

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

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

Recommendation: ORD-23-900171: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change in Assessors Books 161, 162, 163, 176, 177 and 191. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

On September 7, 2022, the Board of County Commissioners (Board) adopted an ordinance removing the nonconforming zone boundary amendment process from Title 30. The nonconforming zone boundary amendment process required the property owner/applicant to execute a resolution of intent subsequent to approval. The resolution of intent stipulated the Board would authorize an amendment to a zoning district boundary or a zoning district reclassification by the adoption of an ordinance amending the Official Zoning Map (Zoning Map) upon satisfaction of all conditions contained in the resolution of intent and completion of a project.

At its November 16, 2022 meeting, the Board directed staff to bring forward an ordinance to officially change the Zoning Map for nonconforming zone boundary amendments that may be compatible with the surrounding area or have reached an acceptable level of completion.

The attached zone changes were approved in Assessors Books 161, 162, 163, 176, 177 and 191 to reclassify certain properties and amend the Zoning Map and have been deemed to be either compatible with the surrounding area and/or development on the subject parcels has reached an acceptable level of completion.

Staff recommends the Board conduct a public hearing.

Cleared For Agenda
06/21/23

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-23-900171)
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 IN ASSESSOR'S BOOKS 161, 162, 163, 176, 177 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 in Assessor's Books 161, 162, 163, 176, 177 and 191, the following described properties situated in Clark County are reclassified as follows, (See "Exhibit A" for Legal Description(s)):

NZC-20-0065

From R-E (Rural Estates Residential) Zone to R-4 (Multiple-Family Residential - High Density) Zone.

GENERALLY LOCATED: SOUTH OF VEGAS VALLEY DRIVE AND WEST OF NELLIS BOULEVARD

APN: 161-08-710-036

NZC-19-0167

From R-E (Rural Estates Residential) and P-F (Public Facility) Zones to M-1 (Light Manufacturing) Zone.

GENERALLY LOCATED: SOUTH OF OQUENDO ROAD AND EAST OF DECATUR BOULEVARD

APN: 162-31-201-022

NZC-21-0020

From C-1 (Local Business) Zone to R-4 (Multiple-Family Residential - High Density) Zone.

GENERALLY LOCATED: SOUTH OF SAHARA AVENUE AND WEST OF MEYERS COURT

APN: 163-09-501-004

NZC-22-0025

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

GENERALLY LOCATED: SOUTH OF QUAIL AVENUE AND EAST OF CIMARRON ROAD

APN: 163-33-501-011

NZC-22-0003

From P-F (Public Facility) Zone to R-2 (Medium Density Residential) Zone.

GENERALLY LOCATED: SOUTH OF RUSSELL ROAD AND EAST OF DURANGO DRIVE

APN: 163-33-101-004

NZC-19-0848

From C-P (Office and Professional) Zone to M-D (Designed Manufacturing) Zone.

GENERALLY LOCATED: SOUTH OF HACIENDA AVENUE AND EAST OF RILEY STREET

APN: 163-29-712-028 THROUGH 030

NZC-0274-17

From R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone.

GENERALLY LOCATED: NORTH OF OLETA AVENUE AND EAST OF JONES BOULEVARD

APN: 176-24-216-001 THROUGH 020

NZC-21-0254

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

GENERALLY LOCATED: NORTH OF MERANTO AVENUE AND WEST OF RAINBOW
BOULEVARD

APN: 176-22-701-012

NZC-21-0621

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone described as the N1/2, NE1/4, NW1/4, SE1/4 of the SE1/4 of Section 24, Township 22 South, Range 60 East.

GENERALLY LOCATED: SOUTH OF RICHMAR AVENUE AND WEST OF DECATUR
BOULEVARD

APN: 176-24-801-002

NZC-21-0222

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

GENERALLY LOCATED: SOUTH OF RICHMAR AVENUE AND EAST OF LINDELL ROAD

APN: 176-24-814-001 THROUGH 147

NZC-21-0587

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

GENERALLY LOCATED: NORTH OF STARR AVENUE AND WEST OF BUFFALO ROAD

APN: 176-33-801-007

NZC-19-0921

From R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone.

GENERALLY LOCATED: SOUTH OF SUNSET ROAD AND EAST OF QUARTERHORSE LANE

APN: 176-05-101-028

NZC-20-0182

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

GENERALLY LOCATED: SOUTH OF CAMERO AVENUE AND EAST OF DURANGO DRIVE

APN: 176-16-201-013, AND 049

NZC-21-0462

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

GENERALLY LOCATED: SOUTH OF RICHMAR AVENUE AND WEST OF DECATUR
BOULEVARD

APN: 176-19-501-005

NZC-21-0204

From R-E (Rural Estates Residential) and C-P (Office and Professional) Zone to R-2 (Medium Density Residential) Zone.

GENERALLY LOCATED: SOUTH OF RICHMAR AVENUE AND WEST OF DECATUR
BOULEVARD

APN: 176-24-813-001 THROUGH 081
176-24-801-032, 034, 036, AND 040

NZC-21-0458

From R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone.

GENERALLY LOCATED: NORTH OF PYLE AVENUE AND WEST OF GILLESPIE STREET

APN: 177-28-212-001 THROUGH 024

NZC-21-0611

From R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone.

GENERALLY LOCATED: SOUTH OF ROBINDALE ROAD AND WEST OF AMINGO STREET

APN: 177-10-301-006

NZC-18-1028

From R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) and R-D (Suburban Estates Residential) Zone.

GENERALLY LOCATED: NORTH OF STARR AVENUE AND EAST OF LA CIENEGA STREET

APN:

177-33-801-019

NZC-21-0492

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

GENERALLY LOCATED: SOUTH OF PYLE AVENUE AND EAST OF ARVILLE STREET

APN: 177-30-712-001 THROUGH 196

ZC-20-0513

From R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.

GENERALLY LOCATED: SOUTH OF PYLE AVENUE AND EAST OF DECATUR BOULEVARD

APN: 177-30-301-032

NZC-21-0203

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

GENERALLY LOCATED: NORTH OF FRIAS AVENUE AND EAST OF ARVILLE STREET

APN: 177-30-713-001 THROUGH 188

NZC-20-0555

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

GENERALLY LOCATED: NORTH AND SOUTH OF FRIAS AVENUE AND WEST OF VALLEY VIEW
BOULEVARD

APN: 177-30-710-001 THROUGH 038

177-30-711-001 THROUGH 006

177-30-712-001 THROUGH 196

177-30-813-001 THROUGH 094

NZC-21-0088

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

GENERALLY LOCATED: SOUTH OF STARR AVENUE AND WEST OF PLACID STREET

APN: 191-04-515-001 TO 027

NZC-21-0416

From C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone.

GENERALLY LOCATED: SOUTH OF STONEWATER LANE AND WEST OF SOUTHERN
HIGHLANDS PARKWAY

APN: 191-06-525-001 TO 039

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 _____ 2023.

INTRODUCED by _____

PASSED ON THE _____ day of _____ 2023.

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 _____, 2023.

