

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

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-25-900203: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on November 20, 2024 and in Assessor's Books 161, 175 and 176 the attached zone changes were approved to reclassify certain properties and amend the zoning map. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners on November 20, 2024, and in Assessor's Books 161, 175, and 176 the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board set a public hearing for May 7, 2025.

Cleared For Agenda
04/16/25

BILL NO. _____

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-25-900203)
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 NOVEMBER 20, 2024 AND IN ASSESSOR'S BOOKS 161, 175 and 176

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 November 20, 2024, the following described properties situated in Clark County are reclassified as follows, (See "Exhibit A" for Legal Description(s)):

ZC-24-0310

From RS20 (Residential Single-Family 20) Zone to CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way.

APN: 163-30-401-035

ZC-24-0485

From RS20 (Residential Single-Family 20) Zone to RS5.2 (Residential Single-Family 5.2) Zone; from RS20 (Residential Single-Family 20) Zone and H-2 (General Highway Frontage) Zone to RS3.3 (Residential Single-Family 3.3) Zone; and eliminate within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street.

APN: 176-13-701-003; 176-13-701-016; 176-13-701-026

ZC-24-0518

From IH (Industrial Heavy) Zone to PF (Public Facility) Zone. Generally located on the northwest side of Las Vegas Boulevard North and the north side of Nadine Petersen Boulevard.

APN: 103-34-000-008

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners the following described properties in Assessor's Books 161, 175 and 176 situated in Clark County are reclassified as follows, (See "Exhibit A" for Legal Description(s)):

NZC-20-0051

From P-F (Public Facility) Zone) to R-2 (Medium Density Residential) Zone. Generally located on the south side of Vegas Valley Drive and 1,300 feet east side of Cabana Drive.

APN: 161-10-310-049

NZC-21-0038

From C-2 (General Commercial) Zone to M-D (Designed Manufacturing) 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

NZC-21-0352

From R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (AE-60) Zone to C-2 (General Commercial) Zone and C-2 (General Commercial) (AE-60) Zone. Generally located on the northwest corner of Decatur Boulevard and Silverado Ranch Boulevard.

APN: 176-24-801-019

NZC-21-0421

From R-U Zone (Rural Open Land) Zone, an R-E (Rural Estates Residential) Zone, and an R-1 (Single Family Residential) Zone to an R-1 (Single Family Residential) Zone. Generally located on the west side of Castalia Street and the north side of Cottonwood Drive. .

APN: 175-07-601-012, 175-07-711-103 ptn

SECTION 3. 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 4. 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 5. 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 _____
TICK SEGERBLOM, Chair

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)

(see next page for attachment(s))

ZC-24-0310

Legal Description

Lot 1 of Parcel Map File 129 Page 078 Official Records Doc No. 20230926:00639

ZC-24-0485

1 of 4

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 176-13-701-016 AND A PORTION OF 176-13-701-026

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS AREA OF LAND TO BE RECLASSIFIED TO "RS3.3" AS PART OF A ZONE CHANGE APPLICATION IN SUPPORT OF THE "WIGWAM AND EDMOND" PROJECT.

DESCRIPTION

BEING A PORTION OF THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M.

TOGETHER WITH:

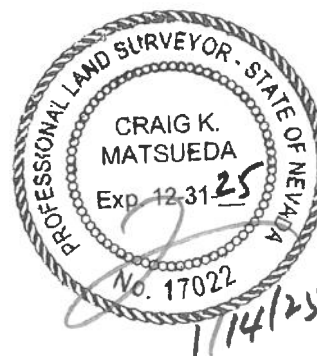
THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 60 EAST., M.D.B. & M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM:

THE WEST THIRTY FEET (30.00') AS CONVEYED TO CLARK COUNTY BY DEED RECORDED FEBRUARY 7, 1973 IN BOOK 300 AS INSTRUMENT NUMBER 259264, OF OFFICIAL RECORDS.

