

# CLARK COUNTY BOARD OF COMMISSIONERS

## ZONING / SUBDIVISIONS / LAND USE

### AGENDA ITEM

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**Petitioner:** Sami Real, Director, Department of Comprehensive Planning

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**Recommendation:** ORD-23-900326: 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 May 3, 2023, May 17, 2023 and June 7, 2023. (For possible action)

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#### **FISCAL IMPACT:**

None by this action.

#### **BACKGROUND:**

At the Board of County Commissioners on May 3, 2023, May 17, 2023 and June 7, 2023, 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 18, 2023.

BILL NO. \_\_\_\_\_

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-23-900326)

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 MAY 3, 2023, MAY 17, 2023 AND JUNE 7, 2023.

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 May 3, 2023, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

**ZC-23-0104**

From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone.

GENERALLY LOCATED: NORTHEAST OF SUNSET ROAD AND PIONEER WAY (ALIGNMENT)

APN: 163-34-401-016  
163-34-401-022

**ZC-23-0122**

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

GENERALLY LOCATED: NORTH OF PATRICK LANE AND EAST OF TOMSIK STREET

APN: 163-33-201-018

**ZC-23-0118**

From R-E (Rural Estates Residential) Zone to C-P (Office and Professional) Zone.

GENERALLY LOCATED: NORTH OF RUSSELL ROAD AND EAST OF TAMARUS STREET

APN: 162-26-402-001 THROUGH 003

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on May 17, 2003, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

**ZC-23-0067**

From R-2 (Medium Density Residential) Zone, C-2 (General Commercial) Zone, and M-1 (Light Manufacturing) Zone to R-4 (Multiple Family Residential – High Density) Zone.

GENERALLY LOCATED: BETWEEN EMERALD AVENUE AND RUSSELL ROAD, WEST OF BOULDER HIGHWAY

APN: 161-27-403-012  
161-27-803-003  
161-34-501-002

**ZC-23-0074**

From R-E (Rural Estates Residential) (RNP-I) Zone to M-D (Designed Manufacturing) Zone.

GENERALLY LOCATED: NORTH OF ROBINDALE ROAD AND WEST OF DEAN MARTIN DRIVE

APN: 177-08-206-001 THROUGH 003  
177-08-207-001  
177-08-207-003

**ZC-23-0151**

From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone.

GENERALLY LOCATED: WEST OF JONES BOULEVARD AND NORTH OF MAULE AVENUE.

APN: 176-02-601-006 AND 007

SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on June 7, 2023, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

**ZC-22-0413**

From M-D (Designed Manufacturing) Zone to H-1 (Limited Resort and Apartment) Zone.

GENERALLY LOCATED: SOUTHWEST CORNER OF QUAIL AVENUE AND POLARIS AVENUE

APN: 162-32-101-023 AND 024

**ZC-23-0161**

From R-U (Rural Open Land) Zone to R-E (Rural Estates Residential) Zone.

GENERALLY LOCATED: NORTH SIDE OF ELDORADO STREET, WEST OF WESTERN STREET

APN: 228-03-410-028 AND 029

**ZC-23-0163**

From H-1 (Limited Resort and Apartment) Zone to C-2 (General Commercial) Zone.

GENERALLY LOCATED: WEST SIDE OF LAS VEGAS BOULEVARD SOUTH AND THE SOUTH SIDE  
OF PEBBLE ROAD

APN: 177-20-501-004  
177-20-501-007 AND 008  
177-20-501-014 THROUGH 016  
177-20-501-024

**ZC-23-0171**

From R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.

GENERALLY LOCATED: EAST SIDE OF DURANGO DRIVE, NORTH OF ROBINDALE ROAD

APN: 176-09-201-001

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  
\_\_\_\_\_ 2023.

INTRODUCED by \_\_\_\_\_

PASSED ON THE \_\_\_\_\_ day of  
\_\_\_\_\_ 2023.

VOTE:

AYES:

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NAYS:

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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 \_\_\_\_\_, 2023.

