CLARK COUNTY BOARD OF COMMISSIONERS

ZONING / SUBDIVISIONS / LAND USE

AGENDA ITEM

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

Recommendation: ORD-22-900781: 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 applications on November 2, 2022 and November 16, 2022. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners November 2, 2022 and November 16, 2022 meetings, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board conduct a public hearing.

Cleared For Agenda
01/18/23

BILL NO. 1-4-23-5

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-22-900781)
ORDINANCE NO. _____
(of Clark County, Nevada)

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP RECLASSIFYING CERTAIN PROPERTIES AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH VARIOUS ZONE CHANGE APPLICATIONS ON NOVEMBER 2, 2022 AND NOVEMBER 16, 2022.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on November 2, 2022, the following described properties situated in Clark County are reclassified as follows:

NZC-22-0455

From M-D (Designed Manufacturing) Zone to C-2 (General Commercial) Zone. See Exhibit A for Legal Description.

GENERALLY LOCATED: NORTH OF SUNSET ROAD AND EAST OF PECOS ROAD

APN: 161-31-410-004
161-31-410-006

ZC-22-0503

From M-1 (Light Manufacturing) Zone to H-1 (Limited Resort and Apartment) Zone. See Exhibit A for Legal Description.

GENERALLY LOCATED: EAST OF VALLEY VIEW BOULEVARD AND SOUTH OF FLAMINGO ROAD

APN: 162-20-110-003 THROUGH 005

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on November 16, 2022, the following described properties situated in Clark County are reclassified as follows:

ZC-22-0443

From R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone. See Exhibit A for Legal Description.

GENERALLY LOCATED: NORTHWEST CORNER OF FRIAS AVENUE AND CAMERON STREET

APN: 177-30-301-018
177-30-301-022

ZC-22-0524

From M-1 (Light Manufacturing) Zone to P-F (Public Facility) Zone. See Exhibit A for Legal Description.

GENERALLY LOCATED: NORTH OF HARMON AVENUE AND WEST OF POLARIS AVENUE

APN: 162-20-212-003

ZC-22-0542

From C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone. See Exhibit A for Legal Description.

GENERALLY LOCATED: WEST OF BUTLER STREET AND NORTH OF WARM SPRINGS ROAD

APN: 176-04-401-010

ZC-22-0543

From C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone. See Exhibit A for Legal Description.

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

APN: 177-02-501-035

SECTION 3. If any section of this ordinance or portion thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 4. All ordinances, part of ordinances, chapters, sections, subsections, clauses, phrases, or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 5. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with name of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks.

PROPOSED on the _____ day of _____ 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))

EXHIBIT 'A'

PARCEL 1:

A PORTION OF LOT 1 OF PECOS/SUNSET COMMERCIAL SUBDIVISION AS SHOWN BY MAP THEREOF ON FILE IN BOOK 75 OF PLATS, PAGE 44, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE 2 1/2 INCH BRASS CAP IN CONCRETE MONUMENT STAMPED RLS 1799 WHICH MARKS THE SOUTHWEST CORNER OF SAID SECTION 31;
THENCE SOUTH 87°15'18" EAST ALONG THE SOUTH LINE THEREOF, 867.54 FEET;
THENCE NORTH 00°30'51" EAST, 50.04 FEET TO THE SOUTHEAST CORNER OF LOT 1 AS SHOWN ON THE OFFICIAL PLAT OF PECOS/SUNSET COMMERCIAL, IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 75 OF PLATS ON PAGE 44;
THENCE NORTH 87°15'18" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 659.38 FEET TO THE SOUTHWEST CORNER OF LOT 1-5 AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 84 OF SURVEYS ON PAGE 2;
THENCE NORTH 02°04'53" WEST ALONG THE WESTERLY LINE OF SAID LOT 1-5, A DISTANCE OF 160.51 FEET;
THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 24°00'26" WEST, 25.30 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 02°04'53" WEST, 132.00 FEET;
THENCE NORTH 87°15'18" WEST, 142.14 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PECOS ROAD AS SHOWN ON BEING AFOREMENTIONED PLAT;
THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 00°43'00" EAST, 131.77 FEET;
THENCE SOUTH 87°15'18" EAST, 145.29 FEET TO THE POINT OF BEGINNING.

SAID LAND IS ALSO KNOWN AS LOT 1-4, AS SHOWN BY THAT CERTAIN RECORD OF SURVEY RECORDED AUGUST 7, 1996 AND SHOWN IN FILE 84 OF SURVEYS, PAGE 2, AND AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED SEPTEMBER 19, 1997 IN BOOK 970919 AS INSTRUMENT NO. 00888 OF OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 12, 2010 IN BOOK 20100812 AS INSTRUMENT NO. 01298 OF OFFICIAL RECORDS CLARK COUNTY, NEVADA.

