

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

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-25-900389: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on March 19, 2025. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meeting on March 19, 2025, the attached zone changes were approved to reclassify certain properties to amend the zoning map.

Staff recommends the Board set a public hearing for July 2, 2025.

Cleared For Agenda
06/18/25

BILL NO. _____

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-25-900389)
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 MARCH 19, 2025

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on March 19, 2025, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-24-0675

From RS20 (Residential Single-Family 20) Zone to IP (Industrial Park) Zone. Generally located on the northwest corner of Post Road and Mann Street (alignment).

APN: 163-35-701-007

ZC-24-0741

From CG (Commercial General) Zone and RS20 (Residential Single-Family 20) (RNPI) Zone to RS3.3 (Residential Single-Family 3.3) Zone and remove the Neighborhood Protection (RNP) Overlay . Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard.

APN: 176-15-801-012; 176-15-801-013; 176-15-801-023; 176-15-801-024; 176-15-801-034; 176-15-801-035

ZC-24-0765

From RS20 (Residential Single-Family 20) Zone and CP (Commercial Professional) Zone to RS3.3 (Residential Single-Family 3.3) Zone and eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane.

APN: 177-09-401-009; 177-09-401-012; 177-09-401-017; 177-09-402-002; 177-09-402-004 through 177-09-402-005; 177-09-403-014

ZC-25-0005

From RS20 (Residential Single-Family 20) Zone to RM32 (Residential Multi-Family 32) Zone. Generally located on the northeast corner of Decatur Boulevard and Le Baron Avenue.

APN: 177-30-105-003; 177-30-106-001; 177-30-106-004 through 177-30-106-005

ZC-25-0040

From RS5.2 (Residential Single-Family 5.2) Zone to CP (Commercial Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Casey Drive (alignment).

APN: 162-26-612-049

ZC-25-0046

From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Serene Avenue and the east side of Grand Canyon Drive.

APN: 176-19-701-001

ZC-25-0078

From H-2 (General Highway Frontage) Zone to RS80 (Residential Single-Family 80) Zone. Generally located on the west side of Cote Road, 260 feet south of Blue Diamond Road.

APN: 175-15-701-014

ZC-25-0097

From RS20 (Residential Single-Family 20) Zone to IP (Industrial Park) Zone. Generally located on the southwest corner of Teco Avenue and Pioneer Way.

APN: 163-34-401-015

ZC-25-0101

From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Eldorado Lane and the East side of McLeod Drive.

APN: 177-12-502-003 ptn

ZC-25-0113

From RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone. Generally located on the north side of Sunset Road, 280 feet west of Lindell Road.

APN: 163-36-401-032

SECTION 2. If any section of this ordinance or portion thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 3. All ordinances, part of ordinances, chapters, sections, subsections, clauses, phrases, or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with name of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks.

PROPOSED on the _____ day of
_____ 2025.

INTRODUCED by _____

PASSED ON THE _____ day of
_____ 2025.

VOTE:

AYES:

NAYS:

ABSTAINING:

ABSENT:

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By _____

ATTEST:

LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the _____ day
of _____, 2025.

Exhibit “A”
Legal Description(s)

#11 2C-24-
0675

LEGAL DESCRIPTION
APN: 163-35-701-007

**THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER
(SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE
SOUTHEAST QUARTER (SE1/4) OF SECTION 35, TOWNSHIP 21
SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA**

#45
2C-24- 1 of 6
0741

JOB #424037-A-001

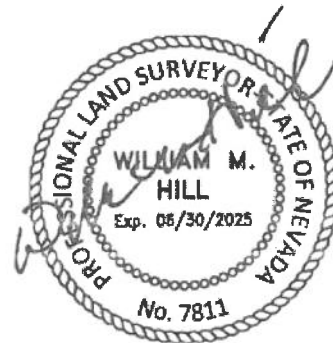
DATE: DECEMBER 10, 2024

**PEBBLE GROVE
LEGAL DESCRIPTION FOR
APN 176-15-801-012**

BEING PARCEL ONE (1) ON FILE IN FILE 13 OF PARCEL MAPS, PAGE 13, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA;

CONTAINING 0.95 ACRES.

