

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

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

Recommendation: ORD-21-900796: 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 October 20, 2021, November 3, 2021 and November 17, 2021 meetings. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meetings on October 20, 2021, November 3, 2021 and November 17, 2021, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board set a public hearing for January 19, 2022.

Cleared For Agenda
01/05/22

BILL NO. _____

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-21-900796)
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 OCTOBER 20, 2021, NOVEMBER 3, 2021 AND NOVEMBER 17, 2021.

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 October 20, 2021, the following described properties situated in Clark County are reclassified as follows:

ZC-21-0409

From R-E (Rural Estates Residential) Zone and M-1 (Light Manufacturing) Zone to M-D (Designed Manufacturing) Zone. That property situated in Clark County and described as the SW1/4, SW1/4, SE1/4, SE1/4 of Section 14, Township 22 South, Range 60 East.

GENERALLY LOCATED: NORTH OF PEBBLE ROAD AND EAST OF EL CAMINO ROAD
APN: 176-14-801-035

From R-E (Rural Estates Residential) Zone to R-D (Suburban Estates Residential) Zone.

APN 125-29-708-015: That property situated in Clark County and described as that portion of the SE1/4, NE1/4, SE1/4 of Section 29, Township 19 South, Range 60 East and more particularly described as follows: COMMENCING at the Southeast corner of the SE1/4, NE1/4, SE1/4 of said Section 29, same being the centerline intersection of Durango Drive (right-of-way width varies) and El Campo Grande Avenue, (60 foot wide right-of-way); Thence North 00°33'51" West, along the East line of the SE1/4, NE1/4, SE1/4 of said Section 29, coincident with the centerline of said Durango Drive, 356.92 feet; Thence South 88°24'19" West, departing said East line and said centerline 30.00 feet to the POINT OF BEGINNING on a line 30.00 feet West of and parallel to the East line of the NE1/4, SE1/4 of said Section 29, also being on the West right-of-way line of said Durango Drive; Thence continuing South 88°24'19" West, departing said parallel line and said West right-of-way line, 20.00 feet to a line 50.00 feet West of and parallel with the said East line of the SE1/4, NE1/4, SE1/4 of said Section 29; Thence North 00°33'51" West, along said parallel line, 242.68 feet to the beginning of a curve concave Southwesterly, having a radius of 25.00 feet; Thence Northwesterly, departing said parallel line, 39.57 feet along said curve, through a central angle of 90°41'45" to a point on a line 30.00 feet South of and parallel to the North line of the SE1/4, NE1/4, SE1/4 of said Section 29, also being a point on the South right-of-way line of Corbett Street, (60 foot wide right-of-way); Thence North 88°44'24" East, along said parallel line and said South right-of-way line, 45.31 feet to a point on the aforementioned parallel line 30.00 feet West of and parallel to the said East line of the NE1/4, SE1/4 of said Section 29, also being a point on said West right-of-way line of Durango Drive; Thence South 00°33'51" East, along said parallel line and said West right-of-way line, 267.86 feet to the POINT OF BEGINNING.

APN 125-29-708-016: That property situated in Clark County and described as the SE1/4, NE1/4, SE1/4 of Section 29, Township 19 South, Range 60 East and more particularly described as follows: COMMENCING at the Southeast corner of the SE1/4, NE1/4, SE1/4 of said Section 29, same being the centerline intersection of Durango Drive, (right-of-way width varies) and El Campo Grande Avenue, (60 foot wide right-of-way); Thence North 00°33'51" West, along the East line of the said SE1/4, coincident with the centerline of said Durango Drive, 327.13 feet; Thence South 88°24'19" West, departing said East line and said centerline, 30.00 feet to the POINT OF BEGINNING on the West line of the East 30.00 feet of the NE1/4, SE1/4 of said Section 29, also being the West right-of-way line of said Durango Drive; Thence continuing South 88°24'19" West, departing said West right-of-way line, 20.00 feet to a line 50.00 feet West of and parallel with the said East line of the SE1/4, NE1/4, SE1/4 of said Section 29; Thence North 00°33'51" West along said parallel line, 29.79 feet; Thence South 88°24'19" West, departing said parallel line, 20.00 feet to the said West line of the East 30.00 feet of the NE1/4, SE1/4 of said Section 29 and the West right-of-way line of Durango Drive; Thence South 00°33'51" East, along said West line and said West right-of-way line, 29.79 feet to the POINT OF BEGINNING.

