

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

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

Recommendation: ORD-23-900080: 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 December 7, 2022, December 21, 2022, January 4, 2023 and January 18, 2023. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

The Board of County Commissioners approved certain properties for rezoning on December 7, 2022, December 21, 2022, January 4, 2023 and January 18, 2023.

Staff recommends the Board set a public hearing for April 5, 2023.

Cleared For Agenda
03/22/23

BILL NO. _____

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-23-900080)

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 DECEMBER 7, 2022, DECEMBER 21, 2022, JANUARY 4, 2023, AND JANUARY 18, 2023.

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

SECTION 1. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on December 7, 2022, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-22-0570

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

GENERALLY LOCATED: NORTH OF RENO AVENUE AND WEST OF VALLEY VIEW BOULEVARD
APN: 162-30-501-030 AND 031

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on December 21, 2022, the following described properties situated in Clark County are reclassified as follows:

ZC-22-0471

From H-2 (General Highway Frontage) and R-E (Rural Estates Residential) Zones to M-D (Designed Manufacturing) Zone.

GENERALLY LOCATED: NORTH AND SOUTH OF TORINO AVENUE AND WEST OF I-15
APN: 177-17-404-007 AND 008
177-17-404-014

ZC-22-0594

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

GENERALLY LOCATED: EAST OF FORT APACHE ROAD AND SOUTH OF SOBB AVENUE (ALIGNMENT)
APN: 163-32-301-023

ZC-22-0601

From R-2 (Medium Density Residential) Zone to C-1 (Local Business) Zone.

GENERALLY LOCATED: SOUTH OF CHARLESTON BOULEVARD AND EAST OF MOJAVE ROAD

APN: 162-01-510-004 THROUGH 006

SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on January 4, 2023, the following described properties situated in Clark County are reclassified as follows:

ZC-0387-08

From R-T (Manufactured Home Residential) Zone to R-3 (Multiple Family Residential) Zone.

GENERALLY LOCATED: SOUTH OF BOULDER LANE AND EAST OF JET STREET (ALIGNMENT)

APN: 059-08-701-059

ZC-22-0589

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

GENERALLY LOCATED: WEST OF RINGE LANE AND SOUTH OF OWENS AVENUE

APN: 140-28-110-022

ZC-22-0628

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

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

APN: 163-36-101-003

SECTION 4. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on January 18, 2023, the following described properties situated in Clark County are reclassified as follows:

NZC-22-0254

Reclassify 2.4 acres from R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone; and reclassify 9.4 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

GENERALLY LOCATED: NORTHEAST CORNER OF RICHMAR AVENUE AND HINSON STREET (ALIGNMENT)

APN: 177-19-703-006

177-19-704-001 THROUGH 003

177-19-704-005

ZC-22-0450

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

GENERALLY LOCATED: EAST SIDE OF MARION DRIVE AND NORTH OF HOLT AVENUE.

APN: 140-20-610-040

ZC-22-0538

From R-3 (Multiple Family Residential) Zone to RUD (Residential Urban Density) Zone.

GENERALLY LOCATED: NORTH OF OWENS AVENUE AND WEST OF SANDY LANE

APN: 140-19-401-009

ZC-22-0606

From R-E (Rural Estates Residential) Zone to H-1 (Limited Resort and Apartment) Zone.

GENERALLY LOCATED: NORTH OF BRUNER AVENUE AND WEST OF PARVIN STREET (ALIGNMENT)

APN: 191-05-801-013 THROUGH 015

ZC-22-0609

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

GENERALLY LOCATED: SOUTH OF SAHARA AVENUE AND WEST OF BUFFALO DRIVE

APN: 163-09-518-002 AND 003
163-09-518-005

ZC-22-0651

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

GENERALLY LOCATED: EAST AND WEST SIDES OF PARADISE PARK DRIVE AND THE NORTH
SIDE OF GOMER ROAD

APN: 176-19-801-011
176-19-801-017

ZC-22-0662

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

GENERALLY LOCATED: SOUTH OF VERDE WAY AND THE WEST SIDE OF DURANGO DRIVE

APN: 125-32-804-002

SECTION 5. 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 6. 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 7. 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”
Legal Description(s)