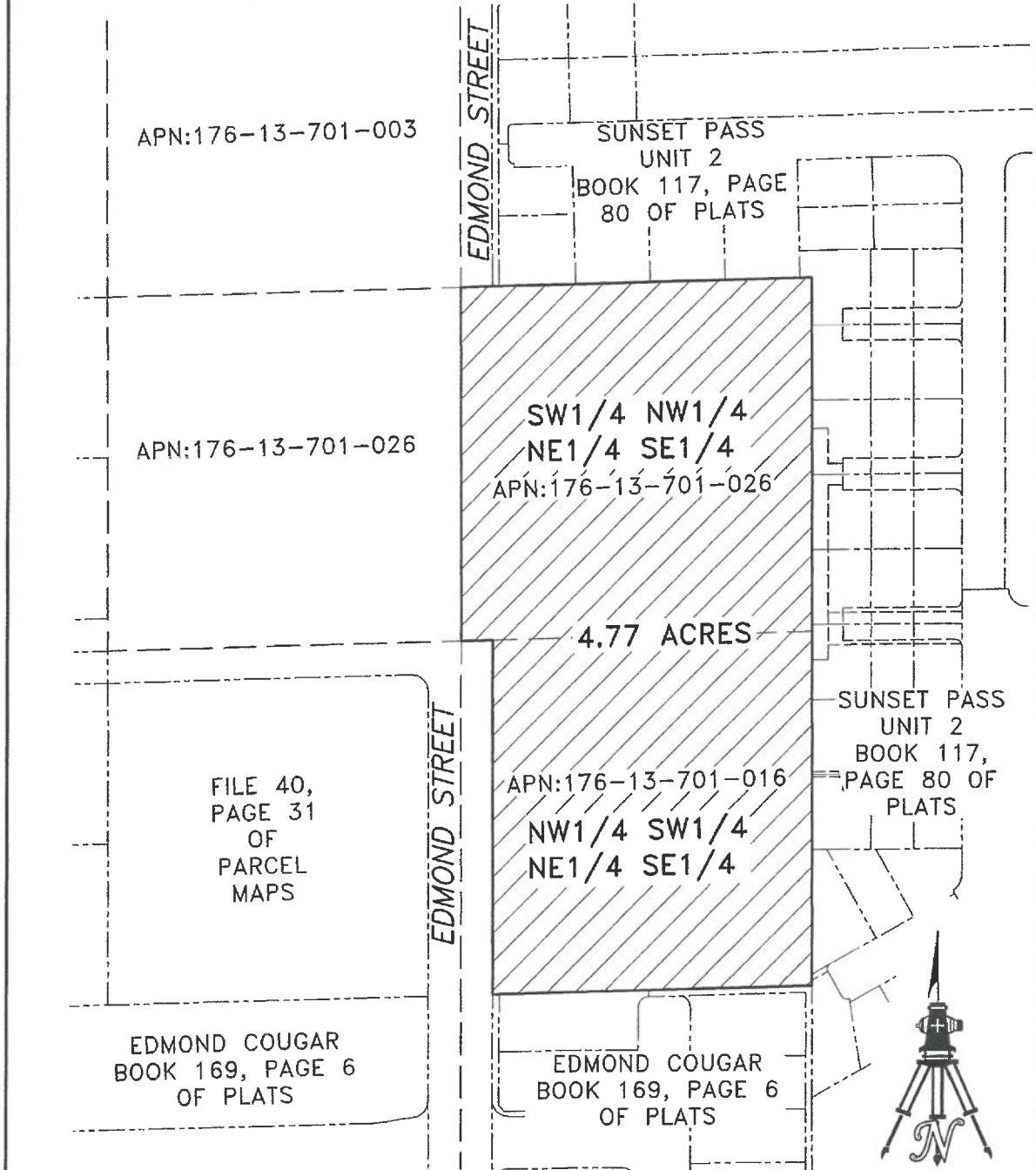
CONTAINING 4.77 ACRES, MORE OR LESS.

CRAIG MATSUEDA, PLS
NEVADA LICENSE NO. 17022



ZC-24-0485
206

PORTIONS APN: 176-13-701-016 AND 176-13-701-026
ZONE CHANGE APPLICATION



P:\KHA\24104 WIGWAM AND EDMOND\DWG\EXHIBITS\24104_ZC_02.DWG

1" = 150'

WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

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

EXHIBIT "B"

PORTION OF THE SOUTHEAST QUARTER (SE1/4)
OF SECTION 13, T. 22 S., R. 60 E., M.D.B.M.,
CLARK COUNTY, NEVADA

PAGE 2 OF 2

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

2C-24-0485
3 of 4

APN: 176-13-701-003 AND A PORTION OF 176-13-701-026

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS AREA OF LAND TO BE RECLASSIFIED TO "RS5.2" AS PART OF A ZONE CHANGE APPLICATION IN SUPPORT OF THE "WIGWAM AND EDMOND" PROJECT.