GENERALLY LOCATED: SOUTH OF CORBETT STREET AND WEST OF DURANGO DRIVE .

APN: 125-29-708-015 AND 016

ZC-21-0451

From C-1 (Local Business) Zone to C-2 (General Commercial) Zone.

Lot 1: That property situated in Clark County and described as a portion of those lots described by Deed in Book 19990318, as Instrument No. 00000984, and in Book 20171222, as Instrument No. 00000405, lying within portions of Government Lots 57 and 59 in the SW1/4, NW1/4 of Section 23, Township 21 South, Range 61 East and more particularly described as follows: COMMENCING at the Southwest corner of the SW1/4, NW1/4 of said Section 23, being the centerline intersection of Harmon Avenue and Maryland Parkway; Thence along the East line thereof, being the centerline of Maryland Parkway, North 03°15'00" West, 258.43 feet; Thence departing said East line, North 86°45'00" East, 44.00 feet to the POINT OF BEGINNING; Thence North 86°45'00" East, 231.92 feet; Thence North 02°53'26" West, 312.55 feet to the South right-of-way of University Avenue; Thence along said South right-of-way, North 88°45'18" West, 201.15 feet; Thence South 01°14'42" West, 5.00 to the beginning of a non-tangent curve, concave Southeasterly, having a radius of 25.00 feet from which beginning the radius point of said curve bears South 01°14'42" West, Thence Southwesterly along the arc of said non-tangent curve, through a central angle of 94°29'42" and an arc length of 41.23 feet; Thence South 86°45'00" West, 6.00 feet; Thence along the East right-of-way of Maryland Parkway, South 03°15'00" East, 298.40 feet to the POINT OF BEGINNING.

Lot 2: That property situated in Clark County and described as a portion of those lots described by Deed in Book 19990318, as Instrument No. 00000984 and in Book 20171222, as Instrument No. 00000405, lying within portions of Government Lots 57 and 58 in the SW1/4, NW1/4 of Section 23, Township 21 South, Range 61 East and more particularly described as follows: COMMENCING at the SW1/4, NW1/4 of said Section 23, being the centerline intersection of Harmon Avenue and Maryland Parkway; Thence along the South line thereof, being the Centerline of Harmon Avenue, South 88°11'37" East, 360.49 feet; Thence departing said South line, North 02°53'24" West, 34.11 feet to the POINT OF BEGINNING; Thence along the North right-of-way of Harmon Avenue, North 88°11'37" West, 261.60 feet; Thence continuing along said right-of-way line, North 01°48'23" East, 6.00 feet to the POINT OF BEGINNING of a non-tangent curve, concave Northeasterly, having a radius of 54.00 feet, from which beginning the radius point of said curve bears North 01°48'23" East, Thence Northwesterly along the arc of said non-tangent curve, through a central angle of 84°56'37" and an arc length of 80.06 feet; Thence along the East right-of-way of Maryland Parkway, South 86°45'00" West, 6.00 feet continuing along said East right-of-way North 03°15'00" West, 173.27 feet; Thence departing said East right-of-way, North 86°45'00" East, 231.92 feet; Thence South 02°53'03 East, 31.47 feet; Thence South 88°45'21" East, 85.21 feet; Thence South 02°53'24" East, 217.95 feet to the POINT OF BEGINNING.