**Exhibit "A"**  
**Legal Description(s)**

**(see next page for attachment(s))**

**WALLACE MORRIS KLINE SURVEYING, LLC**  
**Land Survey Consulting**

**APN: 163-34-401-016, 022, 163-34-411-014, AND 163-34-499-016 (PT)**

**EXHIBIT "A"**

THOSE PORTIONS OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 34;

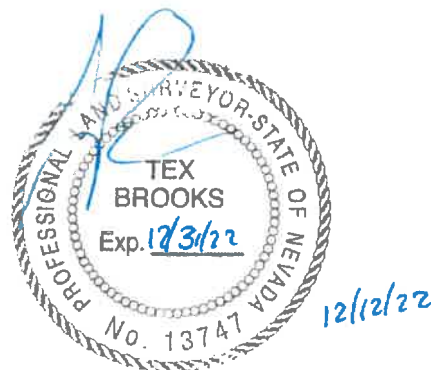
**TOGETHER WITH** THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 34;

**TOGETHER WITH** PAD B OF THAT CERTAIN RECORD OF SURVEY ON FILE IN FILE 226, PAGE 78 OF SURVEYS, RECORDED MARCH 29, 2022 IN BOOK 20220329 AS INSTRUMENT NO. 04292, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

**TOGETHER WITH** THE EAST 5.00 FEET OF THE WEST 30.00 FEET OF THE SOUTH 155.73 FEET OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 34.

CONTAINING 6.29 ACRES, MORE OR LESS.

TEX J. BROOKS, PLS  
NEVADA LICENSE NO. 13747



0104  
ZC-23-0000

plot of 1

**WALLACE MORRIS KLINE SURVEYING, LLC**  
**Land Survey Consulting**

**APN: 163-34-401-016, AND 022**  
**ZONE CHANGE AREA**

**EXHIBIT "A"**

**EXPLANATION:** THIS DESCRIPTION REPRESENTS A ZONE CHANGE AREA FOR  
"BEEDIE NV PROPERTY LLC PROJECT."

**DESCRIPTION**

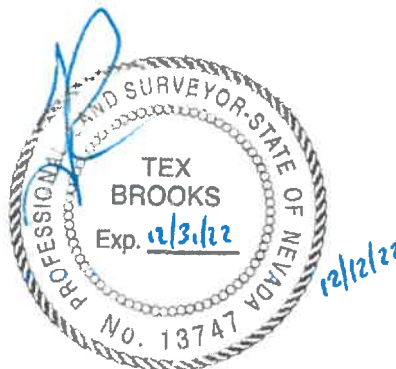
**PARCEL 1:**

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

**PARCEL 2:**

THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE  
SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION  
34, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.;

TEX J. BROOKS, PLS  
NEVADA LICENSE NO. 13747





APN: 163-33-201-018

**EXHIBIT "A"**

**DESCRIPTION**

THE WEST HALF (W 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 60 EAST, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA.

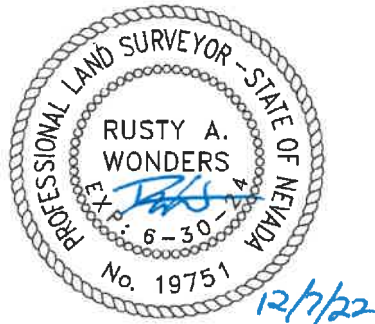
**EXCEPTING THEREFROM** THAT PORTION DEDICATED FOR PUBLIC STREET AND UTILITY PURPOSES IN THAT CERTAIN DOCUMENT RECORDED APRIL 17, 2000 IN BOOK 20000417 AS INSTRUMENT NO. 01067, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

**FURTHER EXCEPTING THEREFROM** THAT PORTION DEDICATED FOR PUBLIC STREET AND UTILITY PURPOSES IN THAT CERTAIN DOCUMENTS RECORDED FEBRUARY 11, 2000 IN BOOK 20000211 AS INSTRUMENT NO. 00693 AND RECORDED JANUARY 22, 2001 IN BOOK 20010122 AS INSTRUMENT NO. 01833, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

**ALSO EXCEPTING THEREFROM** THAT PORTION DEDICATED FOR PUBLIC STREET AND UTILITY PURPOSES IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 6, 2008 IN BOOK 20081106 AS INSTRUMENT NO. 02559, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

END OF DESCRIPTION

RUSTY A. WONDERS, PLS  
PROFESSIONAL LAND SURVEYOR  
NEVADA LICENSE NO. 19751



2C-23-0118

## LEGAL DESCRIPTION

### **PARCEL 1:**

The West 132 feet of Government Lot 34, in Section 26, Township 21 South, Range 61 East, M.D.M.