DESCRIPTION

BEING A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M.

TOGETHER WITH:

THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 13, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M.

CONTAINING 5.00 ACRES, MORE OR LESS.

CRAIG MATSUEDA, PLS
NEVADA LICENSE NO. 17022

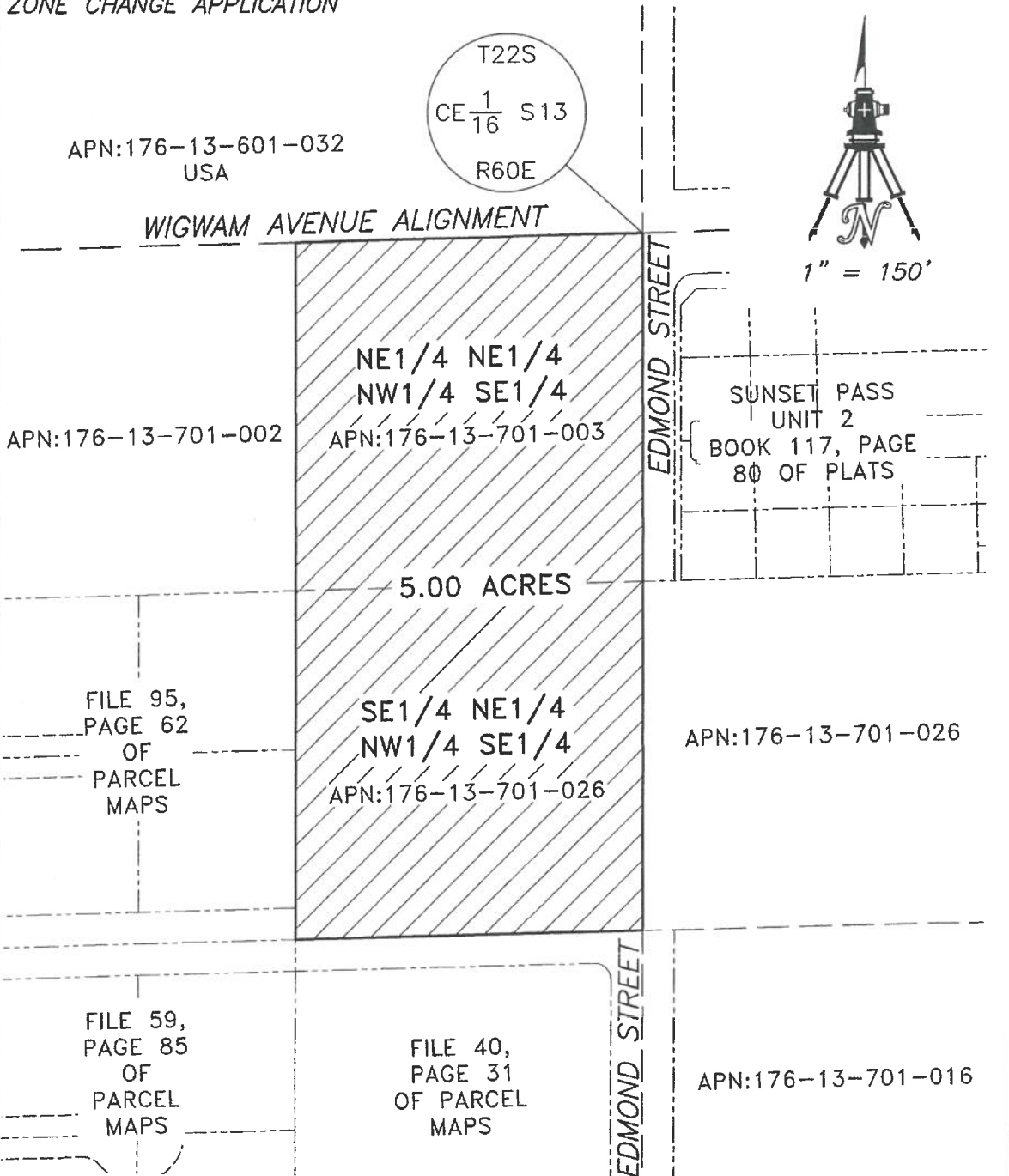


1/14/25

2C-24-0485

4 of 4

APN: 176-13-701-003 AND PORTION OF APN: 176-13-701-026
ZONE CHANGE APPLICATION



P:\KHA\24104 WIGWAM AND EDMOND\DWG\EXHIBITS\24104_ZC_01.DWG

WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

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

EXHIBIT "B"