END OF DESCRIPTION.



12/10/2024

26-24-
0741 2 of 6

JOB #424037-A-001

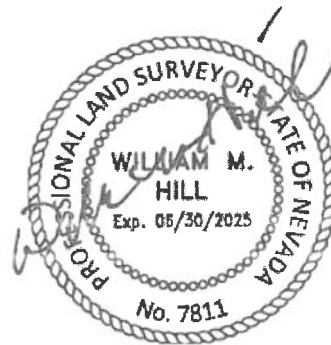
DATE: DECEMBER 10, 2024

**PEBBLE GROVE
LEGAL DESCRIPTION FOR
APN 176-15-801-013**

BEING PARCEL TWO (2) ON FILE IN FILE 13 OF PARCEL MAPS, PAGE 13, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA;

CONTAINING 0.95 ACRES.

END OF DESCRIPTION.



12/10/2024

LC-24- 3 of 5
0741

JOB #424037-A-001

DATE: DECEMBER 10, 2024

**PEBBLE GROVE
LEGAL DESCRIPTION FOR
APN 176-15-801-023**

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

EXCEPTING THEREFROM THE SOUTHERLY 50.00 FEET AS CONVEYED TO CLARK COUNTY BY GRANT DEED DATED FEBRUARY 8, 1973, RECORDED ON FEBRUARY 22, 1973, IN BOOK 3030 OF OFFICIAL RECORDS. CLARK COUNTY, NEVADA, AS DOCUMENT NO. 262906.

CONTAINING 0.98 ACRES.

END OF DESCRIPTION.



12/10/2024

2C-24- 4 of 6
0741

JOB #424037-A-001
DATE: DECEMBER 10, 2024

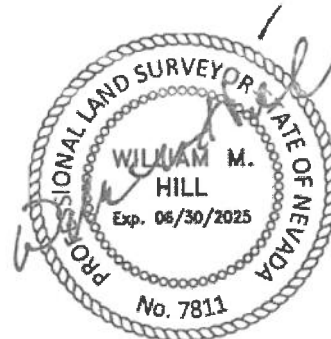
**PEBBLE GROVE
LEGAL DESCRIPTION FOR
APN 176-15-801-024**

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

EXCEPTING THEREFROM THE SOUTHERLY 50.00 FEET AND THE EASTERLY 30.00 FEET AS CONVEYED TO CLARK COUNTY BY GRANT DEED DATED FEBRUARY 8, 1973, RECORDED ON FEBRUARY 22, 1973, IN BOOK 3030 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA. AS DOCUMENT NO. 262906.

CONTAINING 0.79 ACRES.

END OF DESCRIPTION.



12/10/2024

2C-24-
0741 5 of 6

JOB #424037-A-001

DATE: DECEMBER 10, 2024

**PEBBLE GROVE
LEGAL DESCRIPTION FOR
APN 176-15-801-034**

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

CONTAINING 6.95 ACRES.

END OF DESCRIPTION.



12/10/2024

2C-24-
0741 6 of 6

JOB #424037-A-001
DATE: DECEMBER 10, 2024

**PEBBLE GROVE
LEGAL DESCRIPTION FOR
APN 176-15-801-035**

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

EXCEPTING THEREFROM THE EASTERLY 50.00 FEET AS CONVEYED TO CLARK COUNTY BY GRANT DEED DATED RECORDED ON NOVEMBER 09, 1966, IN BOOK 757 AS INSTRUMENT NO. 608215 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF CLARK AS DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 14, 2007, IN BOOK 20071114 AS INSTRUMENT NO. 0002001 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING 1.78 ACRES.

END OF DESCRIPTION.