Exhibit “A”
Legal Description(s)

(see next page for attachment(s))

LEGAL DESCRIPTION

PROJECT: ASI Clark County Vegas Valley Drive Senior Housing
4955 Vegas Valley Drive, Las Vegas, NV 89121
Parcel No. 161-08-710-036

Subdivision Name: VEGAS VALLEY EST TRACT #1

Book Page: 3 57

Lot Block: Lot:1 Block:1

T-R-S: 21-62-8

Tax District: 340

Census Tract: 1613

THAT PORTION of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 8, Township 21 South, Range 62 East, M.D.B. & M., described as follows:

COMMENCING at the Northeast corner of the Southeast Quarter (SE 1/4) of said Section 8;

THENCE South 01° 16' 55" East a distance of 40.01 feet;

THENCE South 89° 58' 00" West along the South right of way line of Vegas Valley Drive (80.00 feet wide) a distance of 270.01 feet to the TRUE POINT OF BEGINNING.

THENCE continuing South 89° 58' 00" West along said South right of way line of Vegas Valley Drive a distance of 374.19;

THENCE South 00° 39' 00" East a distance of 294.12 feet;

THENCE North 89° 57' 28" East a distance of 377.43 feet;

THENCE North 01° 16' 55" West a distance of 294.14 feet to the TRUE POINT OF BEGINNING.

BEING AND INTENDED TO BE the same property conveyed by Quit Claim Deed dated September 20, 1976, recorded as No. 625738 in Book 666, Clark County Records.

SUBJECT TO current taxes and assessments not delinquent and taxes and assessments for subsequent years; covenants, reservations, restrictions, rights, rights of way and easements of record; zoning ordinances or statutes and building, use and occupancy restrictions of public record.

Neither grantee nor his successors, assigns or legal representatives, vendees, lessees or sublessees, shall conduct or permit the conduct on the premises of, and the property shall never be used for, a grocery store or for the retail sale of any food or food products, dairy products or alcoholic beverages (including beer and wine) either for consumption on or off the premises.

Any building or structure hereafter constructed or any addition to any existing building on the property shall be set back from the north property line along Vegas Valley Drive so that any construction thereof shall be no closer to the right of way line of said street than Ten (10) feet. Per instrument recorded February 5, 1993 at Book 930205, Instrument 00969, Office of the Recorder, Clark County, Nevada.

APN: 161-08-710-036

APN(s): 162-31-201-014, 015 & 019

NZC-19-0167

Owner: NEC Decatur & Patrick LLC

Page 1 of 1

EXHIBIT A

EXPLANATION

A description of property, generally located within the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) in Section 31, Township 21 South, Range 61 East, MDM, Clark County, Nevada.

DESCRIPTION

Those Portions of Government Lot forty-nine(49), the north half (N 1/2) of Government Lot fifty (50) and the south half (S 1/2) of Government Lot fifty (50) located within the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) in Section 31, Township 21 South, Range 61 East, MDM, Clark County, Nevada.

Excepting therefrom, those portions conveyed to Tropicana Detention Basin, A Flood Control Facility by Dedication recorded May 29, 2003 in Book 20030529 as Instrument No 04581 of official records, Clark County, Nevada.

NZC-2-0020

A.P.N. 163-09-501-004
07 DECEMBER 2020
JOB NO. 1075-013-201

LEGAL DESCRIPTION

SITUATED WITHIN THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) SECTION 9, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, SAID POINT ALSO BEING THE CENTERLINE INTERSECTION OF SAHARA AVENUE AND BUFFALO DRIVE;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 9, NORTH 88°21'13" WEST, 1331.58 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 9; THENCE DEPARTING SAID NORTH LINE ALONG THE EAST LINE OF AFORESAID NORTHWEST QUARTER (NW ¼), SOUTH 00°03'19" WEST, 75.03' TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF AFOREMENTIONED SAHARA AVENUE, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE DEPARTING SAID RIGHT-OF-WAY AND CONTINUING ALONG SAID EAST LINE, SOUTH 00°03'19" WEST, 585.20 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 88°22'28" WEST, 332.85 FEET;

THENCE NORTH 00°03'11" EAST, 585.32 FEET TO A POINT ON AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY OF SAHARA AVENUE;

THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 88°21'13" EAST, 332.88 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 194,736 SQUARE FEET (4.471 ACRES)

JERRY E. PASCOE
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 9883
L. R. Nelson Consulting Engineers, Inc.
6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1885
702-798-7978



12-7-2020

22-22-0025

APN 163-33-501-011
JOB #421071-A-001

**LEGAL DESCRIPTION OF
PARCEL 163-33-501-011**

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 60 EAST., M.D.B. & M.

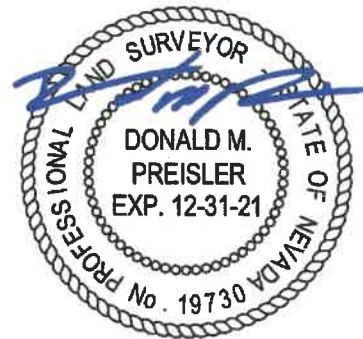
EXCEPTING THEREFROM THE PUBLIC STREETS AS DEDICATED BY THAT CERTAIN DEDICATION RECORDED JANUARY 22, 2001 IN BOOK 20010122 AS INSTRUMENT NO. 01834 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION AS DEDICATED BY THAT CERTAIN DEDICATION RECORDED JULY 11, 2014, AS INSTRUMENT NO. 20140711-0002430, OF OFFICIAL RECORDS.

CONTAINS 13.90 ACRES

END OF DESCRIPTION.

PREPARED BY: DONALD M. PREISLER, PLS,
AS AN AGENT FOR THE WLB GROUP, INC.



OCTOBER 05, 2021

2C-22-0003

APN 163-33-101-004
JOB #421070-A-001

**LEGAL DESCRIPTION OF
PARCEL 163-33-101-004**

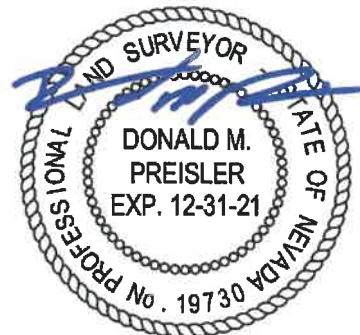
THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4); AND THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE PUBLIC STREETS AS DEDICATED BY THAT CERTAIN DEDICATION BY THE COUNTY OF CLARK RECORDED JANUARY 22, 2001 IN BOOK 20010122 AS INSTRUMENT NO. 01833, OFFICIAL RECORDS.

CONTAINS 14.70 ACRES

END OF DESCRIPTION.

PREPARED BY: DONALD M. PREISLER, PLS,
AS AN AGENT FOR THE WLB GROUP, INC.



