

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

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

Recommendation: ORD-22-900358: 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 April 6, 2022, April 20, 2022, May 4, 2022 and in Assessor's Books 162, 163, 176, 177, 189, and 191. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meetings on April 6, 2022, April 20, 2022, May 4, 2022 and in Assessor's Books 162, 163, 176, 177, 189, and 191, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board set a public hearing for June 22, 2022.

Cleared For Agenda
6/08/22

BILL NO. _____

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-22-900358)

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 APRIL 6, 2022, APRIL 20, 2022, MAY 4, 2022 AND IN ASSESSOR'S BOOKS 162, 163, 176, 177, 189, AND 191.

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 April 6, 2022, the following described properties situated in Clark County are reclassified as follows:

ZC-22-0049

From R-E (Rural Estates Residential) Zone and R-D (Suburban Estates Residential) Zone to R-1 (Single Family Residential) Zone described as the NE1/3, NW1/4, NE1/4, SW1/4 of Section 24, Township 22 South, Range 60 East.

GENERALLY LOCATED: SOUTH OF SERENE AVENUE AND WEST OF LINDELL ROAD
(ALIGNMENT)

APN: 176-24-301-004
176-24-314-010

ZC-22-0052

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone described as the NW1/4, NW1/4, SE1/4, SE1/4; together with the SW1/4, SW1/4, NE1/4, SE1/4 of Section 19, Township 22 South, Range 60 East.

GENERALLY LOCATED: EAST OF TEE PEE LANE (ALIGNMENT) AND SOUTH OF BIG
PARK AVENUE (ALIGNMENT)

APN: 176-19-701-013
176-19-801-003

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on April 20, 2022, the following described properties situated in Clark County are reclassified as follows:

ZC-22-0092

From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone described as the W1/2, SW1/4, SE1/4, SW1/4, NW1/4 of Section 30, Township 22 South, Range 61 East.

GENERALLY LOCATED: NORTH OF PYLE AVENUE AND EAST OF ULLOM DRIVE
APN: 177-30-204-004

ZC-22-0094

From R-E (Rural Estates Residential) (RNP-I) Zone to R-1 (Single Family Residential) Zone described as Lots 1 and 2 as shown by map thereof in File 25 of Parcel Maps, Page 47; together with that portion of Haley Avenue adjacent to Lot 1 and the NW spandrel area by Order of Vacation recorded December 8, 1998, in Book 981208 as Document NO. 00973; together with that portion of Haley Avenue adjacent to Lot 1 and the NW spandrel area by Order of Vacation recorded April 4, 2002 in Book 20020502 as Document No. 01619; together with Government Lot 99 of Section 28, Township 22 South, Range 61 East.

GENERALLY LOCATED: EAST OF HAVEN STREET AND NORTH OF FRIAS AVENUE
APN: 177-28-302-004
177-28-302-006
177-28-302-018

ZC-22-0098

From R-1 (Single Family Residential) Zone to R-1 (Single Family Residential) Zone in a Historic Neighborhood (HN) Overlay District. (See "Exhibit A" for Legal Description(s))

GENERALLY LOCATED: SOUTH OF GOLDEN ARROW DRIVE (ALIGNMENT), NORTH AND SOUTH OF DESERT INN ROAD, NORTH OF VIKING ROAD, WEST OF EASTERN AVENUE, AND EAST OF LA CANADA STREET (ALIGNMENT)
162-11-411-001 THROUGH 105
162-11-411-115 THROUGH 124
162-11-801-001 AND 002
162-11-810-001 THROUGH 125
162-11-811-001 THROUGH 073
162-11-812-001 THROUGH 004
162-11-813-001 THROUGH 023
162-14-210-001 THROUGH 019

162-14-211-001 THROUGH 042
162-14-212-001 THROUGH 070
162-14-510-031 THROUGH 050
162-14-511-001 THROUGH 004
162-14-512-014 THROUGH 033
162-14-610-001 THROUGH 033
162-14-611-001 AND 002
162-14-612-001 THROUGH 054
162-14-613-005 THROUGH 020
162-14-701-001
162-14-710-001 THROUGH 007
162-14-710-009 THROUGH 036
162-14-710-043 THROUGH 090
164-14-710-092 THROUGH 107
162-14-710-110 THROUGH 117
162-14-711-001 THROUGH 012
162-14-712-003 THROUGH 006

ZC-22-0103

From H-1 (Limited Resort and Apartment) Zone to C-2 (General Commercial) Zone described as Government Lot 183, excepting the East 125 feet; together with the easterly 125 feet of Government Lot 184; together with Government Lot 276 of Section 16, Township 22 South, Range 61 East.