12/10/2024

1082 #50
20-24-
0765

LEGAL DESCRIPTION

PARCEL 1: APN 177-09-402-002

GOVERNMENT LOT 123, BEING THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) IN SECTION 9, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

PARCEL 2: APN 177-09-402-004

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) (ALSO BEING A PORTION OF GOVERNMENT LOT 129) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 61 EAST,

M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL ONE (1) AS SHOWN BY MAP THEREOF IN FILE 12 OF PARCEL MAPS, PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PARCEL 3: APN 177-09-402-005

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) (ALSO BEING A PORTION OF GOVERNMENT LOT 129) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 61 EAST,

M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL TWO (2) AS SHOWN BY MAP THEREOF IN FILE 12 OF PARCEL MAPS, PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PARCEL 4: APN 177-09-401-009

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M. D. M., DESCRIBED AS FOLLOWS:

PARCEL ONE (1) AS SHOWN BY MAP THEREOF ON FILE 24 OF PARCEL MAPS, PAGE 78, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PARCEL 5: APN 177-09-401-012

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M. D. M., DESCRIBED AS FOLLOWS:

PARCEL TWO (2) AS SHOWN BY MAP THEREOF ON FILE 24 OF PARCEL MAPS, PAGE 78, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PARCEL 6: APN 177-09-401-017

THE NORTH ONE HUNDRED THIRTY (130) FEET OF THE EAST ONE HUNDRED SIXTY-FOUR (164) FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M.

(BEING A PORTION OF GOVERNMENT LOT 160)

2087

20-24-0765

PARCEL 7: APN 177-09-403-014

THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA; BEING GOVERNMENT LOT ONE HUNDRED FIFTY-THREE (153)

PARCEL NUMBERS: 177-09-402-002, 004, 005 AND, 177-09-401-009, 012, 017 AND, 177-09-403-014

1084

#15

LC-25-0005

LEGAL DESCRIPTION

ASSESSORS PARCEL NUMBER 177-30-105-003:

GOVERNMENT LOTS 11, 12, 13, 14 AND 16;

AND THE WEST HALF (W ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHWEST QUARTER (NW ¼);

ALL IN SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION DEDICATED FOR PUBLIC STREETS AND UTILITY PURPOSES IN THAT CERTAIN "DEDICATION" RECORDED JANUARY 12, 2000 IN BOOK 20000112 AS INSTRUMENT NO. 00676 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION DEDICATED FOR ROADWAY, PUBLIC UTILITY AND DRAINAGE PURPOSES IN THAT CERTAIN "DEDICATION IN FEE" RECORDED OCTOBER 21, 2019 IN BOOK 20191021 AS INSTRUMENT NO. 01599 OF OFFICIAL RECORDS.

2014

20-25-0005

LEGAL DESCRIPTION

ASSESSOR PARCEL NUMBER 177-30-106-004:

THE EAST HALF ($E\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW.) OF THE SOUTHEAST QUARTER (SE.) OF THE NORTHWEST QUARTER (NW.) OF THE NORTHWEST QUARTER (NW.) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION DEDICATED FOR ROADWAY, PUBLIC UTILITY AND DRAINAGE PURPOSES IN THAT CERTAIN "DEDICATION IN FEE" RECORDED OCTOBER 21, 2019 IN BOOK 20191021 AS INSTRUMENT NO. 01600 OF OFFICIAL RECORDS.

3064

2C-25-0005

LEGAL DESCRIPTION

ASSESSOR PARCEL NUMBER 177-30-106-005:

THE EAST HALF (E $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW.) OF THE SOUTHEAST QUARTER (SE.) OF THE NORTHWEST QUARTER (NW.) OF THE NORTHWEST QUARTER (NW.) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

A of 4

20-25-0005

LEGAL DESCRIPTION

APN: 177-30-106-001

EXHIBIT A

The West Half (W 1 /2) of the Northwest Quarter (NW 1 /4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 30, Township 22 South, Range 61 East, M.D.B. & M., Clark County, Nevada.

20-25-0040

#181

Escrow No. 17001474-003-MAC

EXHIBIT "A"
Legal Description

Lot Seven (7) in Block Four (4) of GRANTBILT SUBDIVISION UNIT NO. 1, as shown by map thereof on file in Book 11 of Plats, Page 91, in the Office of the County Recorder of Clark County, Nevada.