OCTOBER 04, 2021

p1 of 2
NZC-19-0848

LEGAL DESCRIPTION

APN: 163-29-712-017

A PORTION OF LOT 1 AS SHOWN IN BOOK 140 OF PLATS, PAGE 28, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY NEVADA, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 29; THENCE ALONG THE EAST LINE THEREOF NORTH 00°05'06" WEST, 674.63 FEET; THENCE DEPARTING SAID EAST LINE SOUTH 89°27'24" WEST, 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF RILEY STREET AND ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 89°27'24" WEST, 660.82 FEET, THENCE NORTH 00°00'08" WEST, 600.72 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 44.50 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°27'51" AN ARC LENGTH OF 70.26 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HACIENDA AVENUE; THENCE ALONG SAJD SOUTHERLY LINE THE FOLLOWING THREE COURSES: NORTH 89°32'01" EAST, 74.86 FEET; THENCE SOUTH 84°42'15" EAST, 100.53 FEET; THENCE NORTH 89°31'46" EAST, 159.31 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 368.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RJGHT, HAVING A CENTRAL ANGLE OF 90°23'07", AN ARC LENGTH OF 580.53 FEET TO A POINT ON THE WESTERLY RIOHT-OF-WAY LINE OF RILEY STREET; THENCE ALONG SAID WESTERLY RJGHT-OF-WAY LINE SOUTH 00°05'06" EAST, 264.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 391,071 SQUARE FEET OR 8.98 ACRES OF LAND MORE OR LESS.

SAID LAND IS ALSO SHOWN AS LOT 1 ON THAT CERTAIN AMENDED RECORD OF SURVEY FILED IN FILE 204 OF SURVEYS, PAGE 75, RECORDED AUGUST 21, 2017 IN BOOK 20170821 AS DOCUMENT NO. 1572 OF OFFICIAL RECORDS.

APN: 163-29-712-018

PORTION OF LOT 1 AS SHOWN IN BOOK 140 OF PLATS, PAGE 28, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY NEVADA, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

...

p2 of 2
N2C-19-0848

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF

THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 29; THENCE ALONG THE EAST LINE THEREOF NORTH 00°05'06" WEST, 310.25 FEET; THENCE DEPARTING SAID EAST LINE SOUTH 89°54'54" WEST, 30.00 FEET TO A POINT ON THE WESTERLY RIGHT -OF-WAY LINE OF RILEY STREET AND ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 89°57'47" WEST, 290.83 FEET; THENCE NORTH 04°25' 13" EAST, 125.00 FEET; THENCE NORTH 82° 18'23" WEST, 90.90 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2251.78 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 80°32'22" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 010 25'55", AN ARC LENGTH OF 56.28 FEET; THENCE SOUTH 89°57'27" WEST, 308.61 FEET; THENCE NORTH 00°00'08" WEST, 165.77 FEET; THENCE NORTH 89°27'24" EAST, 660.82 FEET; THENCE SOUTH 00°05'06" EAST, 28.97 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 29°54'54" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 60°00'00", AN ARC LENGTH OF 20.94 FEET; THENCE SOUTH 00°05'06" EAST, 317.77 FEET TO THE POINT OF BEGINNING.

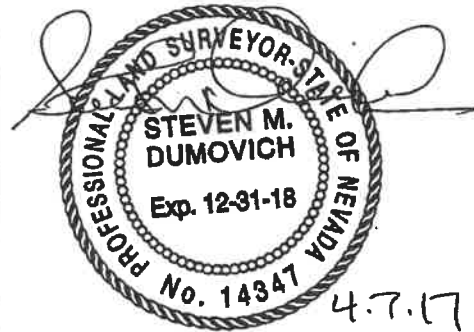
CONTAINING 172,861 SQUARE FEET OR 3.97 ACRES OF LAND MORE OR LESS SAID LAND IS ALSO SHOWN AS LOT 2 ON THAT CERTAIN AMENDED RECORD OF SURVEY FILED IN FILE 204 OF SURVEYS, PAGE 75, RECORDED AUGUST 21, 2017 IN BOOK 20170821 AS DOCUMENT NO. 1572 OF OFFICIAL RECORDS.

NZC-0274-17
p1 of 2

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA

PURPOSE:	EAST HALF OLETA & DUNEVILLE
PREPARED BY:	STEVEN M. DUMOVICH 6030 S. JONES BOULEVARD LAS VEGAS, NEVADA 89118
JOB NAME:	DUNEVILLE & OLETA
JOB NUMBER:	ADV-16-058
GOVERNING ENTITY:	CLARK COUNTY
FILE NAME:	ADV16058 EAST HALF

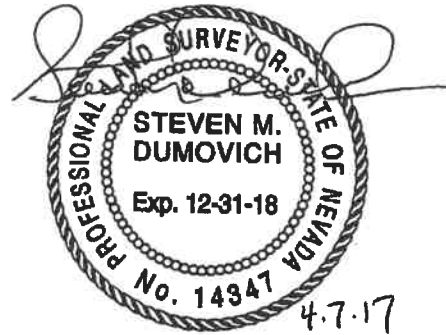


LEGAL DESCRIPTION

P2 of 2
NZC-0274-17

THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼)
OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK
COUNTY, NEVADA

PURPOSE:	WEST HALF OLETA & DUNEVILLE
PREPARED BY:	STEVEN M. DUMOVICH 6030 S. JONES BOULEVARD LAS VEGAS, NEVADA 89118
JOB NAME:	DUNEVILLE & OLETA
JOB NUMBER:	ADV-16-058
GOVERNING ENTITY:	CLARK COUNTY
FILE NAME:	ADV16058 WEST HALF



21-0254

Order No.: **18050166-152-SLM**

EXHIBIT A

The Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) in Section 22, Township 22 South, Range 60 East, M.D.B.&M.

Excepting therefrom that portion conveyed to Clark County by Deed recorded October 20, 2004 in Book 20041020 as Document No. 02466, Official Records.

Assessor's Parcel Number: 176-22-701-012

NZC-21-0222

LEGAL DESCRIPTION

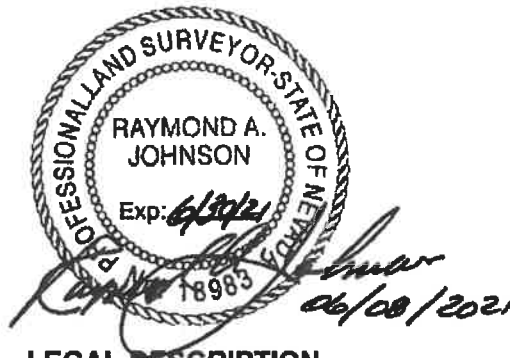
BEING A PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 60 EAST M.D.M., CLARK COUNTY, NEVADA.

