

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

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-24-900708: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on August 7, 2024. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners on August 7, 2024, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board conduct a public hearing.

Cleared For Agenda
11/20/24

BILL NO. 11-6-24-5

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-24-900708)
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 AUGUST 7, 2024.

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 August 7, 2024, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ET-24-400074 (Nzc-21-0209) From CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located on the north side of Warm Springs Road, the west side of Redwood Street, and the south side of Capovilla Avenue.

APN: 176-02-401-022

ET-24-400076 (Nzc-21-0038) From CG (Commercial General) Zone to IP (Industrial Park) Zone. Generally located on the south side of Sunset Road and the east and north sides of Rafael Rivera Way.

APN: 176-05-510-005

ZC-24-0169 From RS20 (Residential Single-Family 20) ((Neighborhood Protection) RNP) Overlay Zone to RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment).

APN: 176-27-101-031 ptn

ZC-24-0264 From H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the south side of Boulder Highway, 300 feet west of Nellis Boulevard.

APN: 161-20-502-010

ZC-24-0270 from RS20 (Residential Single-Family 20) Zone to CG (Commercial General) Zone. Generally located on the west side of Decatur Boulevard, 150 feet north Richmar Avenue.

APN: 176-24-701-030

ZC-24-0295 From RS20 (Residential Single-Family 20) Zone to RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Pebble Road, 290 feet east of Durango Drive.

APN: 176-16-401-019; 176-16-401-026; 176-16-401-044

ZC-24-0298 From H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the east side of Boulder Highway and the south side of English Avenue.

APN: 161-28-510-031

ZC-24-0307 From RS20 (Residential Single-Family) Zone to IP (Industrial Park) Zone. Generally located on the south side of Sunset Road and the west side of Ullom Drive.

APN: 177-06-101-002

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 _____ 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))

NZC-21-0209

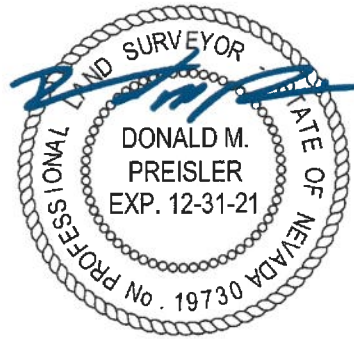
LEGAL DESCRIPTION
REDWOOD APARTMENTS

ALL THAT CERTAIN PARCEL OF LAND AS SHOWN ON THE CERTAIN REVERSIONARY FINAL MAP, AS SHOWN BY MAP THEREOF IN FILE 141 OF PLATS, PAGE 69, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, BEING FURTHER DESCRIBED AS FOLLOWS:

LOT 1 OF RAINBOW AND WARM SPRINGS, A ONE LOT COMMERCIAL SUBDIVISION, RECORDED IN BOOK 139, PAGE 38 OF PLATS TOGETHER WITH PROMENADE AT RAINBOW MIXED USE – PHASE 1, A COMMERCIAL/RESIDENTIAL CONDOMINIUM, RECORDED IN BOOK 140, PAGE 18 OF PLATS, ALL BEING REVERTED TO ACREAGE BY REVERSIONARY MAP RECORDED IN BOOK 141, PAGE 69 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LOCATED IN THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) SOUTHWEST QUARTER (SW 1/4) OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M, CLARK COUNTY.

CONTAINS 13.70 ACRES.

END OF DESCRIPTION.