PARCEL 2:

A PORTION OF LOT 1 OF PECOS/SUNSET COMMERCIAL SUBDIVISION AS SHOWN BY MAP THEREOF ON FILE IN BOOK 75 OF PLATS, PAGE 44, IN THE OFFICE OF THE COUNTY

RECORDER, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE 2 1/2 INCH BRASS CAP IN CONCRETE MONUMENT STAMPED RLS 1799 WHICH MARKS THE SOUTHWEST CORNER OF SAID SECTION 31;
THENCE SOUTH 87°15'18" EAST ALONG THE SOUTH LINE THEREOF, 867.54 FEET;
THENCE NORTH 00°30'51" EAST, 50.04 FEET TO THE SOUTHEAST CORNER OF LOT 1 AS SHOWN ON THE OFFICIAL PLAT OF PECOS/SUNSET COMMERCIAL, IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 75 OF PLATS ON PAGE 44;
THENCE NORTH 87°15'18" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 526.13 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 87°15'18" WEST, 133.26 FEET;
THENCE NORTH 02°04'53" WEST, 160.51 FEET;
THENCE NORTH 24°00'26" WEST, 25.30 FEET;
THENCE NORTH 02°04'53" WEST, 132.00 FEET;
THENCE SOUTH 87°15'18" EAST, 505.10 FEET;
THENCE SOUTH 02°44'24" WEST, 110.76 FEET;
THENCE NORTH 87°15'18" WEST, 62.41 FEET;
THENCE SOUTH 02°44'24" WEST, 92.51 FEET;
THENCE NORTH 87°15'18" WEST, 273.46 FEET;
THENCE SOUTH 02°44'24" WEST, 110.80 FEET TO THE POINT OF BEGINNING.

SAID LAND IS ALSO KNOWN AS LOT 1-5 AS SHOWN BY THAT CERTAIN RECORD OF SURVEY RECORDED AUGUST 7, 1996 AND SHOWN IN FILE 84 OF SURVEYS, PAGE 2 AND AS SHOWN BY THAT CERTAIN RECORD OF SURVEY RECORDED SEPTEMBER 25, 1996 AND SHOWN IN FILE 85 OF SURVEYS, PAGE 13 AND AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED SEPTEMPFR 19, 1997 IN BOOK 970919 AS INSTRUMENT NO. 00888 OF OFFICIAL RECORDS..

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 12, 2010 IN BOOK 20100812 AS INSTRUMENT NO. 01298 OF OFFICIAL RECORDS CLARK COUNTY, NEVADA.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CREATED IN THAT CERTAIN "AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS" RECORDED SEPTEMBER 12, 1996 IN BOOK 960912 AS INSTRUMENT NO. 01106 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION

PARCEL ONE (1): (APN: 162-20-110-003)

THAT PORTION OF LOT 1 OF VALLEY VIEW/FLAMINGO, AN INDUSTRIAL SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 57, PAGE 64 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH 01°29'21" EAST ALONG THE WEST LINE THEREOF 515.26 FEET; THENCE DEPARTING SAID WEST LINE NORTH 88°30'39" EAST 50.00 FEET TO THE POINT OF BEGINNING ON THE EAST RIGHT OF WAY LINE OF VALLEY VIEW BLVD. (100 FEET WIDE); THENCE NORTH 88°30'39" EAST 153.25 FEET; THENCE SOUTH 01°29'21" EAST, 61.78 TO A POINT OF A NON-TANGENT CURVE ON THE NORTH LINE OF THE FLAMINGO WASH RIGHT OF WAY (60.00 FEET WIDE); THENCE FROM A TANGENT BEARING SOUTH 64°47'08" WEST, CURVING TO THE LEFT ALONG THE ARC OF A 545.38 FEET RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 19°22'50", AN ARC LENGTH OF 184.48 FEET TO A POINT ON THE EAST LINE OF SAID VALLEY VIEW BLVD; THENCE NORTH 01°29'21" WEST ALONG SAID EAST LINE 162.89 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN GRANT, BARGAIN SALE DEED RECORDED JUNE 28, 2013, IN BOOK 20130628 AS INSTRUMENT NO. 0000166, OFFICIAL RECORDS, AND RE-RECORDED, SEPTEMBER 12, 2013, IN BOOK, 20130912, INSTRUMENT NO. 0000421, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL TWO (2): (APN: 162-20-110-004)

