THE WEST HALF (W 1/2) OF LOTS TWO (2) AND THREE (3) AS SHOWN ON THAT CERTAIN CERTIFICATE OF LAND DIVISION NUMBER LD 70-86, RECORDED APRIL 1, 1987 IN BOOK 870401 AS DOCUMENT NO. 00396, OFFICIAL RECORDS.

CONTAINING 4.94 ACRES

20-22-0302

LEGAL DESCRIPTION
APN: 191-30-201-004

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

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

20-22-0330

Legal Description

Lots Twenty (20) and Twenty-One (21) in Block One (1) of VEGAS RANCHO ACRES TRACT 1, as shown by map thereof on file in Book 3 of Plats, Page 39, in the Office of the County Recorder of Clark County, Nevada.

zc-22-0344

Exhibit A

That portion of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 11, Township 16 South, Range 67 East, M.D.M. described as follows:

Lots One (1) and Two (2) of that certain Parcel Map in File 53 of Parcel Maps, Page 51, in the Office of the County Recorder of Clark County, Nevada, and recorded July 2, 1987 in Book 870702 as Document No. 01131, Official Records.

zc-22-0362

EXHIBIT A
LEGAL DESCRIPTION

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

TRACT ONE

PARCEL 1A:

THE SOUTH ONE HUNDRED (100) FEET OF THE NORTH ONE HUNDRED THIRTY-THREE (133) FEET OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPT ANY PORTION THEREOF LYING WESTERLY OF A LINE THIRTY-SEVEN (37) FEET RIGHT OF AND PARALLEL WITH THE CENTERLINE OF U.S. 91 (STATE ROUTE 604), SAID CENTERLINE MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF U.S. 91 (STATE ROUTE 604), AT HIGHWAY ENGINEER'S STATION "A" 829 + 59.50 P.O.T; THENCE NORTH 0°17'00" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 4,140.50 FEET TO HIGHWAY ENGINEER'S STATION "A" 871 + 00.00 P.O.T. ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED JANUARY 18, 1995 IN BOOK 950118 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, AS DOCUMENT NO. 01234 OF OFFICIAL RECORDS.

PARCEL 1B:

THE SOUTH ONE HUNDRED (100) FEET OF THE NORTH TWO HUNDRED THIRTY-THREE (233) FEET OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M. EXCEPTING THEREFROM THE WEST EIGHTY (80) FEET AS CONVEYED TO THE STATE OF NEVADA BY DEED RECORDED MARCH 15, 1963 AS DOCUMENT NO. 346034 OF OFFICIAL RECORDS. AND FURTHER DESCRIBED TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID ALIQUOT PART; THENCE SOUTH 00°22'23" EAST, A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°22'23" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89°57'12" WEST, A DISTANCE OF 249.67 FEET TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 91- 466; THENCE NORTH 00°22'00" WEST ALONG THE SAID RIGHT-OF-WAY A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°57'12" EAST, A DISTANCE OF 249.66 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED IN THAT CERTAIN RECORD OF SURVEY, ON FILE IN FILE 64 OF MAPS, PAGE 46, RECORDED SEPTEMBER 25, 1992 IN BOOK 920925, AS

DOCUMENT NO. 01220 OF OFFICIAL RECORDS.

PARCEL 1C:

THE EAST FORTY-THREE (43) FEET OF THE WEST EIGHTY (80) FEET OF THE SOUTH ONE HUNDRED (100) FEET OF THE NORTH TWO HUNDRED THIRTY-THREE (233) FEET OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

PARCEL 1D:

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF IN FILE 169, PAGE 22 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA; THENCE ALONG THE WESTERLY LINE OF SAID SECTION 28, NORTH 00°36'15" WEST, 1047.02 FEET; THENCE DEPARTING SAID WESTERLY LINE, NORTH 89°23'45" EAST, 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF LAS VEGAS BOULEVARD, ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY NORTH 89°50'03" EAST, 609.40 FEET; THENCE SOUTH 00°36'52" EAST, 326.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF DEWEY DRIVE; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID DEWEY DRIVE THE FOLLOWING TWO (2) COURSES: 1. SOUTH 89°46'59" WEST, 584.63 FEET; 2. THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 89°36'46", AN ARC LENGTH OF 39.10 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF LAS VEGAS BOULEVARD; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID LAS VEGAS BOULEVARD NORTH 00°36'15" WEST, 302.32 FEET TO THE POINT OF BEGINNING. ALSO DESCRIBED AS LOT 1 ON THAT CERTAIN RECORD OF SURVEY, ON FILE IN FILE 198 OF SURVEYS, PAGE 1, RECORDED JANUARY 25, 2016 IN BOOK 20160125, DOCUMENT NO. 00450 OF OFFICIAL RECORDS.