(see next page for attachment(s))

2C-22-0570

EXHIBIT "A"

PARCEL 1:

**THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE
NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION
30, TOWNSHIP 21 SOUTH RANGE 61 EAST, M.D.M.**

PARCEL 2:

**THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE
NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION
30, TOWNSHIP 21 SOUTH RANGE 61 EAST, M.D.M.**

2C-22-0971

ORDER NO. : 5115042467

EXHIBIT A

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

Parcel I:

The West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 17, Township 22 South, Range 61 East, M.D.B.&M.

Parcel II:

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 the Southwest Quarter (SW 1/4) of Section 17, Township 22 South, Range 61 East, M.D.B.&M.

Parcel III:

The East Half (E 1/2) of the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 17, Township 22 South, Range 61 East, M.D.B.&M.

Excepting therefrom those portions as conveyed to Clark County by Grant, Bargain, Sale Deeds recorded June 22, 1989 in Book 890622 as Document No. 00637 and November 2, 1989 in Book 891102 as Document No. 00521 and May 8, 1996 in Book 960508 as Document No. 01076, of Official Records.

APN: 177-17-404-007, 177-17-404-008 and 177-17-404-014

2C - 22-0594

EXHIBIT "A"
LEGAL DESCRIPTION

APN No.: 163-32-301-023

THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE
NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF
SECTION 32, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.,

EXCEPTING THEREFROM THE WEST 50.00 FEET FOR ROAD PURPOSES AS DESCRIBED
IN DEDICATION BY CLARK COUNTY, RECORDED APRIL 17, 2000 IN BOOK 20000417
AS DOCUMENT NO. 01065, OFFICIAL RECORDS.

EXCEPT ANY PORTION LYING SOUTH OF THE NORTH LINE OF FLOOD PURPOSES
DESCRIBED IN DEDICATION BY CLARK COUNTY RECORDED DECEMBER 12, 2000 IN
BOOK 20001212 AS DOCUMENT NO. 00584, AND ALSO DESCRIBED IN DEDICATION
BY CLARK COUNTY RECORDED APRIL 12, 2006 IN BOOK 20060412 AS DOCUMENT
NO. 00551, OF OFFICIAL RECORDS, CLARK COUNTY NEVADA.

EXHIBIT "A"

PARCEL I

LOT FIVE (5) IN BLOCK ONE (1) OF AUTO PARK TRACT, ACCORDING TO THE AMENDED PLAT THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 120 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

TOGETHER WITH THE INTEREST IN AND TO THE NORTH TWENTY (20) FEET OF MAPLE STREET LYING BETWEEN THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE AND THE EASTERLY LINE OF LOT FIVE (5), BLOCK ONE (1) OF AMENDED PLAT OF AUTO PARK TRACT, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 120, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AS CONVEYED BY QUITCLAIM DEED FROM THE COUNTY OF CLARK TO CARL E. JONES, RECORDED JULY 7, 1971 AS DOCUMENT NO. 111905 IN BOOK 140 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTH TEN (10) FEET OF SAID LOT FIVE (5) AS CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED JULY 7, 1971 AS DOCUMENT NO. 111904 IN BOOK 140 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL II

LOTS SIX (6), SEVEN (7) AND EIGHT (8) IN BLOCK ONE (1) OF AUTO PARK TRACT, ACCORDING TO THE AMENDED PLAT THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 120 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

EXCEPTING THEREFROM THE INTEREST IN AND TO THE NORTHERLY TEN (10) FEET OF SAID LAND AS CONVEYED TO CLARK COUNTY FOR ROAD AND INCIDENTAL PURPOSES BY DEED RECORDED DECEMBER 10, 1964 AS DOCUMENT NO. 475700 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA AND BY DEED RECORDED JULY 7, 1971 AS DOCUMENT NO. 111896.