Excepting therefrom that portion as conveyed to Clark County by Deed recorded June 11, 1963, in Book 452 as Document No. 364156 and Deed recorded June 11, 1963, in Book 452 as Document No. 364170, of Official Records.

### **PARCEL 2:**

The West 65 feet of the East 264 feet of the West 396 feet of Government Lot 34, in Section 26, Township 21 South, Range 61 East, M.D.M.

Excepting therefrom that portion as conveyed to Clark County by Deed recorded July 8, 1963, in Book 458 as Document No. 369564, of Official Records.

### **PARCEL 3:**

The East 199 feet of the West 396 feet of Government Lot 34, in Section 26, Township 21 South, Range 61 East, M.D.M.

Excepting therefrom that portion as conveyed to Clark County by Deed recorded July 8, 1963, in Book 458 as Document No. 369564, of Official Records.

Further Excepting Therefrom that portion as conveyed by Deed recorded April 27, 1970, in Book 28 as Document No. 21698, of Official Records.

24-23-0067  
p1 of 3

## LEGAL DESCRIPTION

APN:

161-27-403-012

161-27-803-001

161-34-501-002

PARCEL I:

A PORTION OF THE NORTH HALF (N ½) OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER (NW C) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 34;

THENCE SOUTH 89°07'25" EAST ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 959.62 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF U.S. HIGHWAY NOS. 93-95-466 (200 FEET WIDE);

THENCE SOUTH 42°27'00" EAST ALONG THE SAID SOUTHWESTERLY LINE, A DISTANCE OF 600.26 FEET TO A POINT;

THENCE SOUTH 50°28'33" WEST, A DISTANCE OF 1,703.15 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 34;

THENCE NORTH 01°53'31" WEST ALONG THE SAID WEST LINE, A DISTANCE OF 1.542.31 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND LYING SOUTH OF THE NORTH LINE OF RUSSEL ROAD.

FURTHER EXCEPTING THEREFROM ANY PORTION OF SAID LAND LYING AND BEING WITHIN THE BOUNDARIES OF U.S. HIGHWAY NOS. 93-95-466.

FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND AS CONVEYED TO THE COUNTY OF CLARK BY GRANT, BARGAIN, SALE DEED RECORDED JULY 9, 1999 IN BOOK 990709 AS DOCUMENT NO. 00187, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND LYING EASTERLY OF THE LAND CONVEYED TO THE COUNTY OF CLARK BY GRANT, BARGAIN, SALE DEED RECORDED JULY 9, 1999 IN BOOK 990709 AS DOCUMENT NO. 00187, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO COUNTY OF CLARK BY DEED RECORDED MARCH 31, 2009 IN BOOK 20090331 AS INSTRUMENT NO. 01715, OF OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 23, 2005 IN BOOK 20050523 AS INSTRUMENT NO. 00777, OFFICIAL RECORDS.

PARCEL II:

A PARCEL OF LAND SITUATED IN THE SOUTH HALF ( $S \frac{1}{2}$ ) OF THE SOUTHWEST QUARTER ( $SW \frac{1}{4}$ ) OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.B.M., CLARK COUNTY, NEVADA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27, THENCE SOUTH  $89^{\circ}05'19''$  EAST ALONG THE SOUTHERLY LINE OF SAID SOUTH HALF ( $S \frac{1}{2}$ ) OF THE SOUTHWEST QUARTER ( $SW \frac{1}{4}$ ) 1737.37 FEET TO A POINT ON SAID LINE THE "TRUE POINT OF BEGINNING",

THENCE NORTH  $00^{\circ}54'41''$  EAST 410.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF EMERALD AVENUE;