PARCEL 1E:

THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 61 EAST M.D.M.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE

COUNTY OF CLARK BY THAT GRANT, BARGAIN, SALE DEED AND DEDICATION DEED RECORDED NOVEMBER 14, 2013 IN BOOK 20131114 AS DOCUMENT NO. 02319, OFFICIAL RECORDS.

PARCEL 1F:

THE NORTH THREE HUNDRED THIRTY-THREE (333) FEET OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

EXCEPTING THEREFROM THE NORTH 33 FEET THEREOF AS CONVEYED FOR ROAD PURPOSES BY DEED RECORDED JANUARY 9, 1958, IN BOOK 149 AS DOCUMENT NO. 122166 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 28, 2019 IN BOOK 20190328 AS INSTRUMENT NO. 00435 OF OFFICIAL RECORDS CLARK COUNTY, NEVADA.

EXHIBIT 1 TO GRANT, BARGAIN AND SALE DEED

LEGAL DESCRIPTION

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

PARCEL 1:

THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 33 (COMMENCING POINT IS FURTHER DESCRIBED AS THAT SECTION CORNER ACCEPTED BY THE STATE OF NEVADA OF HIGHWAYS AND DESIGNATED AS HIGHWAY STATION "A" 829-59-50);

THENCE SOUTH 00° 51' 00" EAST ALONG THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 76.75 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY JUSTIN E. PEQUEGNAT, ET AL, TO JOSEPH W. CLARK, ET UX, BY DEED RECORDED OCTOBER 23, 1951 IN BOOK 65, PAGE 185 AS DOCUMENT NO. 376851, CLARK COUNTY, NEVADA RECORDS;

THENCE NORTH 88° 13' 00" EAST ALONG LINE OF SAID CONVEYED PARCEL, A DISTANCE OF 369.46 FEET, THE TRUE POINT OF BEGINNING;

THENCE NORTH 88° 33' 00" EAST ALONG LINE OF SAID CONVEYED PARCEL, A DISTANCE OF 230.54 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 00° 51' 00" EAST ALONG THE EAST LINE OF THE SAID CONVEYED PARCEL, A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 88° 23' 00" WEST ALONG THE SOUTH LINE OF SAID CONVEYED PARCEL, A DISTANCE OF 230.54 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 00° 51' 00" WEST A DISTANCE OF 120.00 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 13, 2002 IN BOOK 20020913 AS INSTRUMENT NO. 02661 OF OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33:

THENCE NORTH 89° 59' 58" EAST ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 320.01 FEET OF THE POINT OF BEGINNING;

2C-22-0362

THENCE CONTINUING NORTH 89° 59' 58" EAST ALONG SAID NORTH LINE, 329.28 FEET TO THE NORTHEAST CORNER;

THENCE SOUTH 00° 57' 13" EAST ALONG THE EAST LINE A DISTANCE OF 57.86 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 88° 18' 04" WEST ALONG THE SOUTH LINE, A DISTANCE OF 329.26 FEET TO THE NORTHWEST CORNER;

THENCE NORTH 00° 57' 12" WEST ALONG THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID "MERHI PARCEL", 67.43 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE WEST 37 FEET CONVEYED TO THE STATE OF NEVADA DEPARTMENT OF HIGHWAYS.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 27, 2009 IN BOOK 20090727 AS INSTRUMENT NO. 04435 OF OFFICIAL RECORDS.