GENERALLY LOCATED: NORTH OF FORD AVENUE AND EAST OF LAS VEGAS
BOULEVARD SOUTH

APN: 177-16-301-017 THROUGH 019

ZC-22-0105

From C-2 (General Commercial), H-2 (General Highway Frontage), and R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone described as the NW1/4, SW1/4, NE1/4; together with the SW1/4, NE1/4, SW1/4, NE1/4 OF Section 21, Township 22 South, Range 60 East.

GENERALLY LOCATED: NORTHEAST CORNER OF BLUE DIAMOND ROAD AND
CIMARRON ROAD

APN: 176-21-601-001 AND 002
176-21-601-008 THROUGH 010

ZC-22-0106

From R-U (Rural Open Land) Zone to M-D (Designed Manufacturing) Zone described as the N1/2, NW1/4, SW1/4 of Section 34, Township 19 South, Range 62 East.

GENERALLY LOCATED: WEST OF BEESLEY DRIVE AND NORTH OF LAS VEGAS
BOULEVARD NORTH

APN: 123-34-301-001

ZC-22-0110

From R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone described as the W1/2, NE1/4, NW1/4, NW1/4 of Section 10, Township 22 South Range 60 East.

GENERALLY LOCATED: SOUTH OF WARM SPRINGS ROAD AND EAST OF BUFFALO
DRIVE

APN: 176-10-101-003

SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on May 4, 2022, the following described properties situated in Clark County are reclassified as follows:

ZC-22-0126

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

GENERALLY LOCATED: EAST OF LAS VEGAS BOULEVARD SOUTH AND SOUTH OF
ELVIS PRESLEY BOULEVARD

APN: 162-09-703-024

ZC-22-0151

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone described as the W1/2, NE1/4, NW1/4 of Section 10, Township 22 South, Range 60 East.

GENERALLY LOCATED: EAST OF PIONEER WAY AND SOUTH OF WARM SPRINGS
ROAD

APN: 176-10-101-006, 176-10-196-001, 176-10-199-011

SECTION 4. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners in Assessor's Books 162, 163, 176, 177, 189, and 191, the following described properties situated in Clark County are reclassified as follows:

NZC-0038-16

From R-2 (Medium Density Residential) Zone to R-3 (Multiple Family Residential) Zone described as File 124 in Parcel Maps Page 55 on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF MOJAVE ROAD AND NORTH OF OLIVE STREET
APN: 162-01-501-022

NZC-0526-17

From C-2 (General Commercial) Zone to R-4 (Multiple Family Residential - High Density) Zone described as File 125 in Parcel Maps Page 73 on file in the Office of the County Recorder.

GENERALLY LOCATED: SOUTH OF ROCHELLE AVENUE AND EAST OF HUALAPAI
WAY
APN: 163-19-201-008

NZC-18-0479

From C-2 (General Commercial) Zone to R-5 (Apartment Residential) Zone described as Lot 1 of Parcel Maps as show in File 125, Page 79 on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF RENO AVENUE AND WEST OF FORT APACHE
ROAD
APN: 163-30-513-005

NZC-17-1107

From R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone described as the W1/2, SW1/4, NE1/4, NW1/4 of Section 32, Township 21 South, Range 60 East.

GENERALLY LOCATED: NORTH OF OQUENDO ROAD AND EAST OF
QUARTERHORSE LANE
APN: 163-32-101-011

NZC-17-0044

From R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone described as Ford & El Camino as shown in Book 164, Page 40 on file in the Office of the County Recorder.