GENERALLY LOCATED:	EAST OF MARYLAND PARKWAY AND NORTH OF HARMON AVENUE
APN:	162-23-204-001
	162-23-204-003 AND 004

ZC-21-0466

From C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone. That property situated in Clark County and described as a portion of the NE1/4, NE1/4, NW1/4, of Section 18, Township 20 South, Range 62 East, and more particularly described as follows:

COMMENCING at the Northwest corner of the said NE1/4, NE1/4, NW1/4 of Section 18, Township 20 South, Range 62 East; Thence South 0°15'31" East along the West line of the said NE1/4, NE1/4, NW1/4 of Section 18, 50.00 feet to a point on the South line of Cheyenne Avenue, the TRUE POINT OF BEGINNING; Thence continuing South 0°15'31" East along the last mentioned West line, 299.45 feet to the Northwest corner of the proposed "REATA" Subdivision; Thence North 89°45'57" East along the North line of the said proposed "REATA" Subdivision, being a line parallel to and 315.00 feet Northerly of the South line of the Said NE1/4, NE1/4, NW1/4 of Section 18, 652.71 feet to a point on the West line of Walnut Road; Thence North 0°10'35" West along the last mentioned West line, 276.74 feet to a point of curvature with a curve concave Southwesterly having a radius of 25.00 feet and subtending a central angle of 90°16'08"; Thence Northerly, Northwesterly, and Westerly along the last mentioned curve an arc distance of 39.39 feet to a point of tangency; Thence South 89°33'17" West along the South line of Cheyenne Avenue, 628.17 feet to the TRUE POINT OF BEGINNING.

GENERALLY LOCATED: SOUTH OF CHEYENNE AVENUE AND WEST OF WALNUT ROAD
APN: 140-18-102-004

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on November 3, 2021, the following described properties situated in Clark County are reclassified as follows, (See "Exhibit A" for Legal Description(s)):

ZC-21-0496

From R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone

GENERALLY LOCATED: SOUTH OF SILVERADO RANCH BOULEVARD AND EAST OF ARVILLE STREET
APN: 177-30-501-001 THROUGH 007

ZC-21-0500

From R-E (Rural Estates Residential) Zone to M-1 (Light Manufacturing) Zone.

GENERALLY LOCATED: SOUTH OF JUDSON AVENUE AND EAST OF MARION DRIVE
APN: 140-20-610-097 AND 098

ZC-21-0510

From C-1 (Local Business) Zone and C-2 (General Commercial) Zone to C-2 (General Commercial) Zone

GENERALLY LOCATED: SOUTH OF MOAPA VALLEY BOULEVARD AND WEST OF WHITMORE STREET

APN: 070-13-101-016

ZC-21-0519

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

GENERALLY LOCATED: SOUTH OF SUNSET ROAD AND WEST OF SURREY STREET

APN: 177-02-501-021
177-02-501-038

ZC-21-0532

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

GENERALLY LOCATED: WEST OF LAMB BOULEVARD AND NORTH OF CARTIER AVENUE

APN: 140-18-701-021

SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on November 17, 2021, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-21-0490

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

GENERALLY LOCATED: WEST OF CIMARRON ROAD AND SOUTH OF BADURA AVENUE

APN: 176-04-301-011
176-04-301-013

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 _____
_____ 2022.

INTRODUCED by _____
PASSED ON THE _____ day of
_____ 2022.

VOTE:

AYES:

NAYS:

ABSTAINING:

ABSENT:

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By _____
MARILYN K. KIRKPATRICK, Chair

ATTEST:

LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the _____ day
of _____, 2022.

Exhibit “A”
Legal Description(s)

(see next page for attachment(s))

177-30-501-002, 177-30-501-003, 177-30-501-004, 177-30-501-006, and 177-30-501-007

EXHIBIT "A"

PARCEL I:

THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B.& M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM SAID LAND AS CONVEYED TO CLARK COUNTY BY GRANT, BARGAIN, SALE DEED RECORDED NOVEMBER 6, 1975 IN BOOK 568 AS DOCUMENT NO. 527118 OF OFFICIAL RECORDS.

PARCEL II:

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

EXCEPTING THEREFROM SAID LAND AS CONVEYED TO CLARK COUNTY BY GRANT, BARGAIN, SALE DEED RECORDED NOVEMBER 6, 1975 IN BOOK 568 AS DOCUMENT NO. 527116 OF OFFICIAL RECORDS.

PARCEL III:

THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B.&M., CLARK COUNTY, NEVADA.