PARCEL 3:

THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33;

THENCE SOUTH 01° 10' 57" EAST ALONG THE WEST LINE OF SAID SECTION 33 A DISTANCE OF 196.75 FEET;

THENCE NORTH 88° 04' 19" EAST A DISTANCE OF 407.37 FEET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88° 04' 19" EAST A DISTANCE OF 192.65 FEET;

THENCE NORTH 01° 10' 57" WEST ALONG A LINE PARALLEL WITH THE AFOREMENTIONED WEST LINE OF SAID SECTION 33, A DISTANCE OF 119.97 FEET;

THENCE NORTH 88° 04' 32" EAST A DISTANCE OF 49.32 FEET;

THENCE SOUTH 01° 11' 49" EAST A DISTANCE OF 299.99 FEET;
THENCE SOUTH 88° 04' 19" WEST A DISTANCE OF 239.71 FEET;

THENCE NORTH 01° 55' 47" WEST A DISTANCE OF 180.01 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 27, 2009 IN BOOK 20090727 AS INSTRUMENT NO. 04435 OF OFFICIAL RECORDS.

PARCEL 4:

THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

EXCEPTING THEREFROM THE NORTH 16 ½ FEET OF SAID LAND AS CONVEYED TO THE COUNTY OF CLARK, FOR ROAD PURPOSES BY DEED RECORDED APRIL 28, 1955 AS DOCUMENT NO. 45123 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THAT PORTION OF LAND CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED JULY 16, 1998 IN BOOK 980716 OF OFFICIAL RECORDS, CLARK COUNTY NEVADA. AS DOCUMENT NO. 01182.

PARCEL 5:

THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28;

THENCE NORTH 89° 57' 48" EAST ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 329.79 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 28 AND THE POINT OF BEGINNING;

THENCE NORTH 00° 22' 20" WEST ALONG THE WEST LINE OF SAID EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼), 673.55 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DEWEY DRIVE AS IT CURRENTLY EXISTS;

THENCE SOUTH 89° 59' 21" EAST ALONG SAID RIGHT-OF-WAY LINE, 329.71 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 28;

THENCE NORTH 00° 22' 41" WEST ALONG SAID EAST LINE, 16.50 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 28;

THENCE SOUTH 89° 59' 21" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 28, A DISTANCE OF 329.72 FEET TO THE NORTHWEST CORNER OF THE EAST HALF (E ½) OF SAID SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼);

THENCE SOUTH 00° 23' 01" EAST ALONG THE WEST LINE OF SAID EAST HALF (E ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼), 16.50 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DEWEY DRIVE (16.50 FEET WIDE):

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THENCE SOUTH 89° 59' 21" EAST ALONG SAID RIGHT-OF-WAY LINE, 309.72 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HAVEN STREET (20.00 FEET WIDE);

THENCE SOUTH 00° 23' 20" EAST ALONG SAID RIGHT-OF-WAY LINE 672.74 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 28;

THENCE SOUTH 89° 57' 48" WEST ALONG SAID SOUTH LINE, 969.34 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

TOGETHER WITH THAT PORTION OF HAVEN STREET AND DEWEY DRIVE AS VACATED BY CLARK COUNTY IN AN ORDER OF VACATION RECORDED OCTOBER 01, 1998, IN BOOK 981001 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS AS DOCUMENT NO. 00637.

FURTHER EXCEPTING THAT PORTION OF LAND CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED APRIL 28, 1955 IN BOOK 53 OF OFFICIAL RECORDS, CLARK COUNTY NEVADA, AS DOCUMENT NO. 45123 AND DEED RECORDED JULY 16, 1998 IN BOOK 980716 OF OFFICIAL RECORDS, CLARK COUNTY NEVADA, AS DOCUMENT NO. 01182.