NZC-21-0587

p 1 of 2



2727 SOUTH RAINBOW BOULEVARD *
LAS VEGAS, NEVADA 89146-5148 PHONE 702-873-7550 * FAX 702-362-2597

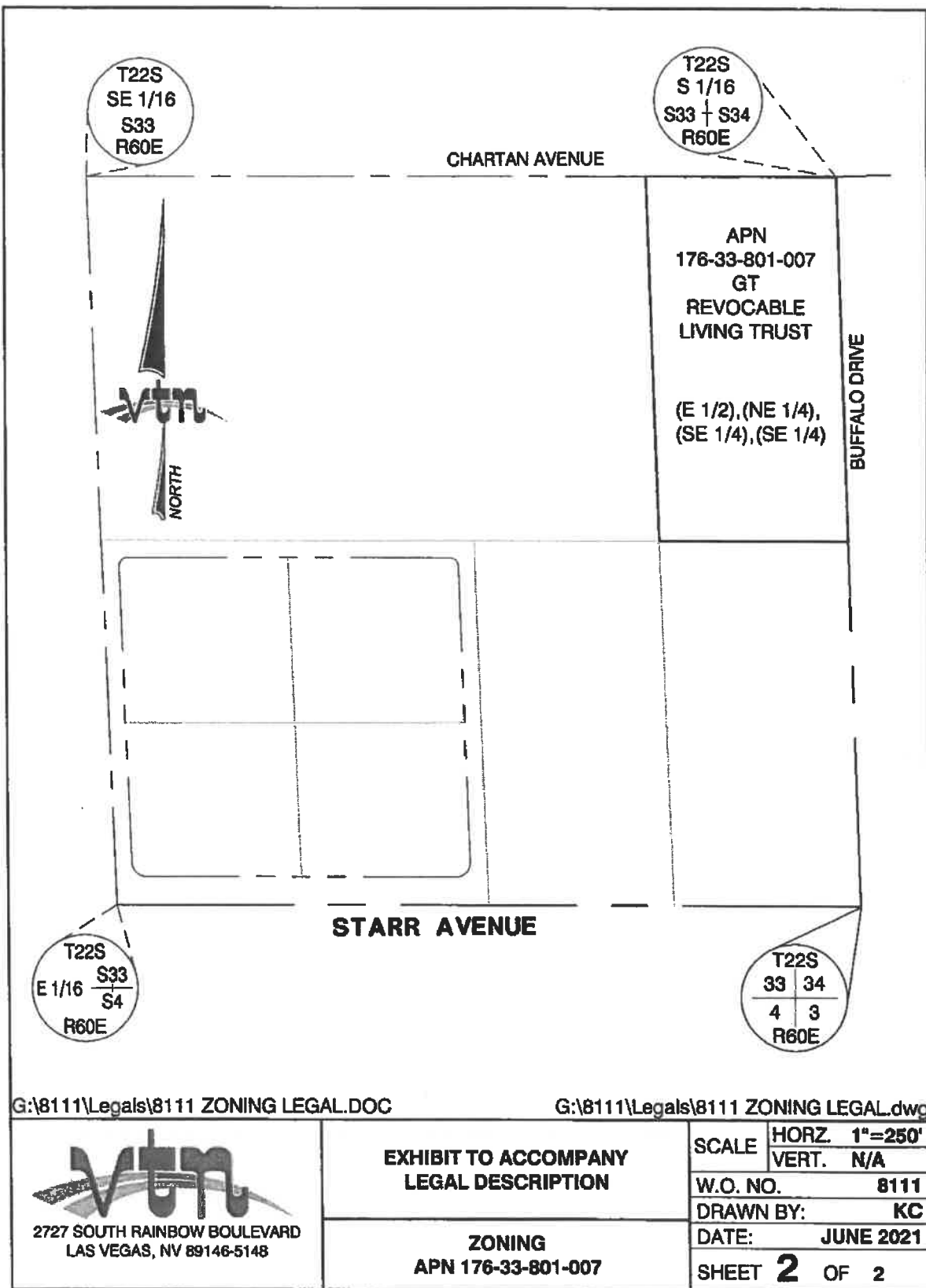


LEGAL DESCRIPTION

BEING THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE
SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 33, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY,
NEVADA.

CONTAINING 4.85 ACRES, MORE OR LESS AS DETERMINED BY COMPUTER
METHODS.

p282
N2C-21-0587



G:\8111\Legals\8111 ZONING LEGAL.DOC

G:\8111\Legals\8111 ZONING LEGAL.dwg

LEGAL DESCRIPTION

PARCEL 1: (APN: 176-05-101-005)

THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M., ALSO KNOWN AS GOVERNMENT LOT SIXTEEN (16).

EXCEPTING THEREFROM THAT PORTION AS CONVEYED IN THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED MAY 6, 1997 IN BOOK 970506, AS INSTRUMENT NO. 00997 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL 2: (APN: 176-05-101-006)

THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M., ALSO KNOWN AS GOVERNMENT LOT FIFTEEN (15).

EXCEPTING THEREFROM THAT PORTION AS CONVEYED IN THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED MAY 6, 1997 IN BOOK 970506, AS INSTRUMENT NO. 00997 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL 3: (APN: 176-05-101-007)

LOT 14 LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION AS DEDICATED FOR THE LAS VEGAS BELTWAY FOR ACCESS FACILITY BY DEDICATION DEED RECORDED JANUARY 14, 2002 IN BOOK 20020114 AS INSTRUMENT NO. 00837 RE-RECORDED JULY 13, 2004 IN BOOK 20040713 AS INSTRUMENT NO. 03769 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

ALSO EXCEPTING THEREFROM THAT PORTION AS DEDICATED FOR THE LAS VEGAS BELTWAY FOR ACCESS FACILITY BY DEDICATION DEED RECORDED APRIL 21, 2004 IN BOOK 20040421 AS INSTRUMENT NO. 03964 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION OF LAND THAT WOULD PASS BY OPERATION OF LAW, AS VACATED BY THE COUNTY OF CLARK IN AN ORDER OF VACATION RECORDED MARCH 8, 2017 AS INSTRUMENT NO. 20170308-0001225, OF OFFICIAL RECORDS.

PARCEL 4: (APN: 176-05-101-019)

THOSE PORTIONS OF GOVERNMENT LOTS 13 AND 28 LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING FURTHER DESCRIBED AS:

THAT PORTION AS DESCRIBED IN THAT CERTAIN ORDER OF VACATION RECORDED MARCH 8, 2017 AS INSTRUMENT NO. 20170308-0001225 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

THAT PORTION AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 17, 2009 AS INSTRUMENT NO. 20090217-0001698 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 13 IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 5; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 5, SOUTH 01°45'25" EAST, 679.23 FEET TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 13 IN SAID SECTION 5; THENCE ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 13, SOUTH 89°46'47" WEST, 251.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89°46'47" WEST, 88.10 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 13; THENCE ALONG THE WEST LINE OF SAID GOVERNMENT LOT 13, NORTH 1°42'26" WEST, 123.23 FEET TO A FENCE LINE; THENCE ALONG SAID FENCE LINE, NORTH 65°41'27" EAST, 8.51 FEET; THENCE LEAVING SAID FENCE LINE, SOUTH 32°10'17" EAST, 53.72 FEET; THENCE SOUTH 30°49'20" EAST, 41.29 FEET; THENCE SOUTH 36°36'21" EAST, 49.65 FEET; THENCE SOUTH 39°55'30" EAST, 7.24 FEET TO THE POINT OF BEGINNING.

THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN ORDER OF VACATION, RECORDED MARCH 8, 2017, AS INSTRUMENT NO. 20170308-0001225 AND AN ORDER OF VACATION RECORDED JANUARY 30, 2018 AS INSTRUMENT NO. 20180130-0001785, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ALSO TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 28 IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 5; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 5, SOUTH 01°45'25" EAST, 679.23 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 28; THENCE ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 28, SOUTH 89°46'47" WEST, 251.80 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, SOUTH 39°55'30" EAST, 71.99 FEET; THENCE SOUTH 45°14'07" EAST, 70.59 FEET; THENCE SOUTH 43°55'10" EAST, 40.36 FEET TO THE SOUTHWESTERLY LINE OF THAT TRACT OF LAND DEDICATED AS RIGHT-OF-WAY AND DESCRIBED AS "EXHIBIT A-1" IN DOCUMENT NUMBER 20040713:03769, CLARK COUNTY RECORDS; THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 60°24'00" WEST, 243.84 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 28; THENCE ALONG SAID WEST LINE NORTH 01°42'26" WEST, 13.21 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 28; THENCE ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 28 NORTH 89°46'47" EAST, 88.10 FEET TO THE POINT OF BEGINNING;

THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN ORDER OF VACATION, RECORDED MARCH 8, 2017, AS INSTRUMENT NO. 20170308-0001225, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL 5: (PORTION OF APN: 176-05-199-012)

A PORTION OF GOVERNMENT LOT 14 OF SECTION 5, TOWNSHIP 22 SOUTH, RANG 60 EAST, M.D.M., CLARK COUNTY NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OD SAID GOVERNMENT LOT 14; THENCE SOUTH 01°39'29" EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 14, A DISTANCE OF 120.72 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°36'11" EAST, A DISTANCE OF 4.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2366.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 05°05'12" EAST; THENCE SOUTHEASTERLY 74.33 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°48'00"; THENCE SOUTH 78°29'35" EAST, A DISTANCE OF 74.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 92.00 FEET; THENCE SOUTHEASTERLY 106.89 FEET ALONG THE ACR OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°34'12"; THENCE SOUTH 11°55'23" EAST, A DISTANCE OF 41.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1259.65 FEET; THENCE SOUTHEASTERLY 221.16 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°03'34"; THENCE SOUTH 17°48'07" EAST, A DISTANCE OF 95.90 FEET TO THE SOUTHEASTERLY RIGH-OF-WAY LINE OF THE CLARK COUNTY 215 BELTWAY AS DEDICATED PER DOCUMENT RECORDED IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER AS INSTRUMENT NO. 20040713-0003769 OF OFFICIAL RECORDS AND PARTIALLY VACATED PER ORDER OF VACATION RECORDED AS INSTRUMENT NO. 20170308-0001225 OF OFFICIAL RECORDS; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: ONE (1) SOUTH 81°06'31" WEST, A DISTANCE OF 152.59 FEET; TWO (2) NORTH 60°23'44" WEST, A DISTANCE OF 23.97 FEET; THREE (3) NORTH 24°10'23" WEST, A DISTANCE OF 366.70 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 14; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 01°39'29" WEST ALONG SAID WEST LINE, A DISTANCE OF 114.03 FEET TO THE POINT OF BEGINNING.

A.P.N. 176-16-201-013
A.P.N. 176-16-201-049

Legal Description

A portion of Lot One (1) of the certain Certificate of Land Division No. LD 19-88 recorded April 12, 1988, in Book 880412, as Document No. 00505, A portion of Lot 2-2 of Parcel Map File 76 Page 62, A portion of Lot 1 and Lot 3 of Parcel Map File 21 Page 91, located within the Southwest Quarter SW 1/4 of the Northwest Quarter NW 1/4 of Section 16, Township 22 South, Range 60 East, M.D.B. And M., further described as follows;

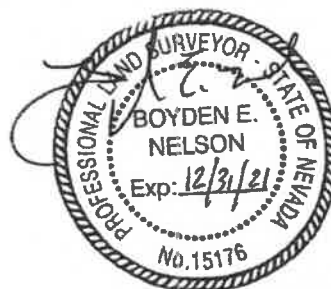
Commencing at the Northwest corner of said Lot One (1) of the certain Certificate of Land Division No. LD 19-88 recorded April 12, 1988, in Book 880412, as Document No. 00505, being the POINT OF BEGINNING; Thence North $89^{\circ}12'16''$ East along the North line of said Lot One (1) also being the South Right-of-Way line of Camero Avenue, a distance of 278.33'; Thence curving to the right, concave to the Southwest, having a radius of 15.00 feet, through a central angle of $90^{\circ}10'08''$, an arc length of 23.61' to a point on the East line of said Lot One (1); Thence South $00^{\circ}37'35''$ East along said East line, a distance of 287.88' to a point on the South Line of said Lot One (1); Thence South $89^{\circ}11'07''$ West along said South line, a distance of 302.75' to a point on the West line of said Lot One (1); Thence South $00^{\circ}33'19''$ East 10.00'; Thence South $87^{\circ}58'14''$ West 141.43'; Thence North $00^{\circ}31'11''$ West 17.00'; Thence North $45^{\circ}40'01''$ West 22.57'; Thence North $00^{\circ}48'51''$ West 1.02'; Thence South $89^{\circ}11'09''$ West 125.36' to a point on the East Right-of-Way line of Durango Drive; Thence North $00^{\circ}29'03''$ West along said East line, a distance of 257.24'; Thence curving to the right, concave to the Southeast, having a radius of 25.00', through a central angle of $89^{\circ}41'19''$, an arc length of 39.13' to a point on the South Right-of-Way line of Camero Avenue; Thence North $89^{\circ}12'16''$ East along said South line, a distance of 257.51' to the POINT OF BEGINNING.

This parcel contains 4.04 acres more or less.

BASIS-OF-BEARING

South $89^{\circ}10'00''$ West being the South line of the Southwest Quarter SW 1/4 of the Northwest Quarter NW 1/4 of Section 16, Township 22 South, Range 60 East, M.D.M., as per Record of Survey File 83 Page 78, Clark County, Nevada records.

Boyden E. Nelson, PLS
Nevada Certificate No. 15176
2383 Gateway Road
Las Vegas, NV 89115
Tel/Fax 702-452-3633



28 Feb 2020

A.P.N. 176-16-201-013

Legal Description

Lot 1 of Land Division 19-88
Document No. 880412:00505

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

The Northeast Quarter NE 1/4 of the Southwest Quarter SW 1/4 of the Southwest Quarter SW 1/4 of the Northwest Quarter NW 1/4 of Section 16, Township 22 South, Range 60 East, M.D.B. And M.

Excepting therefrom the North Thirty (30) feet and East Thirty (30) feet together with a spandrel area in the Northeast corner thereof, being the Southwest corner of the intersection of Camero Avenue and Lisa Lane, as recorded on April 12, 1988 in Book 880412, as Document No. 00506 of Official records.

Said Land is also known as Lot One (1) of the certain Certificate of Land Division No. LD 19-88 recorded April 12, 1988, in Book 880412, as Document No. 00505, Official Records, Clark County, Nevada.

Also Excepting therefrom and Mobil Home(s) or Manufactured Housing Unit(s) and Appurtenances, if any, located on said land.