PARCEL IV:

THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B.&M., CLARK COUNTY, NEVADA.

PARCEL V:

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

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177-30-501-001

Escrow No.: 19007651-034-KS

EXHIBIT A
LEGAL DESCRIPTION

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

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED NOVEMBER 6, 1975 IN BOOK 568 AS DOCUMENT NO. 527115, OFFICIAL RECORDS.

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Ssf 3

177-30-501-005

Escrow No. 42044463 - 420 - MS6
Grant, Bargain, Sale Deed....Continued

EXHIBIT A

THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE
NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE
NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61
EAST, M.D.M.,

EXCEPTING THEREFROM THE SOUTH THIRTY (30.00) FEET, THE WEST FORTY (40.00)
FEET, AND THAT SPANDREL AREA IN THE SOUTHEAST CORNER THEREOF, AS
CONVEYED TO CLARK COUNTY BY DEED RECORDED NOVEMBER 2, 1982 IN BOOK
1641 AS DOCUMENT NO. 1600866, OFFICIAL RECORDS.

Legal Description

LOT TWELVE (12) IN BLOCK ONE (1) OF STEWART HOLT ACRES, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 34, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

LOT THIRTEEN (13) IN BLOCK ONE (1) OF STEWART HOLT ACRES, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 34, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

APN 070-13-101-016
Formerly 710-260-004
475 N. Moapa Valley Blvd.

EXHIBIT "A"

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 16 SOUTH, RANGE 67 EAST, M.D.M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE NORTH 87°10'52" EAST ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 660.00 FEET; THENCE SOUTH 00°39'44" EAST PARALLEL WITH THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 25.10 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF MOAPA VALLEY BOULEVARD (73.00 FEET WIDE); THENCE NORTH 87°29'19" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 131.98 FEET; THENCE SOUTH 00°39'44" EAST, 217.55 FEET; THENCE SOUTH 87°10'52" WEST, 59.94 FEET; THENCE NORTH 00°29'40" WEST, 15.51 FEET; THENCE SOUTH 87°10'52" WEST, 72.10 FEET; THENCE NORTH 00°39'44" WEST, 202.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 27,626 SQUARE FEET.

APN: 177-02-501-038

EXHIBIT A



PARCEL 1: (Combined Parcels)

A PORTION OF THE EAST HALF (E1/2) OF GOVERNMENT LOT 2 OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 61 EAST, MOUNT DIABLO MERIDIAN [SAME BEING THE EAST ONE-SIXTEENTH (E1/16) CORNER], CLARK COUNTY, NEVADA;

THENCE NORTH 88°54'05" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE1/4), 611.55 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 01°05'55" WEST, 50.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°54'05" EAST, 390.38 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 38.51 FEET, THROUGH A CENTRAL ANGLE OF 88°14'54"; THENCE SOUTH 00°39'11" EAST, 796.37 FEET; THENCE NORTH 89°01'33" WEST, 170.31 FEET; THENCE SOUTH 00°39'27" EAST, 235.26 FEET; THENCE NORTH 89°09'26" WEST, 200.00 FEET; THENCE NORTH 00°39'27" WEST, 235.72 FEET; THENCE NORTH 89°01'33" WEST, 69.99 FEET TO THE EAST RIGHT-OF-WAY OF BRUCE STREET AND THE WEST BOUNDARY OF LOT 1 PER FILE 126 OF PARCEL MAPS, PAGE 60; THENCE ALONG SAID RIGHT-OF-WAY AND BOUNDARY NORTH 00°39'27" WEST, 795.80 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 40.04 FEET THROUGH A CENTRAL ANGLE OF 91°45'22" TO THE POINT OF BEGINNING.

CONTAINS 9.37 ACRES (408,233 SQUARE FEET), MORE OR LESS.

Basis of Bearings

The Basis of Bearing for this legal description is North 00°39'27" West, being the centerline of Bruce Street as shown in File 126 of Parcel Maps, Page 60 situated in the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 2, Township 22 South, Range 61 East, Mount Diablo Meridian in the office of the Clark County, Nevada, Recorder.