FURTHER EXCEPTING THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 28;

THENCE NORTH 88° 52' 37" EAST, ALONG THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 28, A DISTANCE OF 1.06 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00° 36' 33" WEST, DEPARTING SAID SOUTH LINE A DISTANCE OF 31.40 FEET;

THENCE NORTH 88° 49' 33" EAST A DISTANCE OF 431.68 FEET;

THENCE SOUTH 55° 56' 34" EAST A DISTANCE OF 31.99 FEET;

THENCE NORTH 88° 52' 37" EAST A DISTANCE OF 50.03 FEET;

THENCE NORTH 60° 10' 45" EAST A DISTANCE OF 28.86 FEET;

THENCE NORTH 89° 23' 06" EAST A DISTANCE OF 125.13 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 28;

22-22-0362

THENCE SOUTH 00° 36' 54" EAST, ALONG SAID EAST LINE A DISTANCE OF 26.00 FEET; TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 28;

THENCE SOUTH 88° 52' 37" WEST ALONG SOUTH LINE A DISTANCE OF 658.15 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 27, 2009 IN BOOK 20090727 AS INSTRUMENT NO. 04435 OF OFFICIAL RECORDS.

20-22-0333

A.P. NO. 041-22-301-018

11 OCTOBER 2021

JOB NO. 2665-001-211

EXPLANATION: THIS LEGAL DESCRIPTION DESCRIBES THE LOT AT THE SOUTHWEST QUADRANT OF THE INTERSECTION OF MOAPA VALLEY BOULEVARD AND WAITE AVENUE, LYING WITHIN CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION

THE EAST 660.00 FEET OF THE NORTH 132.00 FEET OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 67 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF NEVADA STATE HIGHWAY NO. 12 RECORDED IN BOOK 12 OF MISCELLANEOUS AS INSTRUMENT NO. 69971, BEING THE EAST 60.00 FEET OF THE ABOVE-DESCRIBED PARCEL.

CONTAINING 1.82 ACRES (GROSS)

CLAYTON L. NEILSEN
PROFESSIONAL CIVIL ENGINEER
NEVADA CERTIFICATE NO. 14132
L. R. Nelson Consulting Engineers
6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1884
702-798-7978

ZC-22-0368

EXHIBIT A

Parcel 1 (APN: 163-21-619-002):

That portion of Lot One (1) of Peace Plaza Phase II (A Commercial Subdivision) as shown by map thereof on file in Book 88 of Plats, Page 90, in the Office of the County Recorder of Clark County, Nevada, lying within 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 Section 21, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada, described as follows:

Commencing at the centerline intersection of Rochelle Avenue and Buffalo Drive;
Thence South 00°20'36" West along the centerline of said Buffalo Drive, 290.50 feet;
Thence departing said centerline, North 89°39'24" West, 50.00 feet to the Point of Beginning;
Thence continuing North 89°39'24" West, 188.50 feet;
Thence North 00°20'36" East, 261.88 feet to a point on the Southerly right-of-way line of Rochelle Avenue;
Thence South 89°19'33" East along said right-of-way line, 163.65 feet to the beginning of a curve to the right having a radius of 25.00 feet;
Thence along said curve through a central angle of 89°40'09" with an arc distance of 39.13 feet to a point on the Westerly right-of-way line of Buffalo Drive;
Thence South 00°20'36" West along said right-of-way line, 235.93 feet to the Point of Beginning.

Said Land is also known as Parcel One-A (1-A) as shown by Record of Survey filed in File 108 of Surveys, Page 7, recorded March 9, 2000, in Book 20000309 as Document No. 00586, and amended by Record of Survey filed in File 111 of Surveys, Page 24, recorded August 31, 2000, in Book 20000831, as Document No. 01238, of Official Records

Parcel 2 (APN: 163-21-619-003)

That portion of Lot One (1) of Peace Plaza Phase II (A Commercial Subdivision) as shown by map thereof on file in Book 88 of Plats, Page 90, in the Office of the County Recorder of Clark County, Nevada, lying within 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 Section 21, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada, described as follows:

Commencing at the centerline intersection of Rochelle Avenue and Buffalo Drive;
Thence South 00°20'36" West along the centerline of said Buffalo Drive, 290.50 feet;
Thence departing said centerline, North 89°39'24" West, 238.50 feet to the Point of Beginning;
Thence continuing North 89°39'24" West, 95.03 feet;

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Thence North 00°21'59" East, 262.42 feet to a point on the Southerly right-of-way line of Rochelle Avenue;
Thence South 89°19'33" East along said right-of-way line, 94.93 feet;
Thence South 00°20'36" West, 261.88 feet to the Point of Beginning.