Further described as follows:

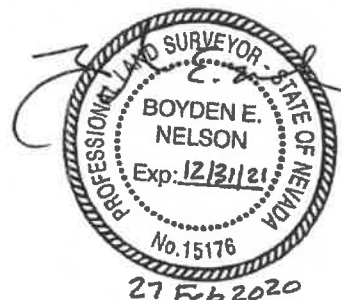
Commencing at the Northwest corner of said Lot One (1) of the certain Certificate of Land Division No. LD 19-88 recorded April 12, 1988, in Book 880412, as Document No. 00505, being the POINT OF BEGINNING; Thence North $89^{\circ}12'16''$ East along the North line of said Lot One (1), a distance of 278.33'; Thence curving to the right, concave to the Southwest, having a radius of 15.00 feet, through a central angle of $90^{\circ}10'08''$, an arc length of 23.61' to a point on the East line of said Lot One (1); Thence South $00^{\circ}37'35''$ East along said East line, a distance of 287.88' to a point on the South Line of said Lot One (1); Thence South $89^{\circ}11'07''$ West along said South line, a distance of 302.75' to a point on the West line of said Lot One (1); Thence North $00^{\circ}33'19''$ West along said West line, a distance of 313.03' to the POINT OF BEGINNING.

This parcel contains 2.10 acres more or less.

BASIS-OF-BEARING

South $89^{\circ}10'00''$ W being the South line of the Southwest Quarter SW 1/4 of the Northwest Quarter NW 1/4 of Section 16, Township 22 South, Range 60 East, M.D.M., as per Record of Survey File 83 Page 78, Clark County, Nevada records.

Boyden E. Nelson, PLS
Nevada Certificate No. 15176
2383 Gateway Road
Las Vegas, NV 89115
Tel/Fax 702-452-3633



[illegible]

LEGAL DESCRIPTION

PEBBLE & FORT APACHE

APN: 176-19-501-005

THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER
(NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 60 EAST,
M.D.B. & M.

**LEGAL DESCRIPTION
DECATUR AND RICHMAR**

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

EXCEPTING THEREFROM THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 24;

FURTHER EXCEPTING THEREFROM THE PUBLIC RIGHT-OF-WAY DEDICATED TO CLARK COUNTY BY DEED RECORDED IN BOOK 19900521, AS DOCUMENT NO. 00640 OF OFFICIAL RECORDS, CLARK COUNTY NEVADA.

CONTAINS 15.52 ACRES.

END OF DESCRIPTION.

plof2
N2C-21-0458



Pyle and Rancho Destino

APNs: 177-28-204-001, 177-28-204-011, 177-28-204-012, and 177-28-204-013

Legal Description

APN: 177-28-204-001

THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., FURTHER DELINEATED AS GOVERNMENT LOT FIFTY-THREE (53).

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED DECEMBER 3, 1975 IN BOOK 575 AS DOCUMENT NO. 534688, OF OFFICIAL RECORDED, CLARK COUNTY, NEVADA.

TOGETHER WITH THAT JO RAE AVENUE, THAT WOULD PASS BY OPERATION OF LAW, AS VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED JUNE 15, 2005 IN BOOK 20050615 AS INSTRUMENT NO. 05064 OF OFFICIAL RECORDS.

APN: 177-28-204-011

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

BEING A PORTION OF GOVERNMENT LOT 67 LYING WITHIN THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 61 EAST. M.D.M, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 67; THENCE N89°36'10"E ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 67, A DISTANCE OF 30.01 FEET TO A POINT ON A LINE PARALLEL TO AND 30.00 FEET EAST OF THE WEST LINE OF GOVERNMENT LOT 67 SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE N89°36'10"E, 299.88 FEET TO A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 67; THENCE SOUTH S00°48'53"W ALONG SAID EAST LINE OF GOVERNMENT LOT 67. A DISTANCE OF 147.91 FEET; THENCE S89°26'56"W, 300.24 FEET TO A POINT ON SAID LINE PARALLEL TO AND 30.00 FEET EAST OF THE WEST LINE OF SAID GOVERNMENT LOT 67; THENCE N00°56'39"E ALONG THE LAND SAID PARALLEL LINE, 148.72 FEET TO THE POINT OF BEGINNING.

PURSUANT TO THAT CERTAIN RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT MAP, AS SHOWN BY MAP THEREOF ON FILE IN FILE 133 OF SURVEYS, PAGE 50, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

APN: 177-28-204-012

BEING A PORTION OF GOVERNMENT LOT 67 LYING WITHIN THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 228, TOWNSHIP 22 SOUTH, RANGE 61 EAST. M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

P2 of 2
N2C-21-0458

COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 67; THENCE N89°36'10"E ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 67, A DISTANCE OF 30.01 FEET TO A POINT ON A LINE PARALLEL TO AND 30.00 FEET EAST OF THE WEST LINE OF GOVERNMENT LOT 67; THENCE S00°56'39"W, 148.72 FEET TO THE POINT OF BEGINNING; THENCE N89°26'56"E, 300.24 FEET TO A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 67; THENCE S00°48'53"W ALONG SAID EAST LINE OF GOVERNMENT LOT 67, A DISTANCE OF 131.91 FEET TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 67; THENCE S89°17'43"W ALONG SAID SOUTH LINE OF GOVERNMENT LOT 67, A DISTANCE OF 279.97 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS 20.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 91°38'56"; THENCE CURVING TO THE RIGHT AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 31.99 FEET TO A POINT ON SAID LINE PARALLEL TO AND 30.00 FEET EAST OF THE WEST LINE OF GOVERNMENT LOT 67; THENCE N00°56'39"E ALONG LAST SAID PARALLEL LINE, 112.14 FEET TO THE POINT OF BEGINNING.

PURSUANT TO THAT CERTAIN RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT MAP, AS SHOWN BY MAP THEREOF ON FILE IN FILE 133 OF SURVEYS, PAGE 50, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

APN: 177-28-204-013

LOTS ONE (1) AND TWO (2) AS SHOWN BY PARCEL MAP IN FILE 27 OF PARCEL MAPS, PAGE 58 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

NZC-21-0611

Legal Description

APN: 177-10-301-006

The Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 10, Township 22 South, Range 61 East M.D.M.

Also known as Government Lot 17, Section 10, Township 22 South, Range 61 East, M.D.B.&M., in the County of Clark, State of Nevada.

LEGAL DESCRIPTION

U2C18-1028

A PORTION OF THE SOUTH HALF HALF (SW1-2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 33,
TOWNSHIP 22 SOUTH, RANCE 61 EAST, M.D.M, CLARK COUNTY, NEVADA

Mount Diablo Meridian, Nevada

T. 22S., R. 61 E.,

Sec. 33, SW 1/4SE1/4SE1/4, E1/2SE1/4SW1/4SE1/4.

12C-21-0992

**LEGAL DESCRIPTION
SAGUARO PYLE**

BEING THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) IN SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

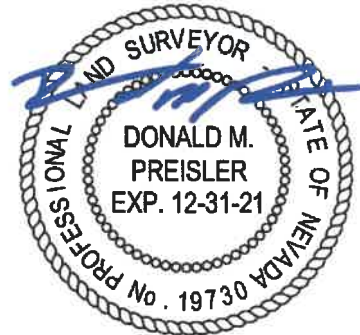
TOGETHER WITH THE NORTH HALF OF (N 1/2) THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 30;

EXCEPTING THEREFROM THE SOUTHWEST QUARTER (SW 1/4) OF THE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 30;

FURTHER EXCEPTING THEREFROM ALL OF THE FOLLOWING PUBLIC RIGHT-OF-WAYS DEDICATED TO CLARK COUNTY BY DEEDS RECORDED IN BOOK 20120413 DOCUMENT NO. 02244 AND BOOK 19910617 DOCUMENT NO. 03857 OF OFFICIAL RECORDS, CLARK COUNTY NEVADA.