1-22-2021

APN: 176-05-510-004
PKA: APN 176-05-510-001

LEGAL DESCRIPTION
LOT 1A

BEING A PORTION OF LOT 1 OF SILVER LEAF, A COMMERCIAL SUBDIVISION RECORDED IN BOOK 150 OF PLATS, PAGE 11 IN THE CLARK COUNTY RECORDER'S OFFICE, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 05, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SUNSET ROAD, AS DEDICATED TO CLARK COUNTY PER DOCUMENT RECORDED IN BOOK 960905, AS INSTRUMENT NO. 01491 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA;
THENCE ALONG THE EASTERLY LINE OF SAID LOT 1, SOUTH $01^{\circ}27'24''$ EAST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 430.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE EASTERLY THROUGH A CENTRAL ANGLE OF $09^{\circ}16'48''$, AN ARC LENGTH OF 69.65 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE CONTINUATION OF THE SAME CURVE HAVING A RADIUS OF 430.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH $79^{\circ}15'48''$ WEST;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF $45^{\circ}00'52''$, AN ARC LENGTH OF 337.83 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 430.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH $34^{\circ}14'56''$ EAST;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF $55^{\circ}33'28''$, AN ARC LENGTH OF 416.96 FEET;
THENCE SOUTH $00^{\circ}11'36''$ EAST, A DISTANCE OF 323.18 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF LAS VEGAS BELTWAY AS SHOWN ON SAID PLAT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 827.77 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH $01^{\circ}21'31''$ EAST;
THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, BEING ALSO THE SOUTHERLY LINE OF SAID LOT 1, ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF $03^{\circ}51'38''$, AN ARC LENGTH OF 55.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 1,217.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH $01^{\circ}15'14''$ WEST;
THENCE CONTINUING WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF $07^{\circ}09'12''$, AN ARC LENGTH OF 151.94 FEET; THENCE NORTH $08^{\circ}23'48''$ EAST, A DISTANCE OF 0.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 1,217.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH $08^{\circ}23'48''$ WEST;
THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF $08^{\circ}47'55''$, AN ARC LENGTH OF

186.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 1,000.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 20°01'56" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF 04°10'36", AN ARC LENGTH OF 72.90 FEET TO THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 2,091.83 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 24°12'32" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 07°20'42", AN ARC LENGTH OF 268.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 1,152.77 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 29°33'57" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 09°39'18", AN ARC LENGTH OF 194.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 1,315.50 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 41°04'31" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 11°35'13", AN ARC LENGTH OF 266.04 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND SOUTHERLY LINE OF SAID LOT 1, NORTH 55°42'45" EAST, A DISTANCE OF 318.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 962.33 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 54°31'38" WEST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 05°36'07", AN ARC LENGTH OF 94.09 FEET; THENCE NORTH 58°34'30" EAST, A DISTANCE OF 91.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 1,000.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 33°09'33" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 15°40'45", AN ARC LENGTH OF 273.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 150.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 16°35'13" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE SOUTHERLY THROUGH A CENTRAL ANGLE OF 18°11'22", AN ARC LENGTH OF 47.62 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 150.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 01°36'08" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF 12°20'20", AN ARC LENGTH OF 32.30 FEET; THENCE NORTH 79°15'48" EAST, A DISTANCE OF 49.56 FEET TO THE POINT OF BEGINNING.

CONTAINS 13.98 ACRES, MORE OR LESS.

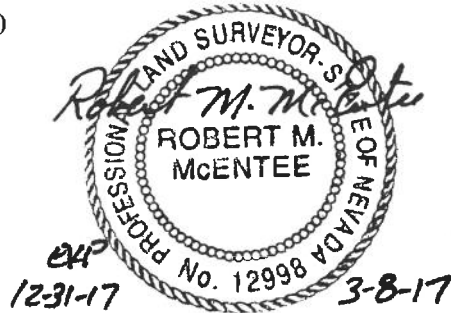
BASIS OF BEARINGS:

BEING THE EAST LINE OF GOVERNMENT LOT 5 AND 36, SECTION 5, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY THAT MAP ON FILE IN

BOOK 119 OF PARCEL MAPS, PAGE 74 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

SAID LINE BEARS SOUTH 01°05'23" EAST

ROBERT M McENTEE
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 12998
CERTIFICATE EXPIRES: DECEMBER 31, 2017
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APN 176-05-510-001