GENERALLY LOCATED: SOUTH OF FORD AVENUE AND EAST OF EL CAMINO ROAD
APN: 176-14-812-005 THROUGH 025

NZC-0449-15

From H-2 (General Highway Frontage) Zone to M-1 (Light Manufacturing) Zone described as the SW1/4, NE1/4, NE1/4, NE1/4; together with the SE1/4, NW1/4, NE1/4, NE1/4 of Section 23, Township 22 South, Range 60 East.

GENERALLY LOCATED: SOUTH OF PEBBLE ROAD AND WEST OF JONES BOULEVARD

APN: 176-23-501-014 AND 015

NZC-19-0455

From C-1 (Local Business) Zone to C-2 (General Commercial) Zone described as the SE1/4, SW1/4, SW1/4, SE1/4 of Section 30, Township 22 South, Range 60 East.

GENERALLY LOCATED: NORTHWEST CORNER OF CACTUS AVENUE AND SCHIRLLS STREET

APN: 177-30-812-001

NZC-0607-16

From R-U (Rural Open Land) Zone to M-1 (Light Manufacturing) Zone described as Government Lot 3 and 10 in Section 11, Township 23 South, Range 63 East.

GENERALLY LOCATED: WEST OF HIGHWAY 95 AND NORTH OF SILVERLINE ROAD

APN: 189-11-601-002

NZC-0579-13

From R-D (Suburban Estates Residential) Zone to R-2 (Medium Density Residential) Zone described as Neal & Placid AKA Silverleaf 1B in Book 165, Page 11 on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF NEAL AVENUE AND WEST OF PLACID STREET

APN: 191-04-514-001 THROUGH 015

SECTION 5. 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 6. 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 7. 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))

ZC-22-0098

PP2 LEGAL DESCRIPTION:

The proposed Paradise Palms 2 Historic Overlay includes 271 residential parcels. Below is the legal description, sourced directly from Clark County Assessor descriptions.

Notes:

Assessor's description is also included in master spreadsheets/concurrence lists.

The following legal description does not include parcels associated with National Golf Course.

PARADISE PALMS UNIT 3 PLAT BOOK 6 PAGE 27 LOT 1 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 3 PLAT BOOK 6 PAGE 27 LOT 2 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 3 PLAT BOOK 6 PAGE 27 LOT 3 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 3 PLAT BOOK 6 PAGE 27 LOT 4 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 3 PLAT BOOK 6 PAGE 27 LOT 5 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 3 PLAT BOOK 6 PAGE 27 LOT 6 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 3 PLAT BOOK 6 PAGE 27 LOT 7 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 3 PLAT BOOK 6 PAGE 27 LOT 8 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 3 PLAT BOOK 6 PAGE 27 LOT 9 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 3 PLAT BOOK 6 PAGE 27 LOT 10 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 3 PLAT BOOK 6 PAGE 27 LOT 11 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 3 PLAT BOOK 6 PAGE 27 LOT 12 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 3 PLAT BOOK 6 PAGE 27 LOT 13 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 3 PLAT BOOK 6 PAGE 27 LOT 14 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 3 PLAT BOOK 6 PAGE 27 LOT 15 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 3 PLAT BOOK 6 PAGE 27 LOT 16 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 3 PLAT BOOK 6 PAGE 27 LOT 17 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 3 PLAT BOOK 6 PAGE 27 LOT 18 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 3 PLAT BOOK 6 PAGE 27 LOT 19 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 3 PLAT BOOK 6 PAGE 27 LOT 20 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 5 PLAT BOOK 6 PAGE 80 LOT 15 BLOCK 9 & VAC RD
PARADISE PALMS UNIT 5 PLAT BOOK 6 PAGE 80 LOT 14 BLOCK 9 & VAC RD
PARADISE PALMS UNIT 5 PLAT BOOK 6 PAGE 80 LOT 13 BLOCK 9 & VAC RD
PARADISE PALMS UNIT 5 PLAT BOOK 6 PAGE 80 LOT 12 BLOCK 9 & VAC RD
PARADISE PALMS UNIT 7 PLAT BOOK 6 PAGE 86 LOT 50 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 7 PLAT BOOK 6 PAGE 86 LOT 51 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 7 PLAT BOOK 6 PAGE 86 LOT 52 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 7 PLAT BOOK 6 PAGE 86 LOT 53 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 7 PLAT BOOK 6 PAGE 86 LOT 54 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 7 PLAT BOOK 6 PAGE 86 LOT 55 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 7 PLAT BOOK 6 PAGE 86 LOT 56 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 7 PLAT BOOK 6 PAGE 86 LOT 57 BLOCK 10 & VAC RD
PARADISE PALMS UNIT 7 PLAT BOOK 6 PAGE 86 LOT 1 BLOCK 15 & VAC RD
PARADISE PALMS UNIT 7 PLAT BOOK 6 PAGE 86 LOT 2 BLOCK 15 & VAC RD