THENCE SOUTH  $89^{\circ}05'19''$  EAST, 773.22 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE EASTERLY LINE OF SAID SOUTH HALF ( $S \frac{1}{2}$ ) OF THE SOUTHWEST QUARTER ( $SW \frac{1}{4}$ );

THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH  $00^{\circ}22'45''$  EAST, 410.10 FEET ALONG SAID EASTERLY LINE TO THE SOUTH QUARTER CORNER OF SAID, SECTION 27;

THENCE NORTH  $89^{\circ}05'19''$  WEST ALONG THE SOUTHERLY LINE OF SAID SOUTH HALF ( $S \frac{1}{2}$ ) OF THE SOUTHWEST QUARTER ( $SW \frac{1}{4}$ ) 782.46 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING SOUTHWESTERLY OF THE NORTHEAST LINE OF THE DUCK CREEK FLOOD CONTROL CHANNEL AS DESCRIBED IN DEED TO CLARK COUNTY RECORDED MARCH 3, 2000 IN BOOK 20000303 AS DOCUMENT NO. 01129, OFFICAL RECORDS.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 20, 2005 IN BOOK 20050720 AS INSTRUMENT NO. 01125 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL III:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER ( $SW \frac{1}{4}$ ) OF THE SOUTHEAST QUARTER ( $SE \frac{1}{4}$ ) OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.B.M., CLARK COUNTY NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27, THENCE SOUTH  $89^{\circ}05'19''$  EAST ALONG THE SOUTHERLY LINE OF THE SOUTH HALF ( $S \frac{1}{2}$ ) OF THE SOUTHWEST QUARTER ( $SW \frac{1}{4}$ ) OF SAID SECTION 2519.83 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 27 THE "TRUE POINT OF BEGINNING";

THENCE NORTH  $00^{\circ}22'45''$  WEST ALONG THE WESTERLY LINE OF SAID SOUTHWEST QUARTER ( $SW \frac{1}{4}$ ) OF THE SOUTHEAST QUARTER ( $SE \frac{1}{4}$ ) 410.10 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF EMERALD AVENUE;

THENCE SOUTH  $89^{\circ}05'19''$  EAST, 78.42 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE;

THENCE TANGENT TO THE LAST MENTIONED BEARING CURVING TO THE LEFT ALONG A CURVE HAVING A RADIUS OF 533.62 FEET, THROUGH A CENTRAL ANGLE OF  $09^{\circ}06'36''$ , AN ARC LENGTH OF 84.84 FEET MORE OR LESS TO A POINT ON A LINE THAT IS PARALLEL WITH AT A DISTANCE OF 300.00 FEET FROM THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NOS. 93-95-466;

THENCE SOUTH  $42^{\circ}24'24''$  EAST (AT SAID PARALLEL DISTANCE) 568.70 FEET TO A POINT OF THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ );

THENCE NORTH  $89^{\circ}24'03''$  WEST ALONG SAID SOUTHERLY LINE 543.84 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED TO CLARK COUNTY FOR THE DUCK CREEK FLOOD CONTROL CHANNEL, RECORDED MARCH 10, 2000 IN BOOK 20000310 AS DOCUMENT NO. 00905, OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 20, 2005 IN BOOK 20050720 AS INSTRUMENT NO. 01125 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

## **LEGAL DESCRIPTION**

### **TITLE 2**

**PARCEL: APN 177-08-206-001**

*THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., FURTHER DESCRIBED AS GOVERNMENT LOT FIFTEEN (15).*

*EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO COUNTY OF CLARK BY THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED DECEMBER 19, 1997 IN BOOK 971219 OF OFFICIAL RECORDS, CLARK COUNTY NEVADA RECORDS, AS DOCUMENT NO. 01245.*

*THE LEGAL DESCRIPTION SHOWN ABOVE DESCRIBES ALL THAT PROPERTY IN THE PRELIMINARY TITLE REPORT IDENTIFIED AS "FIRST AMERICAN TITLE INSURANCE COMPANY" COMMITMENT NUMBER NCS-1100328-HHLV, WITH A COMMITMENT DATE OF NOVEMBER 5, 2021.*