THAT PORTION OF LOT 1 OF VALLEY VIEW/FLAMINGO, AN INDUSTRIAL SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 57, PAGE 64 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA LYING WITHIN THE NORTHWEST QUARTER (NW %) OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20; SOUTH 01°29'21" EAST ALONG THE WEST LINE THEREOF, 515.26 FEET; THENCE DEPARTING SAID WEST LINE NORTH 88°30'39" EAST 50.00 FEET TO THE POINT OF BEGINNING ON THE EAST RIGHT OF WAY LINE OF VALLEY VIEW BLVD. (100 FEET WIDE); THENCE NORTH 01°29'21" WEST ALONG SAID EAST LINE, 213.87 FEET; THENCE SOUTH 89°52'12" EAST, 191.02; THENCE SOUTH 00°07'48" WEST 24.00 FEET; THENCE FROM A TANGENT BEARING NORTH 89°52'12" WEST CURVING TO THE LEFT ALONG THE ARC OF A 36.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 91°37'09", AN ARC LENGTH OF 57.57 FEET; THENCE SOUTH 01°29'21" EAST, 148.50 FEET; THENCE SOUTH 88°30'29" WEST 153.25 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN GRANT, BARGAIN SALE DEED RECORDED JUNE 28, 2013, IN BOOK 20130628 AS INSTRUMENT NO. 0000166,

OFFICIAL RECORDS, AND RE-RECORDED, SEPTEMBER 12, 2013, IN BOOK, 20130912, INSTRUMENT NO. 0000421, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL THREE (3): (APN: 162-20-110-005)

THAT PORTION OF LOT 1 OF VALLEY VIEW/FLAMINGO, AN INDUSTRIAL SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 57, PAGE 64 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH 01°29'21" EAST ALONG THE WEST LINE THEREOF, 515.26 FEET; THENCE DEPARTING SAID WEST LINE NORTH 88°30'39" EAST, 203.35 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°29'21" WEST, 148.50 FEET; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 36.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 91°37'09" AN ARC LENGTH OF 57.57 FEET; THENCE SOUTH 89°52'12" EAST 335.99 FEET; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 188.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 45°05'43", AN ARC LENGTH OF 147.97 FEET; THENCE SOUTH 44°46'29" EAST, 24.02 FEET; THENCE CURVING TO THE LEFT ALONG THE ARC OF A 117.50 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 53°46'18", AN ARC LENGTH OF 110.27 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS SOUTH 08°32'47" EAST; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 110.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 03°02'56", AN ARC LENGTH OF 5.85 FEET TO A POINT OF A NON-TANGENT CURVE TO THE LEFT; THENCE FROM A TANGENT BEARING SOUTH 36°08'59" EAST CURVING TO THE LEFT ALONG THE ARC OF A 340.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 14°40'02", AN ARC LENGTH OF 87.04 FEET TO A POINT OF A NON-TANGENT CURVE ON THE NORTH LINE OF THE FLAMINGO WASH RIGHT-OF-WAY (60.00 FEET WIDE); THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: FROM A TANGENT BEARING SOUTH 77°23'37" WEST, CURVING TO THE RIGHT ALONG THE ARC OF A 340.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 14°40'02" AN ARC LENGTH OF 146.59 FEET; THENCE SOUTH 88°30'39" WEST, 319.65 FEET; THENCE CURVING TO THE LEFT ALONG THE ARC OF A 545.39 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 23°43'31", AN ARC LENGTH OF 225.83 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 25°12'52" WEST; THENCE NORTH 01°29'21" WEST, 61.78 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN GRANT, BARGAIN SALE DEED RECORDED JUNE 28, 2013, IN BOOK 20130628 AS INSTRUMENT NO. 0000166, OFFICIAL RECORDS, AND RE-RECORDED, SEPTEMBER 12, 2013, IN BOOK, 20130912, INSTRUMENT NO. 0000421, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL FOUR (4):

NON-EXCLUSIVE EASEMENTS FOR RIGHTS OF WAY, FOR USE OF COMMON AREAS, OVER, UPON AND ACROSS THE STREETS, FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RIO FLAMINGO CENTER, RECORDED AUGUST 4, 1993, IN BOOK 930804, INSTRUMENT NO.01118, OF OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

ZC-22-0043

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

KBH2203

May 16, 2022

RE: Legal Description for Cameron and Frias
46 lots; 5.0+/- acres; APN: 177-30-301-018 & 177-30-301-022

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

Parcel 1 APN: 177-30-301-018
The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 30, Township 22 South, Range 61 East M.D.B. &*M., Clark County, Nevada

Parcel 2 APN: 177-30-301-022
The Southwest Quarter (Sw 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 30, Township 22 South, Range 61 East M.D.B. & M., Clark County, Nevada.