PORTION OF THE SOUTHEAST QUARTER (SE1/4)
OF SECTION 13, T. 22 S., R. 60 E., M.D.B.M.,
CLARK COUNTY, NEVADA

PAGE 2 OF 2

2C-24-0518

1 of 3

GRANTOR: USA
APN: 103-34-000-008 & 103-34-099-001

EXHIBIT "A"

DESCRIPTION

A PORTION OF LAS VEGAS BOULEVARD AS GRANTED PER THAT CERTAIN BUREAU OF LAND MANAGEMENT RIGHT-OF-WAY GRANT NVCC-018337 AND THE APEX UTILITY CORRIDOR AS GRANTED PER THAT CERTAIN BUREAU OF LAND MANAGEMENT UTILITY CORRIDOR GRANT N-052787, PER UNITED STATES PUBLIC LAW 101-67, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 63 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE THEREOF, NORTH 89°56'25" EAST, 1575.88 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°03'35" WEST, 1716.28 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 32°44'53" EAST, 500.00 FEET; THENCE SOUTH 57°15'07" EAST, 666.64 FEET; THENCE SOUTH 32°44'20" WEST, 327.63 FEET; THENCE SOUTH 57°15'40" EAST, 25.00 FEET; THENCE SOUTH 32°44'20" WEST, 134.00 FEET; THENCE NORTH 57°15'40" WEST, 29.50 FEET; THENCE SOUTH 32°44'20" WEST, 38.37 FEET; THENCE NORTH 57°15'07" WEST, 662.21 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 7.73 ACRES, MORE OR LESS.

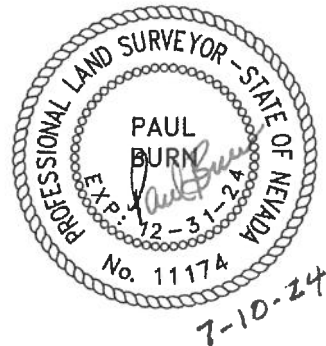
BASIS OF BEARINGS

NORTH 89°56'25" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 63 EAST, M.D.M., AS SHOWN IN FILE 237, PAGE 57 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

END OF DESCRIPTION

(SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

PAUL BURN, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11174



2C-24-0518
2 of 3

F:\Projects\400\492-010\Division\Srvy\Srvy\Exhibits\492-010_EASEMENTS\492-010_JRLS ENTITLEMENTS-EX01.dwg



GEORGIA-PACIFIC GYPSUM LLC
APN: 103-34-010-002
OR: 20070725:05303
NOT A PART

USA
APN: 103-34-000-008
APEX UTILITY CORRIDOR
PUBLIC LAW 101-67
N-052787

EXHIBIT "B" TO ACCOMPANY DESCRIPTION

N32°44'53"E
500.00'
15'
S57°15'07"E
666.64'
200'
LAS VEGAS BOULEVARD
200'
400'
200'

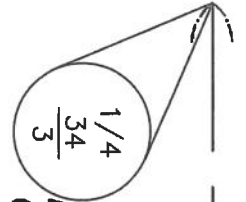
AREA = 7.73 ACRES

POINT OF BEGINNING

N00°03'35"W
1716.28'

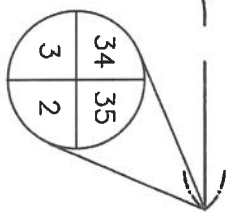
S32°44'20"W
662.21'
N57°15'07"W
38.37'
19.5'
PUBLIC RIGHT-OF-WAY
APN: 103-34-099-001
PER BLM GRANT NVCC-018337
S32°44'20"W
327.63'
S57°15'40"E
25.00'
10'
S32°44'20"W
134.00'
200'
UPRR

1575.88'
N89°56'25"E
2641.57'
(BASIS OF BEARINGS)