**EXHIBIT "A"**

Legal Description  
Remnant Parcel  
Over a Portion of the Southern Clark County 215  
Bruce Woodbury Beltway  
APN 176-02-601-006

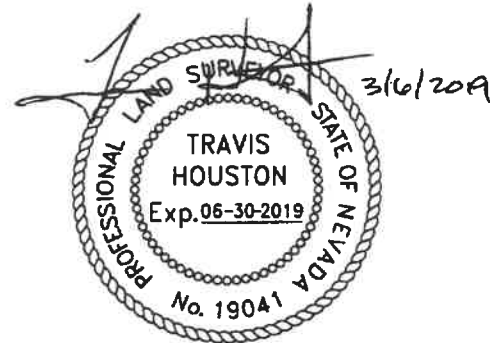
Page 1 of 1

A portion of the East Half (E ½) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 2, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada more particularly described as follows:

That parcel of land of aforementioned East Half (E ½) lying south of that land previously dedicated to Clark County in that certain Dedication Document recorded in Book 20181226, Instrument 00168, on file in the Official Records of the Clark County, Recorder, Clark County, Nevada.

**EXCEPTING THEREFROM** any and all abutter's rights and access rights, along and across the control of access line as shown on Exhibit "B" attached hereto and made a part hereof.

This description was prepared by the Clark County Surveyor's Office from documents of record and a topographic field survey. See **EXHIBIT "B"** attached hereto and by this reference made a part hereof.



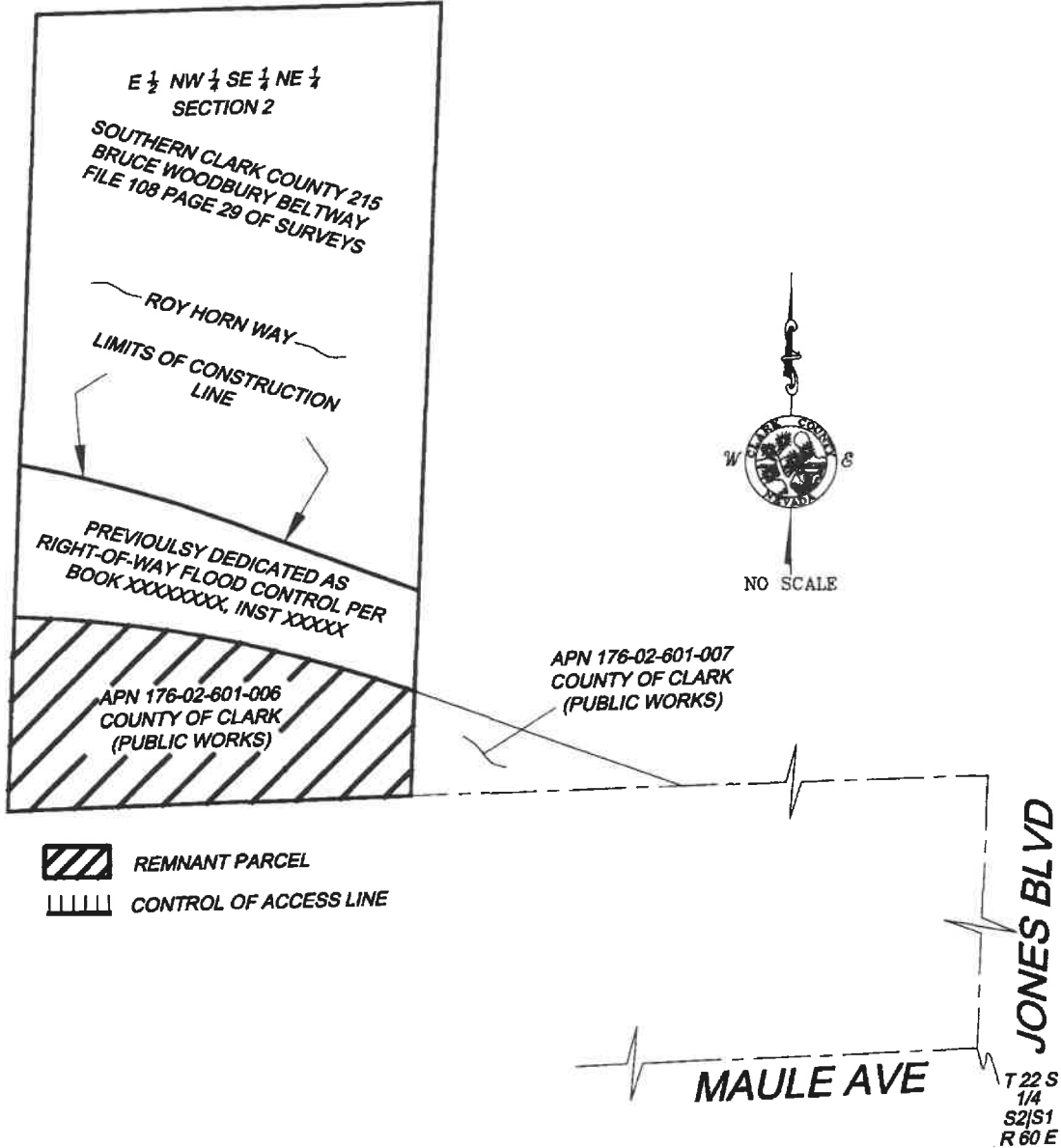
Travis Houston, P.L.S.  
Nevada Certificate No. 19041  
Clark County Surveyor's Office