CONTAINS 22.32 ACRES.

END OF DESCRIPTION.



JUNE 10, 2021

2C-20-0513

APN: 177-30-301-032

AVA 11 DECATUR PYLE

LEGAL DESCRIPTION

GOVERNMENT LOTS TWENTY-NINE (29), THIRTY (30), THIRTY-ONE (31) AND THIRTY-TWO (32) IN SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION AS DEDICATED BY DEDICATION RECORDED JANUARY 12, 2000 IN BOOK 20000112 AS INSTRUMENT NO. 00676, OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION AS DEDICATED BY DEDICATION RECORDED JANUARY 4, 2007 IN BOOK 20070104 AS INSTRUMENT NO. 0001030, OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION AS DEDICATED BY DEDICATION RECORDED MAY 8, 2009 IN BOOK 20090508 AS INSTRUMENT NO. 0003037, OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION AS DEDICATED BY DEDICATION RECORDED OCTOBER 21, 2019 AS INSTRUMENT NO. 20191021-0001606, OF OFFICIAL RECORDS.

**LEGAL DESCRIPTION
SAGUARO NORTH**

BEING THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) IN SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

TOGETHER WITH THE SOUTH HALF OF (S 1/2) THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 30;

EXCEPTING THEREFROM THE NORTHWEST QUARTER (NW 1/4) OF THE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 30;

FURTHER EXCEPTING THEREFROM THE PUBLIC RIGHT-OF-WAY DEDICATED TO CLARK COUNTY BY DEED RECORDED NOVEMBER 17, 1992 IN BOOK 92117, AS DOCUMENT NO. 01237 OF OFFICIAL RECORDS, CLARK COUNTY NEVADA.

CONTAINS 22.87 ACRES.

END OF DESCRIPTION.

p1 of 3

N2C-20-0555

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 177-30-701-016, 017, 018, 023, 024, 025, 033, 035, AND 177-30-801-001, 002, 025

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS THE BOUNDARY OF THE FRIAS
AND VALLEY VIEW PROJECT.

DESCRIPTION

THOSE PORTIONS OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 30, TOWNSHIP
22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS
FOLLOWS:

PARCEL 1: (APN 177-30-701-016)

ALL OF LOT 1 AS SHOWN BY MAP THEREOF IN FILE 62, PAGE 60 OF PARCEL MAPS,
IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

PARCEL 2: (APN 177-30-701-017)

THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE
NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID
SECTION 30.

PARCEL 3: (APN 177-30-701-018)

ALL OF LOT 2 AS SHOWN BY MAP THEREOF IN FILE 62, PAGE 60 OF PARCEL MAPS,
IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

PARCEL 4: (APN 177-30-701-023)

THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE
NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID
SECTION 30.

PARCEL 5: (APN 177-30-701-024)

ALL OF LOTS 1 AND 2 AS SHOWN BY MAP THEREOF IN FILE 21, PAGE 5 OF PARCEL
MAPS, IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

PARCEL 6: (APN 177-30-701-025)

THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 30.

PARCEL 7: (APN 177-30-701-033)

THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 30.

EXCEPTING THEREFROM THE EAST 30.00 FEET OF SAID LAND AS CONVEYED TO CLARK COUNTY BY DEED RECORDED DECEMBER 4, 2002 IN BOOK 20021204 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 01543.

PARCEL 8: (APN 177-30-701-035)

THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 30.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CLARK COUNTY BY DEED RECORDED APRIL 14, 2005, IN BOOK 20050414 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 01333.

PARCEL 9: (APN 177-30-801-001)

THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 30.

PARCEL 10: (APN 177-30-801-002)

THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 30.

p3 of 3

N2C-20-0555

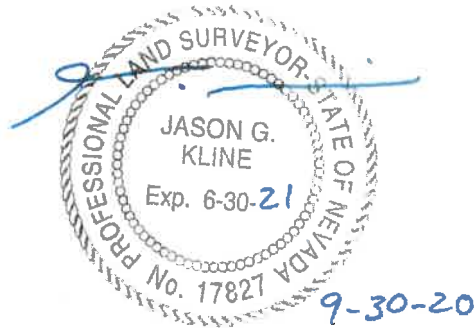
PARCEL 11: (APN 177-30-801-025)

THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 30.

AND

THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 30.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



LEGAL DESCRIPTION AREA 3

191-04-501-004

191-04-501-013

THE EAST HALF (E 1/2) OF GOVERNMENT LOT 5 IN SECTION 4, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

TOGETHER WITH;

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2 AS SHOWN BY MAP THEREOF IN FILE 83 OF PARCEL MAPS, PAGE 76, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

NZC.21.0416

p 1 of 4

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 191-06-518-002 AND 003

OWNERS: OLYMPIA COMPANIES, LLC AND SHCC 2018, LLC

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS THE OVERALL BOUNDARY IN
SUPPORT OF THE "STONEWATER" PROJECT.

DESCRIPTION

THAT PORTION OF LOT 1 OF "TOWN CENTER OFFICE PARK UNIT 2" AS SHOWN BY
MAP THEREOF IN BOOK 126, PAGE 91 OF PLATS IN THE CLARK COUNTY RECORDER'S
OFFICE, NEVADA, FURTHER DESCRIBED AS LOT 1-1 AND LOT 1-2 ON A RECORD OF
SURVEY AS SHOWN BY MAP THEREOF IN FILE 163, PAGE 44 OF SURVEYS IN THE
CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTHEAST
QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M.,
CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 1-1;

**THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID LOT 1-1, THE
FOLLOWING EIGHT (8) COURSES:**

- 1) FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 32°52'15" EAST,
CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1902.17 FEET,
CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 10°22'45", AN
ARC LENGTH OF 344.58 FEET TO A POINT TO WHICH A RADIAL LINE BEARS
SOUTH 43°15'00" EAST;
- 2) THENCE SOUTH 89°03'55" EAST, 54.13 FEET;
- 3) THENCE SOUTH 47°14'11" EAST, 74.96 FEET;
- 4) THENCE SOUTH 32°17'25" WEST, 16.12 FEET;
- 5) THENCE SOUTH 49°20'37" WEST, 64.67 FEET;
- 6) THENCE SOUTH 40°39'23" EAST, 68.00 FEET;
- 7) THENCE NORTH 49°20'32" EAST, 41.17 FEET;
- 8) THENCE NORTH 89°32'11" EAST, 14.24 FEET;

p284
21-0416

THENCE DEPARTING THE NORTHERLY LINE OF SAID LOT 1-1, FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 35°38'28" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 69.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 21°31'24", AN ARC LENGTH OF 25.92 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 14°07'04" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 199.87 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 36°55'03", AN ARC LENGTH OF 128.78 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 22°47'59" EAST;

THENCE SOUTH 01°03'20" WEST, 90.39 FEET;

THENCE NORTH 90°00'00" EAST, 126.80 FEET TO A POINT ON THE EASTERLY LINE OF THE AFOREMENTIONED LOT 1;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID LOT 1, THE FOLLOWING FOUR (4) COURSES:

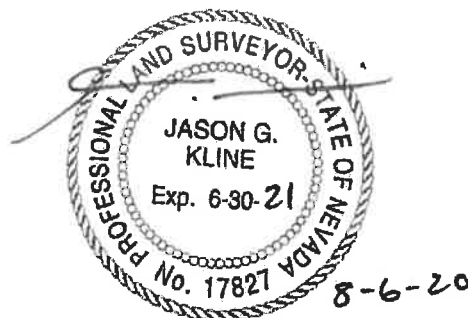
- 1) SOUTH 01°13'58" WEST, 227.28 FEET;
- 2) THENCE SOUTH 01°13'02" WEST, 65.79 FEET;
- 3) THENCE NORTH 90°00'00" WEST, 483.73 FEET;
- 4) THENCE NORTH 32°52'15" WEST, 362.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 234,853 SQUARE FEET OR 5.39 ACRES, MORE OR LESS.