TOGETHER WITH THE INTEREST IN AND TO THE NORTH TWENTY (20) FEET OF MAPLE STREET LYING BETWEEN THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT SIX (6) AND THE EASTERLY LINE OF LOT SEVEN (7), ALL WITHIN BLOCK ONE (1) OF AMENDED PLAT OF AUTO PARK TRACT, AS CONVEYED TO RON RUDIN

25-22-0601

CONSTRUCTION COMPANY AND RON RUDIN REALTY CORPORATION,
RECORDED JULY 7, 1971 AS DOCUMENT NO. 111913.

TOGETHER WITH THE INTEREST IN AND TO THE NORTH TWENTY (20)
FEET OF MAPLE STREET LYING BETWEEN THE SOUTHERLY
PROLONGATION OF THE WESTERLY AND EASTERLY LINES OF SAID LOT
EIGHT (8) AS CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED
AUGUST 10, 1971 AS DOCUMENT NO. 120930 IN CLARK COUNTY, OFFICIAL
RECORDS.

2C-22-0601

Escrow No. 00050203 - 002 - HC
Grant, Bargain, Sale Deed.... Continued

EXHIBIT A

PARCEL I:

THE EAST FORTY (40) FEET OF LOT FOUR (4) IN BLOCK ONE (1) OF AMENDED PLAT OF ALTO PARK TRACT, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 120, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

THE NORTH 20 FEET OF VACATED MAPLE STREET LYING BETWEEN THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THE EAST 40 FEET OF LOT FOUR (4) AND THE EASTERLY LINE OF SAID LOT FOUR (4) IN BLOCK ONE (1) OF AMENDED PLAT OF ALTO PARK TRACT, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 120, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION

Parcel One (1):

That portion of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 8, Township 16 South, Range 56 East, M.D.M. described as follows:

Lot One (1) of that certain Parcel Map in File 66 of Parcel Maps, Page 74, in the Office of the County Recorder of Clark County, Nevada, and recorded October 11, 1990 in Book 901011 as Document No. 00683, Official Records.

Parcel Two (2):

The Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Government Lot Four (4) of Section 8, Township 16 South, Range 56 East, M.D.M.

Saving and Excepting Therefrom the South Ten (10.00) feet along the South and West boundaries thereof reserved for right-of-way; also state and boundary highways, as reserved in a deed recorded December 11, 1957 in Book 147 as Document No. 120334, Official Records.

NOTE: Said legal description was taken from Deed recorded January 30, 2004 in Book 20040130 as Document No. 02817, Official Records;

2C-22-0589

APN 140-28-110-022

LEGAL DESCRIPTION

LOT 23 IN BLOCK 2 OF THE MEIKLE MANOR TRACT 2, AS PER MAP FILE IN BOOK 3 OF PLATS, PAGE 55, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

COMMONLY KNOWN AS: 0 RINGE, LAS VEGAS, NV 89110 IN THE COUNTY OF CLARK.

zc-22-0628

LEGAL DESCRIPTION

**THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE
NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 36,
TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B.&M., IN THE OFFICE OF THE COUNTY
RECORDER, CLARK COUNTY, NEVADA.**

Assessor's Parcel Number: 163-36-101-003



NZC-22-0854

APN 177-19-703-006 AND A
PORTION OF APN 177-19-704-005
JOB #421072-A-001

EXHIBIT "A"
LEGAL DESCRIPTION OF
R-1 AREA

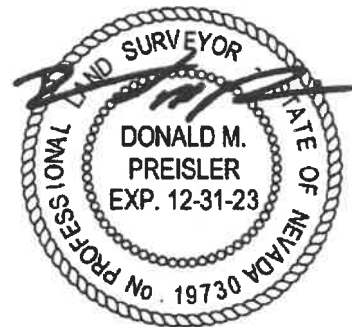
BEING THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF
THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 19.