Clark County Surveyor's Office-500 S. Grand Central Pkwy, Las Vegas, NV 89155

P://SURVEY/SHARED/DESCRIPTIONS/BELTWAY/SOUTHERN CC215/176-02-601-006 REMNANT SOUTHERN CC215 AT JONES BLVD AND ROY HORN WAY.DOCX  
R://SURVEY/SHARED/DESCRIPTIONS/DWG/176-02-601-006 ROW DEDICATION FLOOD CONTROL CHANNEL JONES A SOUTHERN CC 215 BELTWAY1.DWG

# EXHIBIT "B"

## CLARK COUNTY PUBLIC WORKS SURVEY DIVISION



### NOTE:

OWNER:  
SECTION, TOWNSHIP, RANGE:  
PARCEL NO.  
REFERENCES:

TOTAL AREA OF REMNANT:

AREA SHOWN IS DERIVED FROM DOCUMENTS OF RECORD  
AND THE RESULTS OF A FIELD TOPOGRAPHIC SURVEY.  
COUNTY OF CLARK (PUBLIC WORKS)  
SECTION 2, TOWNSHIP 22 SOUTH, RANGE 60 EAST  
176-02-601-006  
DEDICATION DOCUMENT: 20071012:01980; 20020620:00751;  
AND BOOK XXXXXXXX:INST XXXX; SV 108-29  
43,969 SQ.FT., MORE OR LESS: (1.01 ACRES)



**EXHIBIT "A"**

Legal Description  
Remnant Parcel  
Over a Portion of the Southern Clark County 215  
Bruce Woodbury Beltway  
APN 176-02-601-007

Page 1 of 1

A portion of the West Half (W ½) of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 2, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada more particularly described as follows:

That portion of said West Half (W ½) lying southwest of that parcel of land previously dedicated to Clark County in that certain Dedication Document recorded in Book 20071012, Instrument 01980, on file in the Official Records of the Clark County Recorder, Clark County, Nevada.

**EXCEPTING THEREFROM** any and all abutter's rights and access rights along and across the control of access line as shown on Exhibit "B" attached hereto and made a part hereof.

This description was prepared by the Clark County Surveyor's Office from documents of record and a topographic field survey. See **EXHIBIT "B"** attached hereto and by this reference made a part hereof.