Said Land is also known as Parcel One-B (1-B) as shown by Record of Survey filed in File 108 of Surveys, Page 7, recorded March 9, 2000, in Book 20000309 as Document No. 00586, and amended by Record of Survey filed in File 111 of Surveys, Page 24, recorded August 31, 2000, in Book 20000831, as Document No. 01238, of Official Records.

Parcel 3 (APN 163-21-619-004):

That portion of Lot One (1) of Peace Plaza Phase II (A Commercial Subdivision) as shown by map thereof on file in Book 88 of Plats, Page 90, in the Office of the County Recorder of Clark County, Nevada, lying within 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 Section 21, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada, described as follows:

Commencing at the centerline intersection of Rochelle Avenue and Buffalo Drive;
Thence South 00°20'36" West along the centerline of said Buffalo Drive, 430.50 feet;
Thence departing said centerline, North 89°39'24" West, 50.00 feet to the Point of Beginning;
Thence continuing North 89°39'24" West, 283.59 feet;
Thence North 00°21'59" East, 140.00 feet;
Thence South 89°39'24" East, 283.53 feet to a point on the Westerly right-of-way line of Buffalo Drive;
Thence South 00°20'36" West along said right-of-way line, 140.00 feet to the Point of Beginning.

Said Land is also known as Parcel Two (2) as shown by Record of Survey filed in File 108 of Surveys, Page 7, recorded March 9, 2000 in Book 20000309 as Document No. 00586 and amended by Record of Survey filed in File 111 of Surveys, Page 24, recorded August 31, 2000, in Book 20000831, as Document No. 01238 of Official Records

Assessor's Parcel Number: 163-21-619-002, 163-21-619-003, 163-21-619-004

ZC-22-0315

Legal Description

That portion of the SE1/4, NE1/4 of Section 35, Township 21 South, Range 60 East, described as Parcel 1 as shown by map thereof on file, in File 3 of Parcel Maps, Page 88, recorded October 1, 1974, in Book 464, as Document No. 423153; together with Lot 2 as shown by map thereof on file, in File 3 of Parcel Maps, Page 88, recorded October 1, 1974, as Document No. 423153.

2C-22-0384

EXHIBIT

PARCEL I:

THE NORTH HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.&M.

EXCEPTING THEREFROM THE NORTH FORTY FEET (40.00') AND THE EAST THIRTY FEET (30.00') TOGETHER WITH THAT CERTAIN SPANDREL AREA AS CONVEYED TO CLARK COUNTY BY DEED RECORDED FEBRUARY 03, 1981 IN BOOK 1351 AS DOCUMENT NO. 1310123 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION DESCRIBED IN FINAL ORDER OF CONDEMNATION TO CLARK COUNTY, RECORDED OCTOBER 12, 1994, IN BOOK 941012 AS DOCUMENT NO. 00780 OF OFFICIAL RECORDS.

PARCEL II:

THE SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. &M.

PARCEL III:

THE NORTH HALF (N ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.&M.

EXCEPTING THEREFROM THE EAST THIRTY FEET (30.00') AS CONVEYED TO CLARK COUNTY BY DEED RECORDED MAY 14, 1958, IN BOOK 160 AS DOCUMENT NO. 131130 OF OFFICIAL RECORDS.

PARCEL IV:

THE SOUTH HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.&M.

EXCEPTING THEREFROM THE EAST THIRTY FEET (30.00') AS CONVEYED TO CLARK COUNTY BY DEED RECORDED MAY 14, 1958, IN BOOK 160 AS DOCUMENT NO. 131130 OF OFFICIAL RECORDS.

PARCEL V:

THE NORTH HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.&M.

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PARCEL VI:

LOTS FOUR (4), FIVE (5) AND SIX (6) IN BLOCK FOUR (4) OF STARLIGHT PARK
SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 88
IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING FROM LOT SIX (6) THAT CERTAIN SPANDREL AREA AS CONVEYED TO
CLARK COUNTY BY GRANT, BARGAIN, SALE DEED RECORDED DECEMBER 18, 1980, IN
BOOK 1329 AS DOCUMENT NO. 1288378 OF OFFICIAL RECORDS.