EXCEPTING THEREFROM THAT CERTAIN RIGHT-OF-WAY DEDICATION AS RECORDED
IN BOOK 20090326, AS INSTRUMENT NO. 00443 OF OFFICIAL RECORDS, CLARK COUNTY,
NEVADA.

AREA = 2.44 ACRES

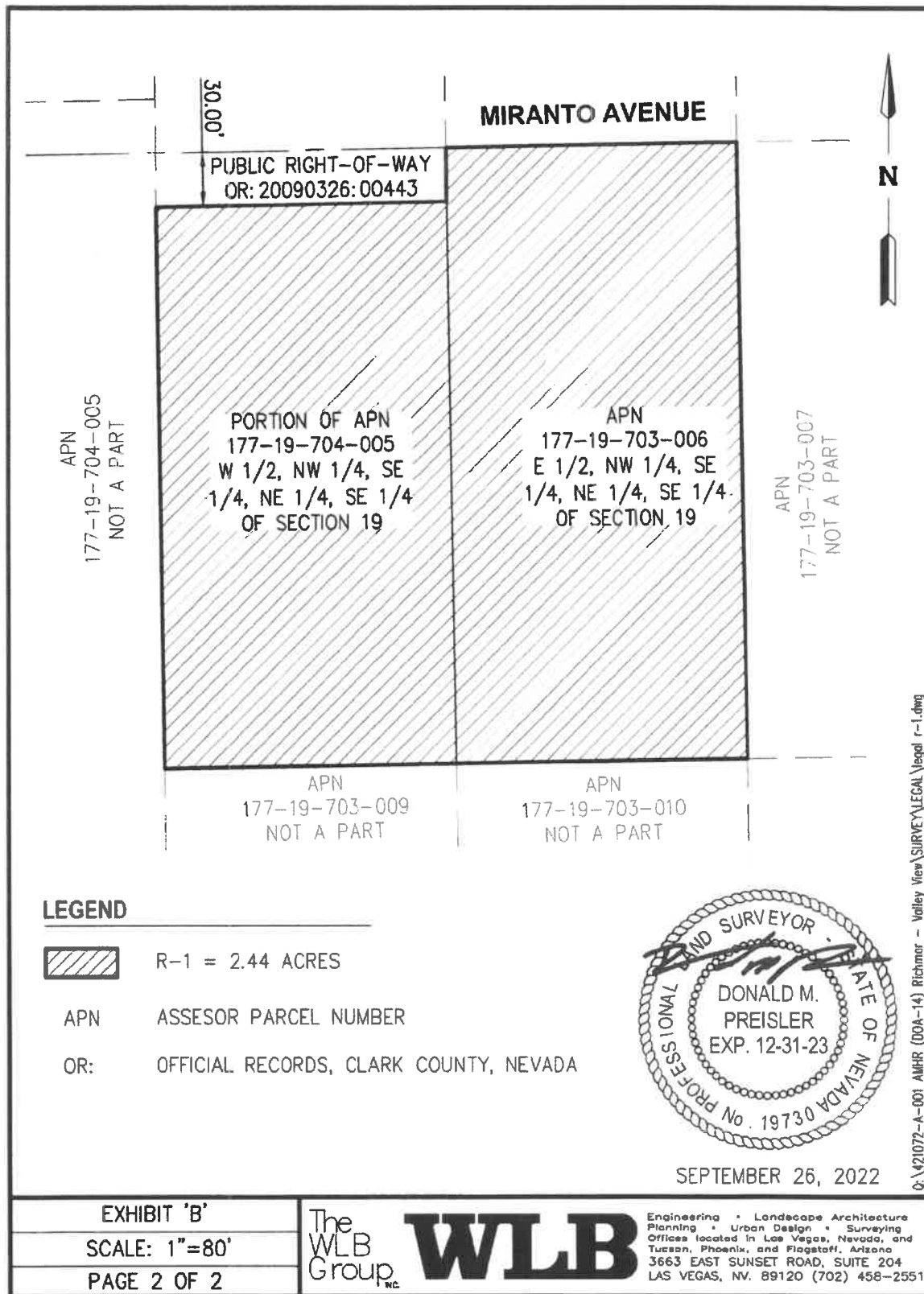
END OF DESCRIPTION.