Excepting therefrom that portion as dedicated by dedication recorded June 30, 2003, in Book 20030630 as Document No. 04205 of Official Records.

ZC-22-0524

EXHIBIT A

PARCEL I:

A portion of Lot 1 as shown in that certain Final Map entitled "Harmon and Polaris", recorded in Book 103, Page 94 of Plats, on file at the Clark County, Nevada recorders Office and lying within the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 20, Township 21 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

COMMENCING at the West 1/16 center section corner of said Section 20, said point being the centerline intersection of Polaris Avenue and Harmon Avenue and being marked by a brass cap stamped PLS 5835;
Thence along the South line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section 20, and the centerline of Harmon Avenue North 89°20'48" West, 425.68 feet;
Thence departing said Section line, and said street centerline, North 00°00'00" West, 40.00 feet to the North right of way of said Harmon Avenue and the most Southerly Southwest corner of Lot 1 as shown on said Final Map being the Point of Beginning;
Thence along the Westerly limits of said Lot 1 the following five (5) courses:

(1) **North 00°00'00" West, 341.28 feet to the beginning of a curve concave to the Southwest and having a radius of 35.00 feet;**
(2) **Northwesterly along said curve to the left through a central angle of 90°00'00" and an arc length of 54.98 feet;**
(3) **North 90°00'00" West, 379.38 feet to the beginning of a non-tangent curve concave to the Southeast and having a radius of 22974.35 feet, from which beginning the radius bears South 62°47'15" East;**
(4) **Northeasterly along said curve to the right through a central angle of 00°27'15", and an arc length of 182.13 feet;**
(5) **North 27°40'00" East, 212.29 feet to the most Northerly corner of said Lot 1;**

Thence along the Northerly line of said Lot 1 the following Two (2) courses:

(1) **South 00°54'27" East, 100.27 feet;**
(2) **South 89°29'15" East, 267.91 feet;**

Thence departing said North line South 00°05'10" East, 623.72 feet to the Southerly limits of said Lot 1 and the Northerly right of way of said Harmon Avenue;
Thence along said right of way and said Southerly limits, North 89°20'48" West, 38.54 feet to the Point of Beginning.

Also known as Lot 1 as shown on that certain Record of Survey in File 121 of Surveys, page 53, recorded March 26, 2002 in Book 20020326 as Document No. 01912 of Official Records.

The above legal previously appeared in Document recorded September 13, 2012 in Book 20120913 as Instrument No. 01693, Official Records.

EXCEPTING THEREFROM That portion as conveyed by Document recorded June 15, 2021 in Book 20210615 as Instrument No. 03058, Official Records.

PARCEL II:

A non-exclusive easement for ingress and egress as reserved in that certain "Agreement to Record Restrictions" recorded March 5, 2003 in Book 20030305 as Document No. 01356 and re-recorded March 25, 2003 in Book 20030325 as Document No. 04290, and re-recorded March 31, 2003 in Book 20030331 as Document No. 01902 of Official Records.

EXHIBIT A
(Continued)

Assessor's Parcel Number: 162-20-212-003

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ZC-22-0542

May 24, 2007

Exhibit A

The Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) OF THE Southwest Quarter (SW 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.

Excepting therefrom that land as conveyed to County of Clark by a Deed recorded December 30, 2002 in Book 20021230 as Document No. 00819, Official Records, Clark County, Nevada.

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ZC-22-0543

EXHIBIT A
Legal Description

APN: 177-02-501-035

PARCEL I:

That portion of Government Lots One (1) and Two (2), situated in the Northeast Quarter (NE1/4) of Section 2, Township 22 South, Range 61 East, M.D.M., and being,

Lot One (1) as shown by map thereof on file in File 115 of Parcel Maps, page 1, in the Office of the County Recorder of Clark County, Nevada.

PARCEL II:

Non exclusive easements as set forth in that certain "RECIPROCAL EASEMENT AGREEMENT" recorded November 3, 2008 in Book 20081103 as Document No. 0001128 of Official Records.

SUBJECT TO:

1. that certain "SIGNAGE EASEMENT AGREEMENT" recorded November 3, 2008 in Book 20081103 as Document No. 0001129 of Official Records;

2. that certain "ACCESS EASEMENT AGREEMENT" recorded November 3, 2008 in Book 20081103 as Document No. 0001130 of Official Records; and

3. current taxes and assessments and all covenants, conditions, restrictions, easements, encumbrances and all other matters of sight and/or of record.