LEGAL DESCRIPTION
LOT 1B

BEING A PORTION OF LOT 1 OF SILVER LEAF, A COMMERCIAL SUBDIVISION RECORDED IN BOOK 150 OF PLATS, PAGE 11 IN THE CLARK COUNTY RECORDER'S OFFICE, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 05, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SUNSET ROAD, AS DEDICATED TO CLARK COUNTY PER DOCUMENT RECORDED IN BOOK 960905, AS INSTRUMENT NO. 01491 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 1, SOUTH 01°27'24" EAST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 430.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE EASTERLY THROUGH A CENTRAL ANGLE OF 09°16'48", AN ARC LENGTH OF 69.65 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY SOUTH 79°15'48" WEST, A DISTANCE OF 49.56 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 150.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF 12°20'20", AN ARC LENGTH OF 32.30 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 150.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 01°36'08" EAST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE SOUTHERLY THROUGH A CENTRAL ANGLE OF 18°11'22", AN ARC LENGTH OF 47.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 1,000.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 17°28'48" WEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 15°40'45", AN ARC LENGTH OF 273.65 FEET;

THENCE SOUTH 58°34'30" WEST, A DISTANCE OF 91.84 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 962.33 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 60°07'45" WEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 05°36'07", AN ARC LENGTH OF 94.09 FEET;

THENCE SOUTH 55°42'45" WEST, A DISTANCE OF 318.99 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF LAS VEGAS BELTWAY AS SHOWN ON SAID PLAT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 1315.50 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 52°39'44" WEST,

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 06°37'17", AN ARC LENGTH OF 152.03 FEET TO THE BEGINNING OF A COMPOUNDING CURVE HAVING A RADIUS OF 1152.77 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 61°33'14" WEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 14°37'24", AN ARC LENGTH OF 294.21 FEET;

THENCE NORTH 25°45'11" EAST, A DISTANCE OF 161.02 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SUNSET ROAD;
THENCE ALONG SAID NORTHERLY LOT LINE AND SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°11'43" EAST, A DISTANCE OF 101.36 FEET; THENCE NORTH 80°37'02" EAST, A DISTANCE OF 111.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 971.96 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 79°42'44" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE EASTERLY THROUGH A CENTRAL ANGLE OF 19°35'27", AN ARC LENGTH OF 332.34 FEET; THENCE NORTH 58°34'30" EAST, A DISTANCE OF 10.01 FEET TO THE POINT OF BEGINNING.

CONTAINS 3.47 ACRES, MORE OR LESS.

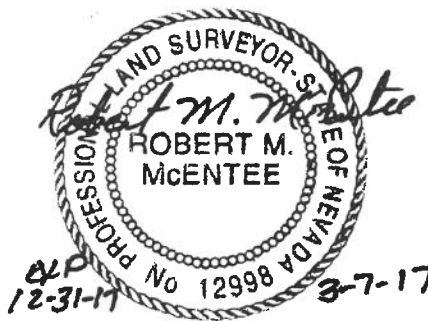
BASIS OF BEARINGS:

BEING THE EAST LINE OF GOVERNMENT LOT 5 AND 36, SECTION 5, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY THAT MAP ON FILE IN BOOK 119 OF PARCEL MAPS, PAGE 74 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

SAID LINE BEARS SOUTH 01°05'23" EAST

ROBERT M McENTEE
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 12998
CERTIFICATE EXPIRES: DECEMBER 31, 2017
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APN 176-05-510-001