[illegible]

[illegible]

[illegible]

PARADISE PALMS UNIT 5 PLAT BOOK 6 PAGE 80 LOT 6 BLOCK 12 & VAC RD
PARADISE PALMS UNIT 5 PLAT BOOK 6 PAGE 80 LOT 5 BLOCK 12 & VAC RD
PARADISE PALMS UNIT 5 PLAT BOOK 6 PAGE 80 LOT 4 BLOCK 12 & VAC RD
PARADISE PALMS UNIT 5 PLAT BOOK 6 PAGE 80 LOT 3 BLOCK 12 & VAC RD
PARADISE PALMS UNIT 5 PLAT BOOK 6 PAGE 80 LOT 2 BLOCK 12 & VAC RD
PARADISE PALMS UNIT 5 PLAT BOOK 6 PAGE 80 LOT 1 BLOCK 12 & VAC RD
PARADISE PALMS UNIT 5 PLAT BOOK 6 PAGE 80 LOT 16 BLOCK 11 & VAC RD
PARADISE PALMS UNIT 5 PLAT BOOK 6 PAGE 80 LOT 15 BLOCK 11 & VAC RD
PARADISE PALMS UNIT 5 PLAT BOOK 6 PAGE 80 LOT 14 BLOCK 11 & VAC RD
PARADISE PALMS UNIT 5 PLAT BOOK 6 PAGE 80 LOT 13 BLOCK 11 & VAC RD
PARADISE PALMS UNIT 10 PLAT BOOK 7 PAGE 83 LOT 3 BLOCK 23 & VAC RD
PARADISE PALMS UNIT 10 PLAT BOOK 7 PAGE 83 LOT 4 BLOCK 23 & VAC RD
PARADISE PALMS UNIT 10 PLAT BOOK 7 PAGE 83 LOT 1 BLOCK 24 & VAC RD
PARADISE PALMS UNIT 10 PLAT BOOK 7 PAGE 83 LOT 2 BLOCK 24 & VAC RD
PT NE4 SE4 SEC 14 21 61

LEGAL DESCRIPTION

APN: 162-09-703-024

PORTIONS OF SECTIONS 9 AND 10 IN TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M, DESCRIBED AS FOLLOWS:

COMMENCING AT. THE SOUTHEAST (SE) CORNER OF SAID SECTION 9;

THENCE NORTH 04°39'07", ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 702.78 FEET TO A POINT ON THE SOUTH LINE OF THAT PARTICULAR PARCEL CONVEYED BY VEGAS VALLEY DEVELOPMENT CO, TO RIDGEVIEW ESTATES LTD., BY DEED RECORDED JUNE 2, 1949 AS DOCUMENT NO. 313751, CLARK COUNTY, NEVADA RECORDS;

THENCE SOUTH 89°02' 13" EAST, ALONG THE SOUTH LINE OF THE LAST MENTIONED PARCEL, A DISTANCE OR 41.1 FEET, MORE OR LESS, TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF PARADISE ROAD (80.00 FEET WIDE);

THENCE NORTH 00°11'20" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF PARADISE ROAD, A DISTANCE OF 236.5 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL CONVEYED BY HELEN HUNT RIVES, ET AL, TO THE COUNTY OF CLARK. BY DEED RECORDED OCTOBER 11, 1951 AS DOCUMENT. NO. 376509, CLARK COUNTY. NEVADA RECORDS;

THENCE CONTINUING NORTH 00°11'20".EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF PARADISE ROAD, A DISTANCE OF 80.00 FEET TO A CHISELED CROSS MARK IN THE GUTTER AT THE NORTHWEST (NW) CORNER OF THE INTERSECTION OF CONVENTION CENTER DRIVE AND PARADISE ROAD;