SEE PAGE 2 OF 2. EXHIBIT "B" TO BE MADE
PART OF THIS LEGAL DESCRIPTION.



SEPTEMBER 26, 2022

N2C-22-0254



NZC-22-0254

APN 177-19-704-001, 002, 003 AND A
PORTION OF APN 177-19-704-005
JOB #421072-A-001

EXHIBIT "A"
LEGAL DESCRIPTION OF
R-2 AREA

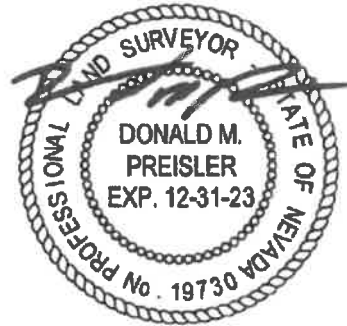
**BEING THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF
THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19.**

**EXCEPTING THEREFROM THAT CERTAIN RIGHT-OF-WAY DEDICATION AS RECORDED
IN BOOK 20090326, AS INSTRUMENT NO. 00443 OF OFFICIAL RECORDS, CLARK COUNTY,
NEVADA.**

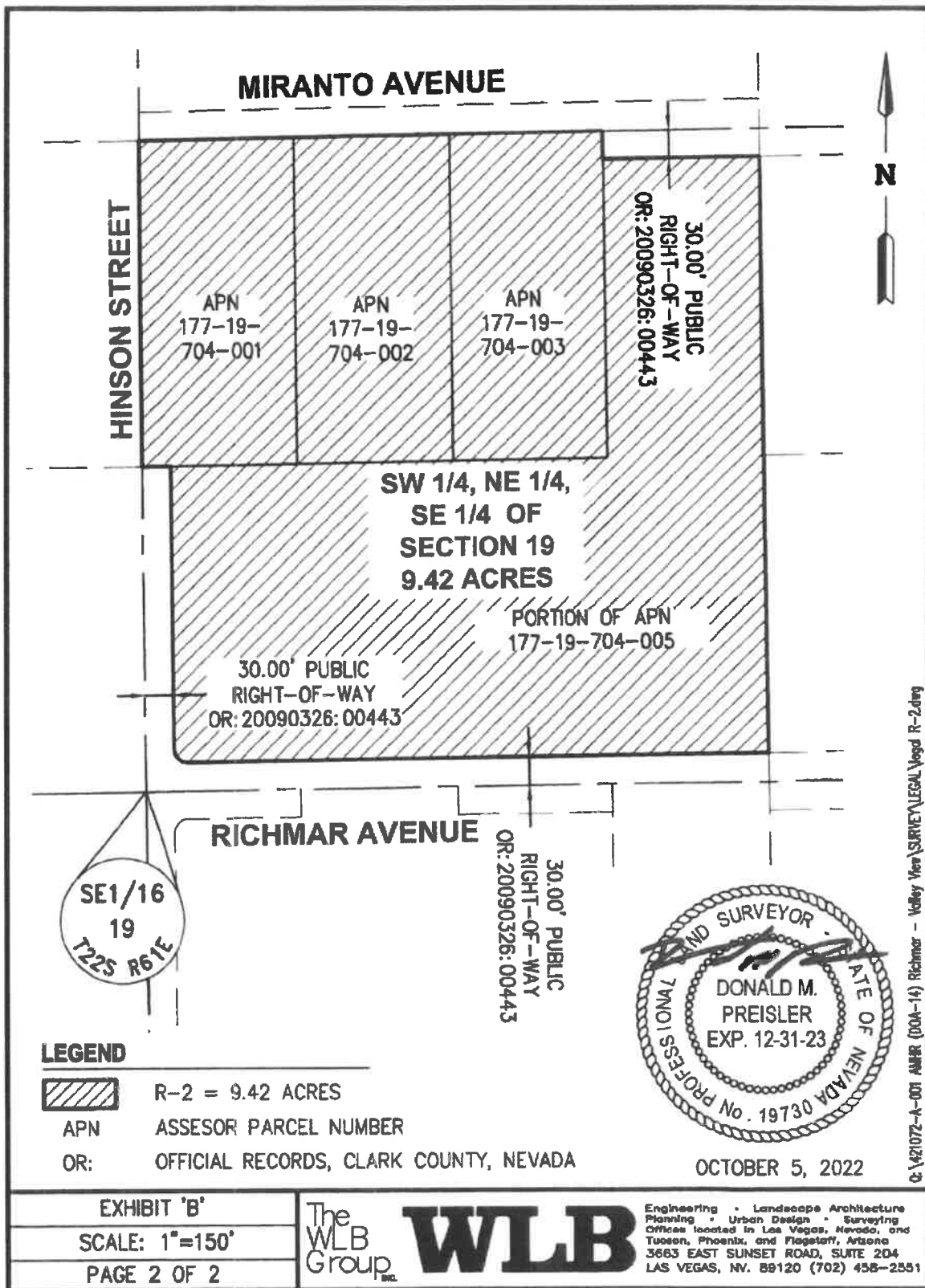
AREA = 9.42 ACRES

END OF DESCRIPTION.

SEE PAGE 2 OF 2, EXHIBIT "B" TO BE MADE
PART OF THIS LEGAL DESCRIPTION.



OCTOBER 5, 2022



ZC-22-0450

Legal Description

All that property situated in Clark County, State of Nevada, described as that portion of the SW1/4, NE1/4 of Section 20, Township 20 South, Range 62 East; together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining

2C -22-0538

LEGAL DESCRIPTION APN: 140-19-401-009

E. 396 feet of the South 280 Feet of the S1/2 SE1/4 SW1/4 SW1/4 of Section 19 Township 20 South, Range 62 East, M.D.B. & M.

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 191-05-801-015
SITE LEGAL DESCRIPTION