POINT OF COMMENCEMENT

PAGE 2 OF 2



GRANTOR: USA
APN: 103-34-000-008 &
103-34-099-001

NORTH

1"=200'

GCV
ENGINEERS & SURVEYORS
1565 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

ZC-24-0518

3 of 3

Parcel Name: 492-010_IRLS ENTITLEMENTS-CC01

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 688,484.5048' East: 340,848.1883'

Segment# 1: Line

Course: N32°44'53"E Length: 500.00'

North: 688,905.0335' East: 341,118.6613'

Segment# 2: Line

Course: S57°15'07"E Length: 666.64'

North: 688,544.4173' East: 341,679.3438'

Segment# 3: Line

Course: S32°44'20"W Length: 327.63'

North: 688,268.8333' East: 341,502.1578'

Segment# 4: Line

Course: S57°15'40"E Length: 25.00'

North: 688,255.3130' East: 341,523.1864'

Segment# 5: Line

Course: S32°44'20"W Length: 134.00'

North: 688,142.5997' East: 341,450.7176'

Segment# 6: Line

Course: N57°15'40"W Length: 29.50'

North: 688,158.5537' East: 341,425.9039'

Segment# 7: Line

Course: S32°44'20"W Length: 38.37'

North: 688,126.2790' East: 341,405.1530'

Segment# 8: Line

Course: N57°15'07"W Length: 662.21'

North: 688,484.4988' East: 340,848.1964'

Perimeter: 2,383.35' Area: 336,514.66Sq.Ft.

Error Closure: 0.0100 Course: S53°10'06"E

Error North : -0.00601 East: 0.00802

Precision 1: 238,335.00

NZC-20-0051
PF to R2

LEGAL DESCRIPTION

Independence Phase 1, as shown by map thereof on file in Book 170 of Plats, Page 23, in the office of the County Recorder of Clark County, Nevada

Also including:

Independence Phase 2, as shown by map thereof on file in Book 173 of Plats, Page 59, in the office of the County Recorder of Clark County, Nevada

APN 176-05-510-002

EXHIBIT "A"
LEGAL DESCRIPTION
ASHLEY FURNITURE
LOT 1

1064
N2C-21-
0038 (ET-24-
400076)

BEING ALL OF LOT 1 IN THAT CERTAIN COMMERCIAL SUBDIVISION "FINAL MAP OF SILVER LEAF" AS BOOK 150 OF PLATS, PAGE 11 OF OFFICIAL RECORDS IN THE OFFICE OF THE CLARK COUNTY RECORDER, BEING A PORTION OF GOVERNMENT LOTS 8 THROUGH 11, AND GOVERNMENT LOTS 31 THROUGH 34, SECTION 05, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 05, ALSO BEING THE CENTERLINE INTERSECTION OF SUNSET ROAD AND DURANGO DRIVE; THENCE ALONG THE NORTHERLY LINE THEREOF, SOUTH $89^{\circ}10'52''$ WEST, A DISTANCE OF 1357.47 FEET; THENCE DEPARTING SAID NORTHERLY LINE, SOUTH $01^{\circ}27'29''$ EAST, A DISTANCE OF 75.01 FEET TO THE NORTHEASTERLY CORNER OF LOT 1, ALSO BEING THE POINT OF BEGINNING; 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 ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF $54^{\circ}17'40''$, AN ARC DISTANCE OF 407.48 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 ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF $55^{\circ}33'28''$, AN ARC DISTANCE OF 416.96 FEET; THENCE SOUTH $00^{\circ}11'36''$ EAST, A DISTANCE OF 323.18 FEET TO 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 ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF $03^{\circ}51'38''$, AN ARC DISTANCE OF 55.77 FEET TO THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 1217.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH $01^{\circ}15'14''$ WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF $07^{\circ}09'12''$, AN ARC DISTANCE 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 1217.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH $08^{\circ}23'48''$ WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF $08^{\circ}47'55''$, AN ARC DISTANCE OF 186.89 FEET TO THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 1000.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH $20^{\circ}01'56''$ WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF $04^{\circ}10'36''$, AN ARC DISTANCE OF 72.90 FEET TO THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 2091.83 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH $24^{\circ}12'32''$ WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF $07^{\circ}20'42''$, AN ARC DISTANCE OF 268.16 FEET TO THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 1152.77 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH $29^{\circ}33'57''$ WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF $09^{\circ}39'18''$, AN ARC DISTANCE OF 194.25 FEET TO THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 1315.50 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH $41^{\circ}04'31''$ WEST;
SHEET 1 OF 4

