CLARK COUNTY BOARD OF COMMISSIONERS

ZONING / SUBDIVISIONS / LAND USE

AGENDA ITEM

Petitioner: Jason Allswang, Director, Department of Comprehensive Planning

Recommendation: ORD-26-900725: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on February 19, 2020, November 3, 2021, January 5, 2022, January 19, 2022, March 16, 2022 and August 5, 2026. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meetings on February 19, 2020, November 3, 2021. January 05, 2022, January 19, 2022, March 16, 2022, and August 5, 2026, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board set a public hearing for October 21, 2026.

Cleared For Agenda
10/07/26

BILL NO. _____

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-26-900725)
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 FEBRUARY 19, 2020, NOVEMBER 3, 2021, JANUARY 5, 2022, JANUARY 19, 2022, MARCH 16, 2022, AND AUGUST 5, 2026.

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 February 19, 2020, the following described properties situated in Clark County are reclassified as follows, (See "Exhibit A" for Legal Description(s)):

NZC-19-0903

From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone. Generally located on the west side of Windy Street (alignment) and north of Arby Avenue.

APN: 177-05-701-033

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)):

NZC-21-0411

From H-2 (General Highway Frontage) Zone and R-U (Rural Open Land) Zone to M-D (Designed Manufacturing) Zone. Generally located east of Las Vegas Boulevard South and south of Sloan Road.

APN: 191-30-301-008

SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on January 5, 2022, the following described properties situated in Clark County are reclassified as follows, (See "Exhibit A" for Legal Description(s)):

NZC-21-0606

From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone. Generally located east of Mohawk Street and north of Sobb Avenue.

APN: 163-36-701-009

SECTION 4. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on January 19, 2022, the following described properties situated in Clark County are reclassified as follows, (See "Exhibit A" for Legal Description(s)):

NZC-21-0639

From C-2 (General Commercial) Zone to R-4 (Multiple-Family Residential – High Density) Zone. Generally located east of Boulder Highway and north of Gibson Road.

APN: 161-35-201-009

SECTION 5. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on March 16, 2022, the following described properties situated in Clark County are reclassified as follows, (See "Exhibit A" for Legal Description(s)):

NZC-21-0720

From C-2 (General Commercial) Zone to R-5 (Apartment Residential) Zone. Generally located north of St. Rose Parkway and east of Jeffreys Street.

APN: 177-26-701-020

SECTION 6. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on August 5, 2026, the following described properties situated in Clark County are reclassified as follows, (See "Exhibit A" for Legal Description(s)):

ZC-26-0208

From RS20 (Residential Single-Family 20) Zone to RM18 (Residential Multi-Family 18) Zone. Generally located east of Hualapai Way and north of Serene Avenue.

APN: 176-19-201-015

ZC-26-0255

From RS20 (Residential Single-Family 20) Zone to IP (Industrial Park) Zone. Generally located east of Decatur Boulevard and north of Eldorado Lane.

APN: 177-07-105-005; 177-07-105-008

ZC-26-0265

From CR (Commercial Resort) Zone to RS2 (Residential Single-Family 2) Zone. Generally located northeast of Boulder Highway and southeast of Harmon Avenue.

APN: 161-21-204-005; 161-21-302-003

ZC-26-0336

From RS80 (Residential Single-Family 80) Zone to PF (Public Facility) Zone. Generally located south of Kyle Canyon Road and west of Ski Chalet Place.

APN: 129-36-101-013

ZC-26-0339

Remove 16.45 acres from the Neighborhood Protection (RNP) Overlay. Generally located south of Helena Avenue and west of Grand Canyon Drive.

APN: 138-06-312-001 through 138-06-312-004; 138-06-401-011; 138-06-401-012; 138-06-401-015; 138-06-415-001 through 138-06-415-005; 138-06-416-001 through 138-06-416-006

SECTION 7. 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 8. 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 9. 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

_____ 2026.

INTRODUCED by _____

PASSED ON THE _____ day of

_____ 2026.

VOTE:

AYES: _____

NAYS: _____

ABSTAINING: _____

ABSENT: _____

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By _____
MICHAEL NAFT, Chair

ATTEST:

_____
LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the _____ day of _____, 2026.

Exhibit "A"
Legal Description(s)

(see next page for attachment(s))

NZC-19-0903-

LEGAL DESCRIPTION

PROJECT No.:26146
DATE: 4/29/2019
BY: AWD
CKD: MAC
Page 1 of 1

Stanley Consultants INC.