LEGAL DESCRIPTION
LOT 1C

BEING A PORTION OF LOT 1 OF SILVER LEAF, A COMMERCIAL SUBDIVISION RECORDED IN BOOK 150 OF PLATS, PAGE 11 IN THE CLARK COUNTY RECORDER'S OFFICE, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 05, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SUNSET ROAD, AS DEDICATED TO CLARK COUNTY PER DOCUMENT RECORDED IN BOOK 960905, AS INSTRUMENT NO. 01491 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA;
THENCE ALONG THE EASTERLY LINE OF SAID LOT 1, SOUTH 01°27'24" EAST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 430.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE EASTERLY THROUGH A CENTRAL ANGLE OF 09°16'48", AN ARC LENGTH OF 69.65 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY SOUTH 79°15'48" WEST, A DISTANCE OF 49.56 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF 12°20'20", AN ARC LENGTH OF 32.30 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 150.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 01°36'08" EAST;
THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE SOUTHERLY THROUGH A CENTRAL ANGLE OF 18°11'22", AN ARC LENGTH OF 47.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 1,000.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 17°28'48" WEST;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 15°40'45", AN ARC LENGTH OF 273.65 FEET;
THENCE SOUTH 58°34'30" WEST, A DISTANCE OF 101.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 971.96 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 60°07'17" WEST;
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE EASTERLY THROUGH A CENTRAL ANGLE OF 19°35'27", AN ARC LENGTH OF 332.34 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SUNSET ROAD, BEING ALSO THE NORTHERLY LINE OF SAID LOT 1;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND NORTHERLY LOT LINE, NORTH 80°37'02" EAST, A DISTANCE OF 257.09 FEET; THENCE NORTH 89°11'43" EAST, A DISTANCE OF 311.36 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.94 ACRES, MORE OR LESS.

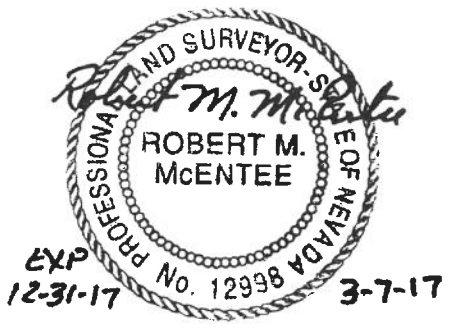
BASIS OF BEARINGS:

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SAID LINE BEARS SOUTH 01°05'23" EAST

p7 of 12

ROBERT M McENTEE
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p 8 of 12

EXHIBIT A
LEGAL DESCRIPTION

A.P.N. 176-05-510-002

BENG A PORTION OF LOT 1 OF SILVER LEAF, A COMMERCIAL SUBDIVISION RECORDED IN BOOK 150 OF PLATS, PAGE 11 IN THE CLARK COUNTY RECORDER'S OFFICE, LYING WITHIN THE NORTHEAST QUARTER (NE ¼) OF SECTION 05, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SUNSET ROAD, AS DEDICATED TO CLARK COUNTY PER DOCUMENT RECORDED IN BOOK 960905, AS INSTRUMENT NO. 01491 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 1, SOUTH 01°27'24" EAST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 430.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE EASTERLY THROUGH A CENTRAL ANGLE OF 09°16'48", AN ARC LENGTH OF 69.65 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE CONTINUATION OF THE SAME CURVE HAVING A RADIUS OF 430.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 79°15'48" WEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 45°00'52", AN ARC LENGTH OF 337.83 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 430.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 34°14'56" EAST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 55°33'28", AN ARC LENGTH OF 416.96 FEET;

THENCE SOUTH 00°11'36" EAST, A DISTANCE OF 323.18 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF LAS VEGAS BELTWAY AS SHOWN ON SAID PLAT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 827.77 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 01°21'31" EAST;

THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, BEING ALSO THE SOUTHERLY LINE SAID LOT 1, ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF 03°51'38", AN ARC LENGTH OF 55.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 1,217.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 01°15'14" WEST;

THENCE CONTINUING WESTERLY ALONG THE ARCH OF SAID CURVE TO THE RIGHT CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF 07°09'12", AN ARC LENGTH OF 151.94 FEET;

THENCE NORTH 08°23'48" EAST, A DISTANCE OF 0.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 1,217.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 08°23'48" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF 08°47'55", AN ARC LENGTH OF 186.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 1,000.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 20°01'56" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF 04°10'36", AN ARC LENGTH OF 72.90 FEET TO THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 2,091.83 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 24°12'32" WEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 07°20'42", AN ARC LENGTH OF 268.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 1,152.77 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 29°33'57" WEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 09°39'18", AN ARC LENGTH OF 194.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 1,315.50 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 41°04'31" WEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 11°35'13", AN ARC LENGTH OF 266.04 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND SOUTHERLY LINE OF SAID LOT 1, NORTH 55°42'45" EAST, A DISTANCE OF 318.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 962.33 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 54°31'38" WEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 05°36'07", AN ARC LENGTH OF 94.09 FEET;