#20 20-25-0046

Legal Description

APN 176-19-701-001

The Northwest Quarter (NW1/4), Northwest Quarter (NW1/4), Northwest Quarter (NW1/4), Southwest Quarter (1/4) of Section 19, Township 22 South Range 60 East M.D.M. Clark Couty Nevada.

#24 LC-25-0078

Legal Description

For APN/Parcel ID(s): 175-15-701-014

THE EAST HALF (E ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼), SECTION 15, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.B. AND M., FURTHER DESCRIBED AS:

LOT ONE (1) AS SHOWN BY MAP THEREOF IN FILE 124 OF PARCEL MAPS, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE COUNTY OF CLARK IN THE DEED, RECORDED AUGUST 1, 2017 IN BOOK 20170801 AS INSTRUMENT NO. 0001307, OF OFFICIAL RECORDS.

ZC-25-0097

#54

Legal Description

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

APN: 163-34-401-015

THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION SET FORTH IN THE CERTAIN DEDICATION BY THE COUNTY OF CLARK RECORDED MAY 16, 2007 IN BOOK 20070516 AS INSTRUMENT NO. 04203, OFFICIAL RECORDS CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION SET FORTH IN THE CERTAIN DEDICATION BY THE COUNTY OF CLARK RECORDED NOVEMBER 20, 2023 IN BOOK 20231120 AS INSTRUMENT NO. 0000258, OFFICIAL RECORDS CLARK COUNTY, NEVADA

zc-25-0106

1 of 3

WMK SURVEYING, INC.
Land Survey Consulting

APN 177-12-502-003 PORTION

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A ZONING CHANGE FOR THE "ELDORADO SPRINGS II" PROJECT. THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO BE USED TO TRANSFER TITLE PRIOR TO FULL COMPLIANCE WITH THE PROVISIONS OF N.R.S. CHAPTER 278.

LEGAL DESCRIPTION

A PORTION OF THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 12;

THENCE ALONG THE SOUTH LINE OF NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 12, NORTH 89°03'05" EAST, 220.66 FEET;

THENCE NORTH 00°56'55" WEST, 30.00 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE LANDS DESCRIBED IN THAT GRANT DEED TO CLARK COUNTY RECORDED IN BOOK 443 AT PAGE 357548 OF OFFICIAL RECORDS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, SAID POINT BEING ALSO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00°56'55" WEST, 198.86 FEET TO A POINT ON THE SOUTH LINE OF THE FINAL MAP OF "ELDORADO SPRINGS III RESIDENTIAL" AS SHOWN ON PLAT THEREOF RECORDED IN BOOK 173, PAGE 70 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA;

THENCE ALONG THE SAID SOUTH LINE, NORTH 89°03'05" EAST, 443.19 FEET;

THENCE DEPARTING SAID SOUTH LINE, SOUTH 00°20'45" EAST, 198.87 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE;

THENCE ALONG SAID NORTH LINE SOUTH 89°03'05" WEST, 441.11 FEET TO THE **POINT OF BEGINNING**.

2C-25-0103

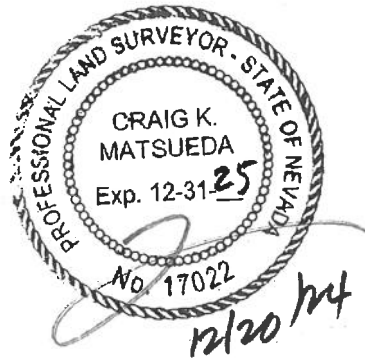
2 of 3

CONTAINING 2.02 ACRES

BASIS OF BEARINGS:

NORTH 89°02'23" EAST BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 151, PAGE 62 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