A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

5-9-19

EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED 320 FEET NORTH OF THE WINDY STREET AND ARBY AVENUE INTERSECTION NEAR THE I-15 NORTH BOUND LAS VEGAS BOULEVARD OFFRAMP.

DESCRIPTION

PARCEL TWO OF PARCEL MAP FILE 124, PAGE 45, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, BEING A PORTION OF GOVERNMENT LOT 108, SECTION 5, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 5.

SAID PARCEL CONTAINING 24,334 SQ. FT. (0.56 ACRES) MORE OR LESS

END OF DESCRIPTION

LEGAL DESCRIPTION

THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

SAVING AND EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE STATE OF NEVADA BY DEED RECORDED DECEMBER 23, 1958 AS DOCUMENT NO. 148186 IN BOOK 182 OF DEEDS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND AS RECORDED IN THAT CERTAIN RESOLUTION OF RELINQUISHMENT OF A PORTION OF STATE HIGHWAY RIGHT OF WAY RECORDED JANUARY 11, 2007 IN BOOK 20070111 AS INSTRUMENT NO. 03775 AND CORRECTED BY THAT CERTAIN DOCUMENT RECORDED JANUARY 03, 2012 IN BOOK 20120103 AS INSTRUMENT NO. 00287 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THAT PORTION LYING NORTHWESTERLY OF THE NORTHWESTERLY BOUNDARY LINE OF INTERSTATE NO. 15 AS CONVEYED TO THE STATE OF NEVADA BY DEED RECORDED DECEMBER 23, 1958 AS DOCUMENT NO. 148186 IN BOOK 182 OF DEEDS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

NZC-21-0606-

LEGAL DESCRIPTION
APN:163-36-701-009

A LAND GRANT FROM THE UNITED STATES GOVERNMENT THROUGH THE DIRECTOR OF THE BURAEU OF LAND MANAGEMENT, MORE FULLY DESCRIBED AS PATENT NO.1187657, NEVADA NO. 034164, THE LEGAL DESCRIPTION OF SAID LAND BEING: MOUNT DIABLO MERIDAN, NEVADA T. 21 S, RANGE 60 EAST, SEC. 36, SW 1/4, NE 1/4, NW 1/4, SE 1/4 CONSISTING OF 2 1/2 ACRES.

NZC-21-0639

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, AND DESCRIBED AS FOLLOWS: THOSE PORTIONS OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4), THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M.; THENCE NORTH 89°46'20" WEST, 982.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°46'20" WEST, ALONG SAID LINE, 257.83 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 35; THENCE SOUTH 00°23'42" EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), 78.25 FEET, TO A POINT IN THE NORTHEASTERLY LINE OF BOULDER HIGHWAY; THENCE NORTH 42°43'14" WEST, ALONG SAID LINE, 715.64 FEET TO THE MOST SOUTHERLY CORNER OF THAT CERTAIN PARCEL SHOWN AS CLARK COUNTY ASSESSOR'S PARCEL NO. 161-35-201-004; THENCE NORTH 47°16'46" EAST, ALONG THE SOUTHEASTERLY LINE AND EXTENSION THEREOF OF SAID PARCEL, 657.10 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 35; THENCE SOUTH 00°08'31" EAST, ALONG SAID LINE 226.97 FEET; THENCE SOUTH 89°40'04" EAST, 264.45 FEET; THENCE SOUTH 00°25'39" WEST, 665.84 FEET TO THE TRUE POINT OF BEGINNING. FURTHER DEPICTED ON THAT RECORD OF SURVEY ON FILE IN FILE 135 OF SURVEYS, PAGE 91, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA OFFICIAL RECORDS. NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 29, 2007 IN BOOK 20070629 AS INSTRUMENT NO. 05499 OF OFFICIAL RECORDS.

NZC-21-0720

Escrow No.: 14-02-0883-KR

EXHIBIT "A"

LEGAL DESCRIPTION

SITUATE IN CLARK COUNTY, NEVADA LYING WITHIN THE NORTHEAST ONE-QUARTER AND THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., BEING LOT 4-2 AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 93 OF PARCELS MAPS ON PAGE 53.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 4-2 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 4-2; THENCE ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER, SOUTH 00°18'40" WEST, 375.99 FEET; THENCE NORTH 89°41'04" WEST, 633.64 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF JEFFEREYS STREET AND THE WEST LINE OF SAID LOT 4-2 AS SHOWN ON SAID PARCEL MAP; THENCE, ALONG SAID WEST LINE, NORTH 00°16'58" EAST, 380.19 FEET TO THE NORTHWEST CORNER OF SAID LOT 4-2; THENCE, ALONG THE NORTH LINE THEREOF, SOUTH 89°19'19" EAST, 633.85 FEET TO THE POINT OF BEGINNING.