THENCE NORTH 58°34'30" EAST, A DISTANCE OF 91.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 1,000.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 33°09'33" WEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 15°40'45", AN ARC LENGTH OF 273.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 150.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 16°35'13" WEST;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE SOUTHERLY THROUGH A CENTRAL ANGLE OF 18°11'22", AN ARC LENGTH OF 47.62 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 150.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 01°36'08" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF 12°20'20", AN ARC LENGTH OF 32.30 FEET;

THENCE NORTH 79°15'48" EAST, A DISTANCE OF 49.56 FEET TO THE POINT OF BEGINNING.

CONTAINS 13.98 ACRES, MORE OR LESS.

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BASIS OF BEARINGS:

BEING THE EAST LINE OF GOVERNMENT LOT 5 AND 36, SECTION 5, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY THAT MAP ON FILE IN BOOK 119 OF PARCEL MAPS, PAGE 74 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

SAID LINE BEARS SOUTH 01°05'23" EAST

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APN: 176-05-510-003

EXHIBIT A

LEGAL DESCRIPTION

BEING A PORTION OF LOT 1 OF SILVER LEAF, A COMMERCIAL SUBDIVISION RECORDED IN BOOK 150 OF PLATS, PAGE 11 IN THE CLARK COUNTY RECORDER'S OFFICE, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 05, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SUNSET ROAD, AS DEDICATED TO CLARK COUNTY PER DOCUMENT RECORDED IN BOOK 960905, AS INSTRUMENT NO. 01491 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 1, SOUTH 01°27'24" EAST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 430.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE EASTERLY THROUGH A CENTRAL ANGLE OF 09°16'48", AN ARC LENGTH OF 69.65 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY SOUTH 79°15'48" WEST, A DISTANCE OF 49.56 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 150.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF 12°20'20", AN ARC LENGTH OF 32.30 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 150.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 01°36'08" EAST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE SOUTHERLY THROUGH A CENTRAL ANGLE OF 18°11'22", AN ARC LENGTH OF 47.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 1,000.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 17°28'48" WEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 15°40'45", AN ARC LENGTH OF 273.65 FEET;

THENCE SOUTH 58°34'30" WEST, A DISTANCE OF 91.84 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 962.33 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 60°07'45" WEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 05°36'07", AN ARC LENGTH OF 94.09 FEET;

THENCE SOUTH 55°42'45" WEST, A DISTANCE OF 318.99 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF LAS VEGAS BELTWAY AS SHOWN ON SAID PLAT, SAID

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POINT BEING THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 1315.50 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 52°39'44" WEST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 06°37'17", AN ARC LENGTH OF 152.03 FEET TO THE BEGINNING OF A COMPOUNDING CURVE HAVING A RADIUS OF 1152.77 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 61°33'14" WEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 14°37'24", AN ARC LENGTH OF 294.21 FEET;

THENCE NORTH 25°45'11" EAST, A DISTANCE OF 161.02 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SUNSET ROAD;

THENCE ALONG SAID NORTHERLY LOT LINE AND SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°11'43" EAST, A DISTANCE OF 101.36 FEET; THENCE NORTH 80°37'02" EAST, A DISTANCE OF 111.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 971.96 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 79°42'44" WEST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE EASTERLY THROUGH A CENTRAL ANGLE OF 19°35'27", AN ARC LENGTH OF 332.34 FEET;

THENCE NORTH 58°34'30" EAST, A DISTANCE OF 10.01 FEET TO THE POINT OF BEGINNING.