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A SITE LEGAL DESCRIPTION IN SUPPORT OF THE "BRUNER & I-15 APARTMENTS" PROJECT. THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO BE USED TO TRANSFER TITLE PRIOR TO FULL COMPLIANCE WITH THE PROVISIONS OF N.R.S. CHAPTER 278.

DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 5.

CONTAINING 4.92 ACRES, MORE OR LESS.

TEX J. BROOKS, PLS
NEVADA LICENSE NO. 13747

12/31/20
220-2020

Legal Description

7865, 7875, 7885 W. Sahara Ave

Parcel 1:

LYING WITHIN THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING PORTION OF LOT 1 AS SHOWN ON THAT CERTAIN PLAT OF SAHARA-HART COMMERCIAL CENTER, IN BOOK 114, PAGE 6 OF PLATS, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, BEING ALSO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAHARA AVENUE; THENCE SOUTH 00°08'45" WEST, ALONG THE EAST SIDE OF SAID LOT 1, 187.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°08'45" WEST, 186.56 FEET; THENCE NORTH 89°51'13" WEST, 302.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MILLER LANE; THENCE NORTH 00°07'24" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE OF MILLER LANE, 186.45 FEET; THENCE SOUTH 89°52'26" EAST, 302.68 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS LOT 1-A ON THAT CERTAIN RECORD OF SURVEY ON FILE 151 OF SURVEYS AT PAGE 70 OF OFFICIAL RECORDS.

NOTE THE ABOVE METES AND BOUNDS DESCRIPTION WAS PREPARED BY TANEY ENGINEERING 4445 S. JONES BLVD, SUITE #1, LAS VEGAS, NEVADA.