End of Legal Description

Lot 2

APN: 177-02-501-021

EXHIBIT A



PARCEL 2 (Small Parcel)

THAT PORTION OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF (E 1/2) OF GOVERNMENT LOT 2 IN SAID SECTION 2;
THENCE NORTH 0°41'38" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 200.00 FEET TO A POINT; THENCE SOUTH 88°11'02" EAST, A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°41'38" WEST A DISTANCE OF 235.65 FEET TO A POINT;
THENCE SOUTH 89°05'51" EAST A DISTANCE OF 100.00 FEET TO A POINT;
THENCE SOUTH 0°41'38" EAST A DISTANCE OF 235.50 FEET TO A POINT;
THENCE NORTH 89°11'02" WEST, A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPTING THEREFROM A RIGHT OF WAY EASEMENT FOR ROAD PURPOSES WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE NORTH 32.00 FEET THEREOF.
FURTHER EXCEPTING THEREFROM, A RIGHT OF WAY EASEMENT FOR THE CONSTRUCTION, OPERATION, REPAIR, AND REMOVAL OF PUBLIC UTILITIES OVER, ACROSS, AND UNDER THE SOUTH 5.00 FEET THEREOF.

This description contains 23,550 square feet, more or less.

Basis of Bearings

The Basis of Bearing for this legal description is North 00°39'27" West, being the centerline of Bruce Street as shown in File 126 of Parcel Maps, Page 60 situated in the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 2, Township 22 South, Range 61 East, Mount Diablo Meridian in the office of the Clark County, Nevada, Recorder.

End of Legal Description

Legal Description

APN: 140-18-701-021

**THE EAST HALF (E ½) OF THE SOUTH HALF (S ½) OF THE SOUTH HALF (S ½) OF THE
NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 18,
TOWNSHIP 20, SOUTH, RANGE 62, EAST, M.D.B. &M., CLARK COUNTY, NEVADA.**

**EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DESCRIBED IN DEED
RECORDING JANUARY 18, 1954 IN BOOK 1 AS DOCUMENT NO. 1259 OF OFFICIAL
RECORDS.**

**FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DESCRIBED IN
RECORDED OCTOBER 16, 1991 IN BOOK 911016 AS DOCUMENT NO. 00398 OF
OFFICIAL RECORDS.**

A.P.N. 176-04-301-011 & 013

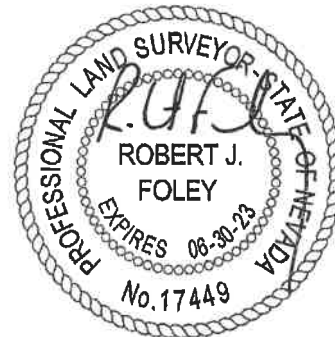
TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 03221.0001/Zone Change

By: RF

Date: December 6, 2021

Page 1 of 1



EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES PARCELS OF LAND GENERALLY LOCATED SOUTH OF W. BADURA AVENUE AND WEST OF S. CIMARRON ROAD FOR ZONE CHANGE PURPOSES.

LEGAL DESCRIPTION

APN 176-04-301-011

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

CONTAINING 5.215 ACRES

APN 176-04-301-013

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); AND THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) ALL IN SECTION 4, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THE NORTH 40.00 FEET THEREOF, AS DEDICATED FOR PUBLIC ROADWAY PURPOSES BY THAT CERTAIN INSTRUMENT ENTITLED "DEDICATION" RECORDED APRIL 20, 2001 IN BOOK 20010420 AS DOCUMENT NO. 00987, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THE SOUTH 30.00 FEET THEREOF, AS DEDICATED FOR PUBLIC ROADWAY PURPOSES BY THAT CERTAIN INSTRUMENT ENTITLED "DEDICATION" RECORDED AUGUST 22, 2002 IN BOOK 20020822 AS DOCUMENT NO. 00943, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO COUNTY OF CLARK BY DEED RECORDED JULY 29, 2015 IN BOOK 20150729 AS INSTRUMENT NO. 02841, OFFICIAL RECORDS.

CONTAINING 22.780 ACRES