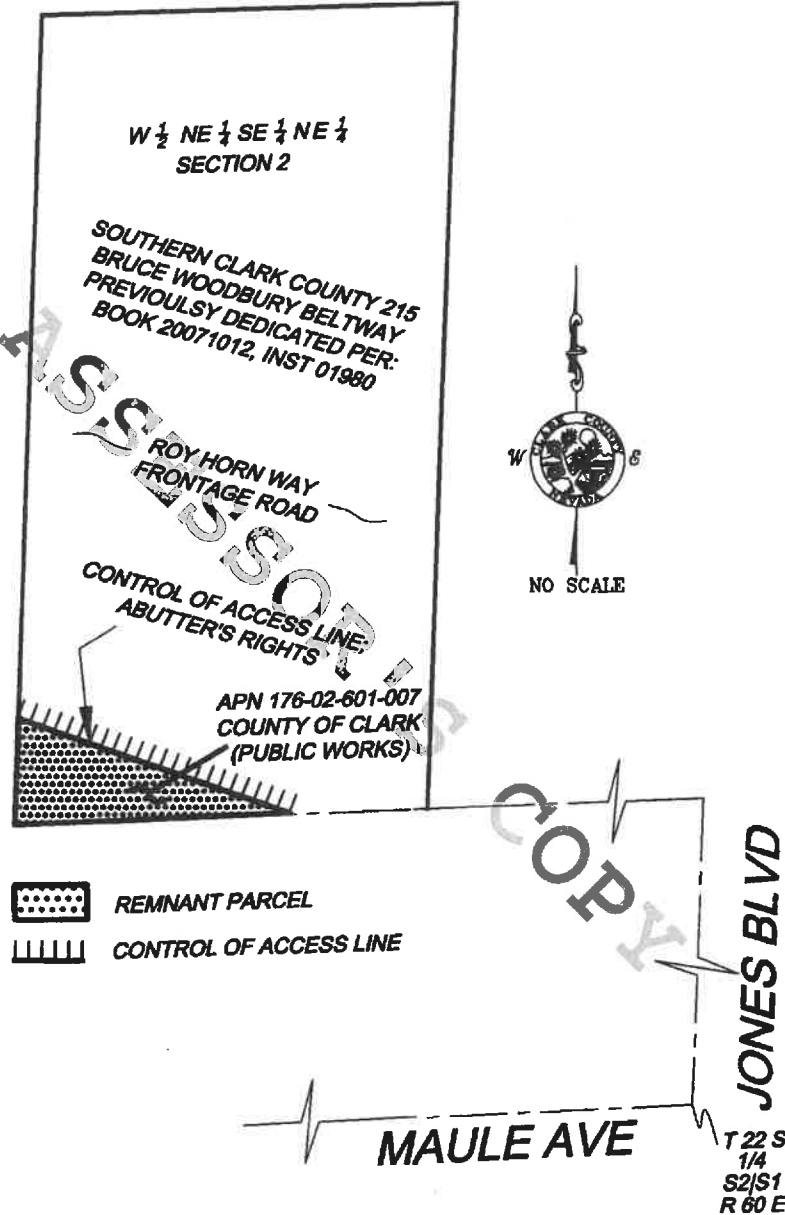


Travis Houston, P.L.S.  
Nevada Certificate No. 19041  
Clark County Surveyor's Office

Clark County Surveyor's Office-500 S. Grand Central Pkwy, Las Vegas, NV 89155

P://SURVEY/SHARED/DESCRIPTIONS/BELTWAY/SOUTHERN CC 215/176-02-601-007 REMNANT PARCEL SOUTHERN  
CC215 BRUCE WOODBURY BELTWAY WEST OF JONES BOULEVARD.DOCX  
P://SURVEY/SHARED/DESCRIPTIONS/BELTWAY/SOUTHERN/ CC 215/176-02-601-007 REMNANT PARCEL JONES AT  
SOUTHERN CC 215 BELTWAY.DWG

**EXHIBIT "B"**  
**CLARK COUNTY PUBLIC WORKS**  
**SURVEY DIVISION**



**NOTE:**

**OWNER:**  
**SECTION, TOWNSHIP, RANGE:**  
**PARCEL NO.**  
**REFERENCES:**

**TOTAL AREA OF REMNANT:**

AREA SHOWN IS DERIVED FROM DOCUMENTS OF RECORD  
AND DOES NOT CONSTITUTE THE RESULTS OF A FIELD SURVEY  
COUNTY OF CLARK (PUBLIC WORKS)  
SECTION 2, TOWNSHIP 22 SOUTH, RANGE 60 EAST  
176-02-601-007  
DEDICATION DOCUMENT: 20071012:01980;  
GBSD:19930810:00275; SV 108-29  
9549 SQ.FT., MORE OR LESS; (0.22 ACRES)

Legal Description

The East Half (E 1/2) of the Northeast Quarter (NE 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 32, Township 21 South, Range 61 East, M.D. B. & M.