PARCEL 2:

LYING WITHIN THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING PORTION OF LOT 1 AS SHOWN ON THAT CERTAIN PLAT OF SAHARA-HART COMMERCIAL CENTER, IN BOOK 114, PAGE 6 OF PLATS, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, BEING ALSO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAHARA AVENUE; THENCE NORTH 88°20'00" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SAHARA AVENUE, 152.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°08'47" WEST, 191.76 FEET; THENCE NORTH 89°52'26" WEST, 150.48 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MILLER LANE; THENCE NORTH 00°07'24" EAST, ALONG SAID EAST RIGHT-OF-WAY OF MILLER LANE, 170.13 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A

Legal Description

7865, 7875, 7885 W. Sahara Ave

CENTRAL ANGLE OF 91°32'36", AN ARC DISTANCE OF 39.94 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF SAHARA AVENUE; THENCE SOUTH 88°20'00" EAST, ALONG SAID RIGHT-OF-WAY LINE OF SAHARA AVENUE, 124.93 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS LOT 1-B ON THAT CERTAIN RECORD OF SURVEY ON FILE 151 OF SURVEYS AT PAGE 70 OF OFFICIAL RECORDS.

NOTE THE ABOVE METES AND BOUNDS DESCRIPTION WAS PREPARED BY TANEY ENGINEERING 4445 S. JONES BLVD, SUITE #1, LAS VEGAS, NEVADA.

PARCEL 3:

LYING WITHIN THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING PORTION OF LOT 1 AS SHOWN ON THAT CERTAIN PLAT OF SAHARA-HART COMMERCIAL CENTER, IN BOOK 114, PAGE 6 OF PLATS, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BEING ALSO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAHARA AVENUE, THENCE SOUTH 00°08'45" WEST, ALONG THE EAST LINE OF SAID LOT 1, 187.66 FEET; THENCE NORTH 89°52'26" WEST, 152.19 FEET; THENCE NORTH 00°08'47" EAST, 191.76 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF SAHARA AVENUE; THENCE SOUTH 88°20'00" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SAHARA AVENUE, 152.24 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS LOT 1-C ON THAT CERTAIN RECORD OF SURVEY ON FILE 151 OF SURVEYS AT PAGE 70 OF OFFICIAL RECORDS.

NOTE THE ABOVE METES AND BOUNDS DESCRIPTION WAS PREPARED BY TANEY ENGINEERING 4445 S. JONES BLVD, SUITE #1, LAS VEGAS, NEVADA.

2 of 2

20-22-0651

EXHIBIT A
LEGAL DESCRIPTION

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

All that a certain parcel of land situated in County of Clark, State of Nevada, being known and designated as follows:

Parcel 1

The northwest quarter (NW 1/4) of the southeast (SE 1/4) of the southwest quarter (SW 1/4) of the southeast quarter (SE 1/4) of section 19, township 22 south, range 60 east, M.D.B. & M. Clark County, Nevada.

APN: 176-19-801-011

Parcel 2

The southeast quarter (SE 1/4) of the southeast (SE 1/4) of the southwest quarter (SW 1/4) of the southeast quarter (SE 1/4) of section 19, township 22 south, range 60 east, M.D.B. & M. Clark County, Nevada.

APN: 176-19-801-017

LEGAL DESCRIPTION

DURNAGO & VERDE

THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 60 EAST, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF DURANGO DRIVE CONVEYED TO CLARK COUNTY BY DEED RECORDED JULY 20, 1971 IN BOOK 144 OF OFFICIAL RECORDS, CLARK COUNTY NEVADA RECORDS, AS DOCUMENT NO. 115065 AND GRANT, BARGAIN, SALE DEED RECORDED JUNE 12, 1978 IN BOOK 900 AS DOCUMENT NO. 859263 AND GRANT, BARGAIN, SALE DEED TO COUNTY OF CLARK, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA RECORDED MAY 11, 2001 IN BOOK 20010511 AS DOCUMENT NO. 01883, OFFICIAL RECORDS.