CONTAINS 3.47 ACRES, MORE OR LESS,

BASIS OF BEARINGS:

BEING THE EAST LINE OF GOVERNMENT LOT 5 AND 36, SECTION 5, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY THAT MAP ON FILE IN BOOK 119 OF PARCEL MAPS, PAGE 74 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

SAID LINE BEARS SOUTH 01°05'23" EAST

ROBERT M McENTEE
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 12998
CERTIFICATE EXPIRES: DECEMBER 31, 2017
LOCHSA SURVEYING
6345 SOUTH JONES BOULEVARD, SUITE 100
LAS VEGAS, NEVADA 89118
PHONE: 702-365-9312
FAX: 702-320-1769

j:\survey\dwg\3343 curve west\legal\lot 1b.docx

20-24-0169

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) ALONG WITH THE SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 27, TOWNSHIP 22 SOUTH . RANGE 60 EAST, M.D.M.

ZC-24-0264

EXHIBIT A

LEGAL DESCRIPTION

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

PARCEL ONE (1), AS SHOWN BY PARCEL MAP IN FILE 38, PAGE 54, RECORDED AUGUST 26, 1982 AS DOCUMENT NO. 1572913, IN BOOK 1613 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

zc -24 - 0270

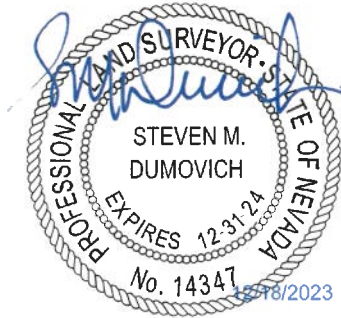
LEGAL DESCRIPTION

APN: 176-24-701-030

THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.& M., CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM, THE EAST FIFTY FEET (50.00') AS CONVEYED TO THE COUNTY OF CLARK FOR ROADS AND INCIDENTAL PURPOSES BY DEED RECORDED JUNE 11, 1979, IN BOOK 1068 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS AS DOCUMENT NO. 1027729.

STEVEN M DUMOVICH, PLS
NEVADA CERT NO 14347
6030 SOUTH JONES BOULEVARD
LAS VEGAS, NEVADA
702.362.8844



ZC-24-0295
1 of 2

Schedule 1
Legal Description

PARCEL 1:

THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE
SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 16,
TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B & M.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DEDICATED TO CLARK COUNTY
FOR PUBLIC PURPOSES BY THAT CERTAIN "DEDICATION" RECORDED NOVEMBER 13, 2014
IN BOOK 20141113 AS INSTRUMENT NO. 02993 OF OFFICIAL RECORDS.

PARCEL 2:

THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE
SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 16,
TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B & M.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DEDICATED TO CLARK COUNTY
FOR PUBLIC STREETS AND UTILITY PURPOSES BY THAT CERTAIN "DEDICATION"
RECORDED JUNE 22, 2011 IN BOOK 20110622 AS INSTRUMENT NO. 02193 OF OFFICIAL
RECORDS.

COPY

20-24-0295

2 of 2

Schedule 1

Legal Description

NORTHEAST QUARTER (NE 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 16,
TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B. & M.

ASSESSOR'S COPY

ZC - 24 - 0298



LEGAL DESCRIPTION

A.P.N.: 161-28-510-031

THE REAL PROPERTY SITUATE IN THE COUNTY OF CLARK, STATE OF NEVADA,
DESCRIBED AS FOLLOWS:

LOTS EIGHTEEN (18), NINETEEN (19), TWENTY (20) AND THE NORTHEASTERLY
THIRTY-FIVE (35) FEET OF LOT TWENTY-ONE (21) OF GAREHIME TRACT, AS
SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS AT PAGE 124, IN THE
OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

ZC-24-0307

LEGAL DESCRIPTION

Government Lot 102 in Section 6, Township 22 South, Range 61 East, M.D.B & M.

Excepting therefrom that portion conveyed to County of Clark by Grant, Bragin, Sate and Dedication Deed recorded June 25, 2007 in Book 20070625 as Instrument No, 03096 in the Office of the County Recorder of Clark County, Nevada.