N2C-21- 2 of 4
0038

(ET-24-400076)

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF $18^{\circ}12'30''$, AN ARC DISTANCE OF 418.06 TO THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 1152.77 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH $61^{\circ}33'14''$ WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF $14^{\circ}37'24''$, AN ARC DISTANCE OF 294.21 FEET; THENCE NORTH $25^{\circ}45'11''$ EAST, A DISTANCE OF 161.02 FEET; THENCE NORTH $89^{\circ}11'43''$ EAST, A DISTANCE OF 101.36 FEET; THENCE NORTH $80^{\circ}37'02''$ EAST, A DISTANCE OF 368.77 FEET; THENCE NORTH $89^{\circ}11'43''$ EAST, A DISTANCE OF 311.36 FEET TO THE POINT OF BEGINNING.

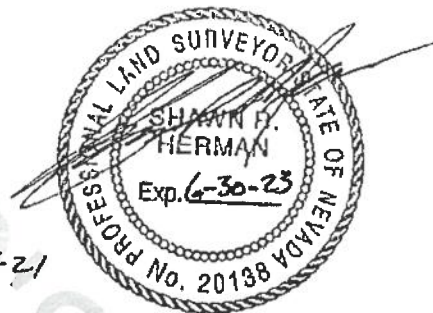
CONTAINING 20.40 ACRES, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTHERLY LINE OF SECTION 05, ALSO BEING THE CENTERLINE OF SUNSET ROAD AS DESCRIBED PER BOOK 150 OF PLATS, PAGE 11 OF OFFICIAL RECORDS IN THE OFFICE OF THE CLARK COUNTY RECORDER.

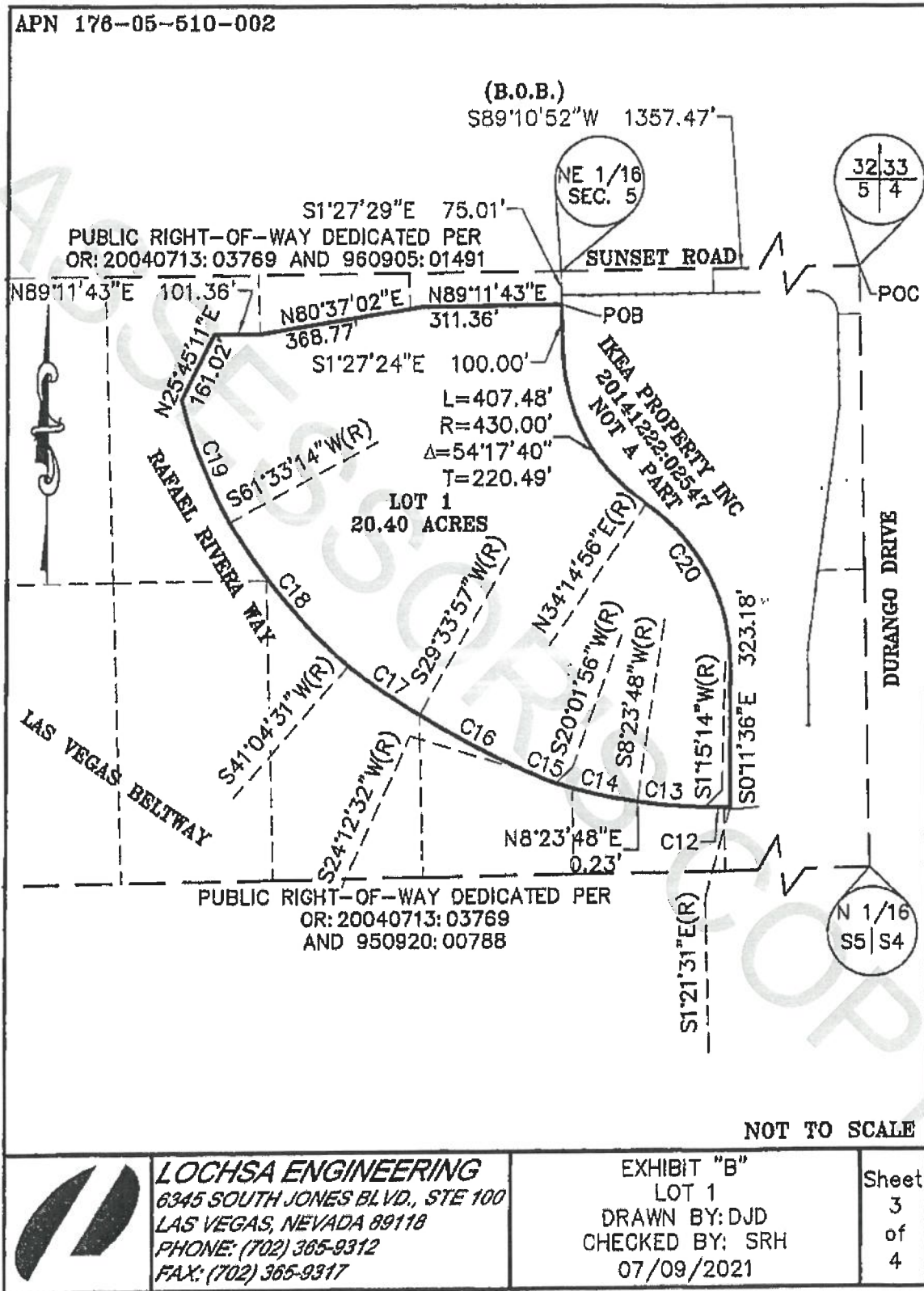
SAID LINE BEARS SOUTH $89^{\circ}10'52''$ WEST.