The West Half (W 1/2) of the Northeast Quarter (NE 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 32, Township 21 South, Range 61 East, M.D.B. & M.

**LEGAL DESCRIPTION****APN 228-03-410-028**

A portion of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) and the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 3, Township 26 South, Range 64 East, M.D.B. & M, more particularly described as follows: Beginning at a point which bears North 10°05'00" West a distance of 128 feet from the Northeast (NE) corner of Block Eight (8) of NELSON TOWNSITE, as shown by map thereof on file in Book 1 of Plats, page 16-A, Clark County, Nevada records, said point being further described as the Northeast (NE) corner of that certain parcel of land conveyed to ALEXIS VOLBORTH and NADESCHDA HASSO VOLBORTH by deed recorded October 26, 1971 as Document No. 139693, Clark County, Nevada records; thence South 79°48'21" West a distance of 106.99 feet to a point; thence South 13°28'51" East a distance of 118.00 feet to the Northeast (NE) corner of that certain parcel of land conveyed to PATRICIA NELLSHREVE by deed recorded October 29, 1969 as Document No. 793415, Clark County, Nevada records; thence South 79°55'00" West along the North line of said parcel a distance of 100 feet to a point; thence South 10°05'00" East along the West line thereof a distance of 135 feet to a point on the South line of Block Eight (8) of said NELSON TOWNSITE; Thence Westerly along said South line a distance of 50 feet to the Southwest (SW) corner of said Block Eight (8); thence South 10°05'00" East to a point on the South line of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Southwest (SW1/4) of said Section 3; thence West along said South line to the Southwest (SW) corner of said Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of said Section 3; thence North along the West line of said Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) a distance of 330 feet to the Northwest (NW) corner thereof; thence East along the North line thereof a distance of 330 feet to the Northeast (NE) corner thereof; thence continuing East along the North line of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) to a point which intersects with a Northerly prolongation of the East line of Block eight (8) of said NELSON TOWNSITE; thence Southerly along said Northerly prolongation to the TRUE POINT OF BEGINNING.

**APN 228-03-410-029**

All that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

That portion of Block Eight (8), of Nelson Townsite, as shown by map thereof on file in Book 1 of Plays, page 16-A, in the Office of the County Recorder of Clark County, Nevada, more particularly described as follows:

Commencing at the Southwest corner of Block Eight (8) of Nelson Townsite; thence Easterly along the Southerly boundary thereof a distance of 50.00 feet to the True Point of Beginning, thence North 10°05" West a distance of 135 feet; thence North 79°55" East a distance of 100 feet; thence South 10°05" East a distance of 135 feet; thence South 79°55" West a distance of 100 feet to the True Point of Beginning.

20-23-0163

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

Real property in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

THAT PORTION OF THE NORTH HALF (N ½) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 61 EAST, DESCRIBED AS FOLLOWS:

LOT ONE (1) AS SHOWN BY MAP THEREOF IN FILE 88 OF PARCEL MAPS, PAGE 42, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

177-20-501-024

20-23-0163

PARCEL 177-20-501-004

The North Half (N1/2 ) of the North Half (N1/2 ) of the South Half (S1/2) of the Northeast Quarter (NE1/4 ) of the Northeast Quarter (NE1/4) of Section 20, Township 22 South, Range 61 East.

LEGAL DESCRIPTION

THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE  
SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF  
SECTION 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B. & M.

PARCEL 177-20-501-004

The North Half (N1/2) of the North Half (N1/2) of the South Half (S1/2) of the Northeast Quarter (NE1/4 ) of the Northeast Quarter (NE1/4) of Section 20, Township 22 South, Range 61 East.