FURTHER DEPICTED AS LOT 4-2 ON THAT CERTAIN RECORD OF SURVEY ON FILE IN BOOK 138 OF SURVEYS, PAGE 21 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

ZC-26-0208
LD✓

LEGAL DESCRIPTION

Government Lot Thirty-Three (33) in Section 19, Township 22 South, Range 60 East, M.D.B.&M., Clark County, Nevada.

ZC-26-0255
LD -

Exhibit "A"

Legal Description

For APN/Parcel ID(s): 177-07-105-008 and 177-07-105-005

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

PARCEL 1: (APN:177-07-105-008)

THE SOUTH HALF (S 1/2) OF GOVERNMENT LOT ELEVEN (11) IN SECTION 7, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M.

EXCEPTING THEREFROM ANY INTEREST IN THAT PORTION DESCRIBED IN DEED TO CLARK COUNTY FOR ROAD PURPOSES RECORDED SEPTEMBER 6, 1974 IN BOOK 458 AS INSTRUMENT NO. 417170, OFFICIAL RECORDS.

PARCEL 2: (APN: 177-07-105-005)

THE NORTH HALF (N 1/2) OF GOVERNMENT LOT ELEVEN (11) IN SECTION 7, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M.

EXCEPTING THEREFROM ANY INTEREST IN THAT PORTION DESCRIBED IN DEED TO CLARK COUNTY FOR ROAD PURPOSES RECORDED SEPTEMBER 6, 1974 IN BOOK 458 AS INSTRUMENT NO. 417170, OFFICIAL RECORDS.

ZC-26-0265
LD

EXHIBIT A

LAND

That portion of Section 21, Township 21 South, Range 62 East, M.D.M. described as follows:

Parcel One (1) of that certain Parcel Map on file in File 114 of Parcel Maps, Page 48, in the Office of the County Recorder of Clark County, Nevada.

Clark County Mt. Charleston Fire District Fire Station 1

RP.C9D24056

LEGAL DESCRIPTION

A MERGER AND RE-SUBDIVISION OF A PORTION OF PARCEL 1 AS SHOWN IN FILE 50, PAGE 64 OF PARCEL MAPS, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 56 EAST, M.D.M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 36; THENCE ALONG THE EAST LINE THEREOF, SOUTH 00'04'00" EAST, 510.81 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 157, BEING COINCIDENT WITH THE NORTHEAST CORNER OF SAID PARCEL 1 AND BEING THE POINT OF BEGINNING;
THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG THE EAST LINE OF SAID PARCEL 1, BEING COINCIDENT WITH THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 36 AND CONTINUING, SOUTH 00'04'00" EAST, 276.01 FEET TO A POINT ON THE WEST LINE BLOCK 583 AS SHOWN IN THAT CERTAIN UNRECORDED PLAT TITLED "CHARLESTON PARK RESORT; THENCE DEPARTING SAID EAST LINE AND ALONG THE WEST LINE OF SAID BLOCK 583 THE FOLLOWING TWO (2) COURSES: 1) SOUTH 07'25'20" WEST, 27.91 FEET;
2) SOUTH 82'34'40" EAST, 3.67 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 1 AND BEING COINCIDENT WITH THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 36;
THENCE DEPARTING SAID WEST LINE AND ALONG SAID EAST LINE, SOUTH 00'04'00" EAST, 24.21 FEET TO THE SOUTHEAST CORNER OF_SAID PARCEL 1;
THENCE DEPARTING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID PARCEL 1, NORTH 82'34'40" WEST, 78.82 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN THAT CERTAIN "QUITCLAIM DEED" RECORDED AUGUST 7, 1989 IN BOOK 890807, AS INSTRUMENT NO. 00674 ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE;
THENCE DEPARTING THE SOUTH LINE OF SAID PARCEL 1 AND ALONG THE EAST LINE OF SAID "QUITCLAIM DEED", NORTH 07'25'20" EAST, 7.87 FEET TO THE NORTHEAST CORNER OF SAID "QUITCLAIM DEED"; THENCE DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID "QUITCLAIM DEED", NORTH 71'29'12" WEST, 59.11 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN THAT CERTAIN "QUITCLAIM DEED" RECORDED AUGUST 7, 1989 IN BOOK 890807, AS INSTRUMENT NO. 00673 ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE; THENCE DEPARTING THE NORTH LINE OF SAID "QUITCLAIM DEED" RECORDED AUGUST 7, 1989 IN BOOK 890807, AS INSTRUMENT NO. 00674 AND ALONG THE NORTH LINE OF SAID "QUITCLAIM DEED" RECORDED AUGUST 7, 1989 IN BOOK 890807, AS INSTRUMENT NO. 00673 AND CONTINUING NORTH 71'29'12" WEST, 50.95 FEET TO THE NORTHWEST CORNER THEREOF; THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE THEREOF SOUTH 07'25'20" WEST, 29.04 FEET TO A POINT ON THE SOUTH LINE OF PARCEL
1 AS SHOWN IN SAID FILE 50, PAGE 64 OF PARCEL MAPS; THENCE DEPARTING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID PARCEL 1, NORTH 82'34'40" WEST, 45.00 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN "QUITCLAIM DEED" RECORDED AUGUST 7, 1989 IN BOOK 890807, AS