PREPARED BY:
SHAWN R HERMAN, PLS
NEVADA CERTIFICATE NUMBER 20138
EXPIRES JUNE 30, 2023
LOCHSA SURVEYING
6341 SOUTH JONES BOULEVARD
LAS VEGAS, NEVADA 89118
TEL (702) 365-9312 FAX (702) 365-9317
SHAWN@LOCHSA.COM
j:\survey\dwg\2902.01 the curve.com sub\legal\lot 1.docx
SHEET 2 OF 4



3 of 4






N2C-21-0038 (ET-24-400076)



NCC-21- 4 of 4
0038 (ET-400076
24-)

Curve Table			
Curve #	Radius	Delta	Length
C12	827.77	003°51'38"	55.77
C13	1217.00	007°09'12"	151.94
C14	1217.00	008°47'55"	186.89
C15	1000.00	004°10'36"	72.90
C16	2091.83	007°20'42"	268.16
C17	1152.77	009°39'18"	194.25
C18	1315.50	018°12'30"	418.06
C19	1152.77	014°37'24"	294.21
C20	430.00	055°33'28"	416.96

LEGEND

	SUBJECT PROPERTY BOUNDARY LINE
	SECTION LINE
	GOVERNMENT LOT LINE
	RADIAL BEARING LINE
	PARCEL TIE LINE



LOCHSA ENGINEERING
6345 SOUTH JONES BLVD., STE 100
LAS VEGAS, NEVADA 89118
PHONE: (702) 365-9312
FAX: (702) 365-9317

EXHIBIT "B"
LOT 1
CURVE TABLE/LEGEND
07/09/2021

Sheet
4
of
4

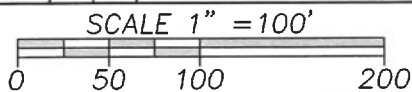
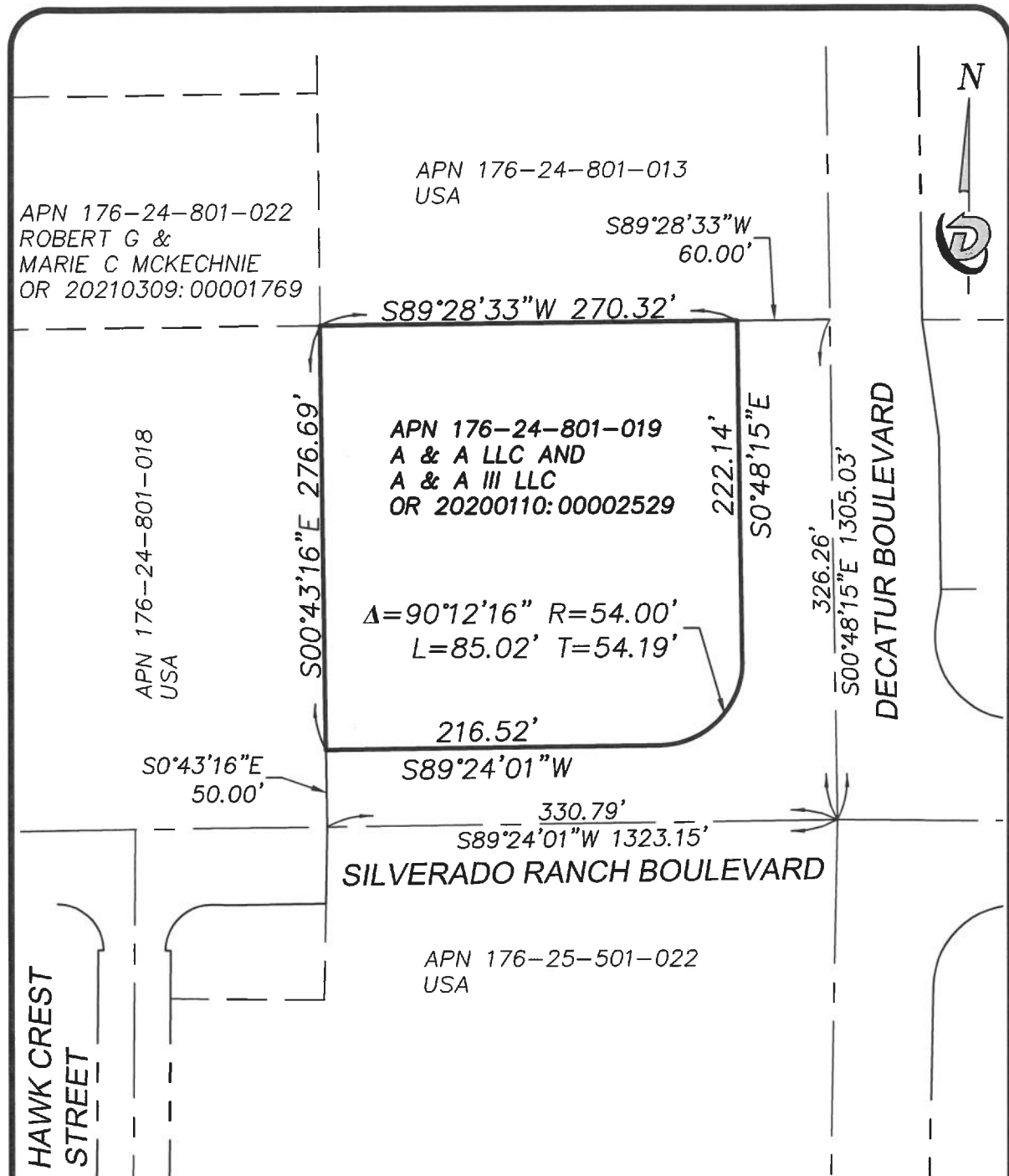
NZC - 21-0352
p1 of 2

Escrow No. 19165859-RE

**EXHIBIT A
LEGAL DESCRIPTION**

THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF
THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF
SECTION 24, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY,
NEVADA.

P2 of 2
N2C-21-0352



JOB NUMBER: 200539

DRAWN BY: RDC

DATE: 4/5/2021

CHECKED BY: -

DATE: -

PAGE 1 OF 1

Diamondback
Land Surveying

6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148

(o) 702.823.DBLS (f) 702.933.9030

ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

N2C-21-0421

NEW LOT ON COTTONWOOD DRIVE
EXHIBIT "A"

BEING A PORTION OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.M., COUNTY OF CLARK, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 1 OF BLUE DIAMOND VILLAGE UNIT NO. 1, AS SHOWN IN BOOK 10, PAGE 58 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA. SAME BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COTTONWOOD DRIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 32°27'30" WEST, 138.41 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 57°32'30" EAST, 60.00 FEET; THENCE NORTH 84°28'06" EAST, 47.96 FEET; THENCE SOUTH 62°19'59" EAST, 50.00 FEET; THENCE SOUTH 27°40'01" WEST, 147.23 FEET TO THE POINT OF BEGINNING.

CONTAINS 11,444 SQUARE FEET.

END OF DESCRIPTION.