THENCE NORTH 89°23'50" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF CONVENTION CENTER DRIVE (80.00 FEET WIDE), A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°23'50" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF CONVENTION CENTER DRIVE, A DISTANCE OF 1.317.80 FEET TO A POINT IN THE EAST LINE OF THAT PARTICULAR PARCEL CONVEYED BY VEGAS VALLEY DEVELOPMENT CO., LTD., TO LAS VEGAS HOTEL., INC, BY DEED RECORDED AUGUST 16, 1950 AS DOCUMENT NO. 347431, CLARK COUNTY, NEVADA RECORDS;

THENCE NORTH 27°57'50" EAST, ALONG THE AFOREMENTIONED EAST LINE OF SAID PARCEL CONVEYED TO LAS VEGAS HOTEL, INC., A DISTANCE OF 959.92 FEET TO THE NORTHEAST (NE) CORNER OF SAID LAS VEGAS HOTEL, INC., PARCEL;

THENCE SOUTH 89°23'50" EAST, A DISTANCE OF 500.47 FEET TO THE NORTHEAST (NE) CORNER OF THAT CERTAIN PARCEL CONVEYED BY VEGAS VALLEY DEVELOPMENT CO, LTD., TO WILLIAM J. MOORE, JR., ET AL, BY DEED RECORDED DECEMBER 4, 1951 AS DOCUMENT NO. 378224, CLARK COUNTY, NEVADA RECORDS;

THENCE SOUTH 00°11'20.11" WEST, ALONG THE EAST LINE OF THE LAST MENTIONED MOORE PARCEL, A DISTANCE OF 27.55 FEET;

THENCE SOUTH 89°23'50" EAST, ALONG THE NORTH LINE OF THAT PARTICULAR PARCEL CONVEYED TO STAR, INC., ET AL, BY DEED RECORDED OCTOBER 18, 1960 AS DOCUMENT NO. 214588, CLARK COUNTY, NEVADA RECORDS, A DISTANCE OF 300.00 FEET TO THE NORTHEAST (NE) CORNER OF THE LAST MENTIONED STAR, INC. PARCEL;

THENCE SOUTH 00°11'20" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF PARADISE ROAD (80.00 FEET WIDE), A DISTANCE OF 475.00 FEET;

THENCE NORTH 89°3'50" WEST, A DISTANCE OF 5.00 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF PARADISE ROAD (90.00 FEET WIDE);

THENCE SOUTH 00°11' 20" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE OF PARADISE ROAD, A DISTANCE OF 345.14 FEET;

THENCE SOUTH 46°12'55" WEST, A DISTANCE OF 6.95 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFORE THE INTEREST IN AND TO THE EASTERLY 5.00 FEET OF THE NORTHERLY 475.00 FEET OF THE HEREIN DESCRIBED PROPERTY AS CONVEYED TO CLARK COUNTY BY DEED RECORDED APRIL 30, 1984 IN BOOK 1913 AS DOCUMENT NO. 1872690 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFORE THE INTEREST IN AND TO THAT CERTAIN SPANDREL AREA SITUATE WITHIN THE SOUTHEAST (SE) CORNER OF THE ABOVE DESCRIBED PARCEL OF LAND;

ALSO, BEING THE NORTHWEST (NW) CORNER OF THE INTERSECTION OF CONVENTION CENTER DRIVE AND PARADISE ROAD, BOUNDED AS FOLLOWS:

ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY LINE OF CONVENTION CENTER DRIVE (80.00 FEET WIDE), ON THE EAST BY THE WESTERLY RIGHT-OF-WAY LINE OF PARADISE ROAD (90.00 FEET WIDE)

AND ON THE NORTHWEST BY THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING TANGENT TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF PARADISE ROAD AND NORTHERLY RIGHT-OF-WAY LINE OF CONVENTION CENTER DRIVE, AS CONVEYED TO CLARK COUNTY BY DEED RECORDED APRIL 30, 1984 IN BOOK 1913 AS DOCUMENT NO. 1872690 OF OFFICIAL RECORDS.