BASIS OF BEARINGS

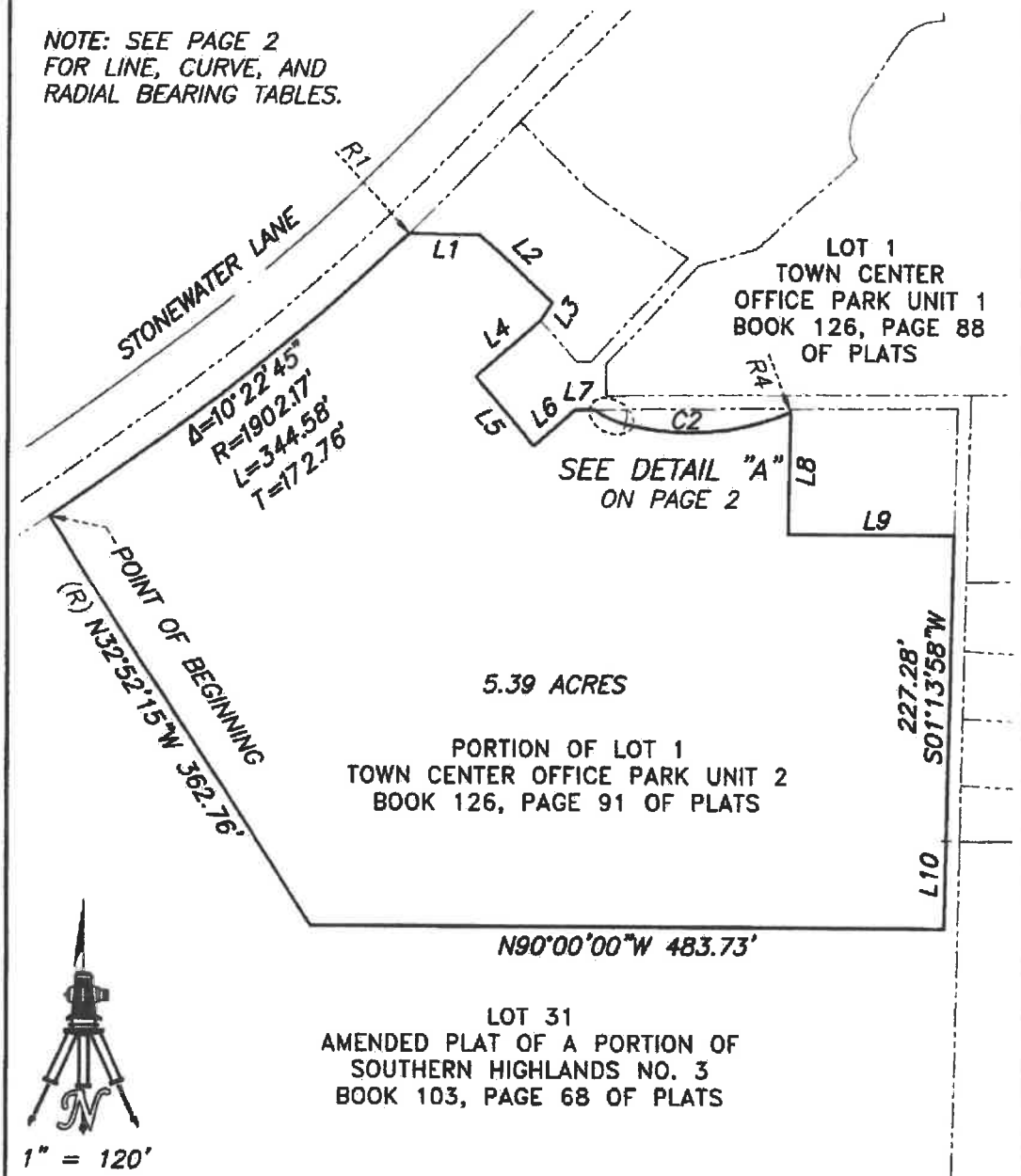
NORTH 44°32'14" EAST, BEING THE BEARING OF THE CENTERLINE OF STONEWATER LANE, LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 126, PAGE 91 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



APN: 191-06-518-002 AND 003
STONEWATER OVERALL BOUNDARY

NOTE: SEE PAGE 2
FOR LINE, CURVE, AND
RADIAL BEARING TABLES.

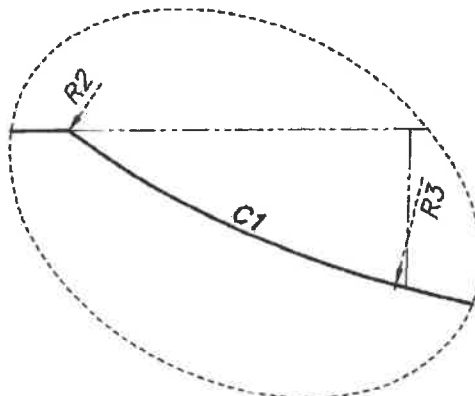


WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"
LYING WITHIN THE NORTHEAST QUARTER
(NE1/4) OF SECTION 6, TOWNSHIP 23 SOUTH,
RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA
PAGE 1 OF 2

p484
21-0416

APN: 191-06-518-002 AND 003
STONEWATER OVERALL BOUNDARY



LINE	BEARING
R1	S43°15'00"E
R2	S35°38'28"W
R3	S14°07'04"W
R4	S22°47'59"E

DETAIL "A"
FROM PAGE 1
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S89°03'55"E	54.13'
L2	S47°14'11"E	74.96'
L3	S32°17'25"W	16.12'
L4	S49°20'37"W	64.67'
L5	S40°39'23"E	68.00'
L6	N49°20'32"E	41.17'
L7	N89°32'11"E	14.24'
L8	S01°03'20"W	90.39'
L9	N90°00'00"E	126.80'
L10	S01°13'02"W	65.79'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	21°31'24"	69.00'	25.92'	13.11'
C2	36°55'03"	199.87'	128.78'	66.72'

P:\WWD\20134\DWG\EXHIBITS\20134-OAB.DWG

WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"

LYING WITHIN THE NORTHEAST QUARTER
(NE1/4) OF SECTION 6, TOWNSHIP 23 SOUTH,
RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA

PAGE 2 OF 2