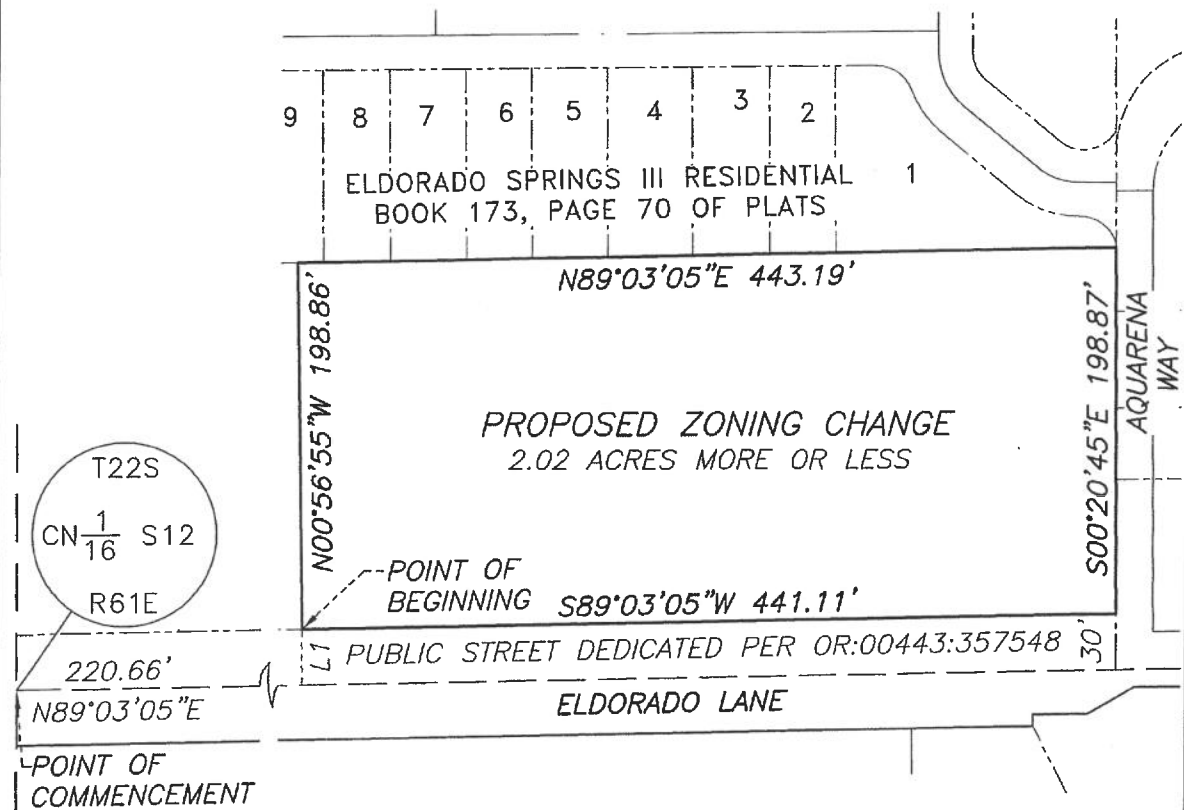
CRAIG K. MATSUEDA, P.L.S.
NEVADA LICENSE NO. 17022



2C-25-0101

3 of 3

APN: 177-12-502-003 PORTION
ZONING CHANGE



1" = 100'

LINE	BEARING	DISTANCE
L1	N00°56'55"W	30.00'

P:\KHA\24241 ELDORADO SPRINGS II\DWG\EXHIBITS\24241-ZON-02.DWG

WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

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

EXHIBIT "B"

PORTION OF THE NORTHEAST QUARTER (NE1/4)
OF SECTION 12, T. 22 S., R. 61 E., M.D.B.M.,
CLARK COUNTY, NEVADA

PAGE 3 OF 3

2C-25-0113

EXHIBIT A

The Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 36, Township 21 South, Range 60 East, M.D.B. & M., Clark County, Nevada.

Excepting therefrom the Southerly sixty (60) feet dedicated for public streets and utility purposes in that certain Dedication recorded March 20, 2001 in Book 20010320 as Instrument No. 01755, Official Records, Clark County, Nevada.

APN: 163-36-401-032