INSTRUMENT NO. 00672 ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE; THENCE DEPARTING THE SOUTH LINE OF SAID PARCEL 1 AND ALONG THE WEST LINE OF SAID "QUITCLAIM DEED" RECORDED AUGUST 7, 1989 IN BOOK 890807, AS INSTRUMENT NO.
00672, NORTH 07'25'20" EAST, 37.86 FEET TO THE NORTHEAST CORNER THEREOF;
THENCE DEPARTING SAID WEST LINE AND ALONG THE NORTH LINE THEREOF THE FOLLOWING TWO (2) COURSES: 1) NORTH 71'29'12" WEST, 37.10 FEET; 2) NORTH 82'34'40" WEST, 18.59 FEET TÓ THE NORTHEAST CORNER OF PARCEL 2 (PARCEL E) AS SHOWN IN THAT CERTAIN "GRANT, BARGAIN, SALE DEED" RECORDED MAY 6, 2005 IN BOOK 20050506, AS INSTRUMENT NO. 00332 ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE; THENCE DEPARTING THE NORTH LINE OF SAID "QUITCLAIM DEED" RECORDED AUGUST 7, 1989 IN BOOK 890807, AS INSTRUMENT NO. 00672 AND ALONG THE NORTH LINE OF SAID "GRANT, BARGAIN, SALE DEED" AND CONTINUING NORTH 82'34'40" WEST, 50.00 FEET TO THE NORTHWEST CORNER OF SAID "GRANT, BARGAIN, SALE DEED"; THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE THEREOF, SOUTH 07'25'20" WEST, 45.00 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 1 AS SHOWN IN SAID FILE 50, PAGE 64 OF PARCEL MAPS; THENCE DEPARTING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID PARCEL 1, NORTH 82'34'40" WEST, 185.00 FEET TO THE MOST SOUTHERLY, SOUTHWEST CORNER OF SAID PARCEL 1; THENCE ALONG THE WEST LINE OF SAID PARCEL 1 THE FOLLOWING FOUR (4) COURSES: 1) NORTH 07°25'20" EAST, 120.00 FEET;
2) NORTH 10'26'06" WEST, 63.04 FEET; 3) NORTH 82'34'40" WEST, 85.67 FEET;
4) NORTH 07'25'20" EAST, 138.67 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID STATE HIGHWAY NO.
157; THENCE DEPARTING SAID WEST LINE AND ALONG SAID
SOUTHERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES:

1) SOUTH 5818'48" EAST, 102.81 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 480.00 FEET; 2) EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 182316", AN ARC LENGTH OF 154.05 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 131756" WEST; 3) NORTH 131756" EAST, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF
430.00 FEET. FROM WHICH BEGINNING THE RADIUS BEARS NORTH 131756" EAST
4) EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15'38'46", AN ARC LENGTH OF 117.42 FEET; 5) NORTH 87'39'10" EAST, 152.72 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 970.00 FEET; 6) EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04'08'52", AN ARC LENGTH OF 70.22 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 0148'02" EAST TO THE POINT OF BEGINNING
CONTAINS 3.44 ACRES.

ZC-26-0339

LEGAL DESCRIPTION

BEING PORTIONS OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

LOTS 1, 3, 4 AS SHOWN BY MAP THERE OF IN: FILE 125 PAGE 93 OF PARCEL MAPS, CLARK COUNTY OFFICIAL RECORDS.

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AS SHOWN BY MAP THERE OF IN: FILE 160 PAGE 89 OF FINAL MAPS, CLARK COUNTY OFFICIAL RECORDS.

LOTS 1, 2, 3, 4, 5, 6 AS SHOWN BY MAP THERE OF IN: FILE 161 PAGE 90 OF FINAL MAPS, CLARK COUNTY OFFICIAL RECORDS.