

BILL NO. 10-4-23-5

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-23-900444)
ORDINANCE NO. 5081
(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 JUNE 21, 2023, JULY 19, 2023, AND AUGUST 2, 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 June 21, 2023, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-23-0026

From M-D (Designed Manufacturing) Zone to M-1 (Light Manufacturing) Zone.
GENERALLY LOCATED: NORTH OF INDUSTRY CENTER DRIVE AND EAST OF INDUSTRY PARK COURT (ALIGNMENT)
APN: 140-05-110-022

ZC-23-0149

From R-E (Rural Estates Residential) Zone to M-1 (Light Manufacturing) Zone.
GENERALLY LOCATED: SOUTH OF OLETA AVENUE, WEST OF JONES BOULEVARD
APN: 176-23-601-013

ZC-23-0204

From P-F (Public Facility) Zone to R-2 (Medium Density Residential) Zone.
GENERALLY LOCATED: NORTHWEST CORNER OF OQUENDO ROAD AND CIMARRON ROAD
APN: 163-33-101-014

ZC-23-0223

From R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.

GENERALLY LOCATED: EAST OF DURANGO DRIVE AND NORTH AND SOUTH OF ROBINDALE ROAD

APN: 176-09-301-005, 007
176-09-401-001, 004, 007
176-09-701-001, 003, 004, 007 THROUGH 009, 012
176-09-801-001 THROUGH 004

ZC-23-0262

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

GENERALLY LOCATED: NORTH OF PATRICK LANE AND WEST OF CIMARRON ROAD

APN: 163-33-201-009
163-33-201-019

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on July 19, 2023 the following described properties situated in Clark County are reclassified as follows, (See "Exhibit A" for Legal Description(s)):

ZC-23-0072

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

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

APN: 140-18-602-007

ZC-23-0183

From R-U (Rural Open Land) Zone to R-A (Residential Agricultural) Zone.

GENERALLY LOCATED: NORTH OF SERENE AVENUE, WEST OF HUALAPAI WAY (ALIGNMENT)

APN: 175-24-601-012

ZC-23-0195

From R-U (Rural Open Land) Zone and H-2 (General Highway Frontage) Zone to M-D (Designed Manufacturing) Zone.

GENERALLY LOCATED: WEST OF LAS VEGAS BOULEVARD SOUTH, NORTH OF SR 161

APN: 217-12-201-002

ZC-23-0196

From H-1 (Limited Resort and Apartment) Zone and H-2 (General Highway Frontage) Zone to M-1 (Light Manufacturing) Zone.

GENERALLY LOCATED: EAST OF LAS VEGAS BOULEVARD SOUTH, NORTH OF SR 16

APN: 217-12-201-003

217-12-301-003

ZC-23-0233

From R-3 (Multiple Family Residential) Zone to R-4 (Multiple Family Residential – High Density) Zone.

GENERALLY LOCATED: EAST OF SOUTHERN HIGHLANDS PARKWAY, SOUTH OF DANCING WINDS PLACE (ALIGNMENT)

APN: 191-05-401-008

ZC-23-0243

From R-T (Manufactured Home Residential) Zone to RUD (Residential Urban Density) Zone.

GENERALLY LOCATED: NORTHEAST CORNER OF OWENS AVENUE AND WALNUT ROAD

APN: 140-19-801-006

ZC-23-0269

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

GENERALLY LOCATED: NORTH SIDE OF WARM SPRINGS ROAD, EAST OF BUFFALO DRIVE

APN: 176-03-401-006

ZC-23-0272

From C-P (Office and Professional) Zone to C-1 (Local Business) Zone.

GENERALLY LOCATED: EAST OF JONES BOULEVARD AND SOUTH OF O'BANNON DRIVE

APN: 163-01-401-001

SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on August 2, 2023, the following described properties situated in Clark County are reclassified as follows, (See "Exhibit A" for Legal Description(s)):

ZC-23-0207

From CRT (Commercial Residential Transition) Zone to C-1 (Local Business) Zone.

GENERALLY LOCATED: NORTH OF WINDMILL LANE AND EAST OF PLACID STREET

APN: 177-09-810-001

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 4th day of
October 2023.

INTRODUCED by Commissioner James B. Gibson

PASSED ON THE 18th day of
October 2023.

VOTE:

AYES:

James B. Gibson

Justin Jones

Marilyn Kirkpatrick

William McCurdy II

Michael Naft

Tick Segerblom

NAYS:

None

ABSTAINING:

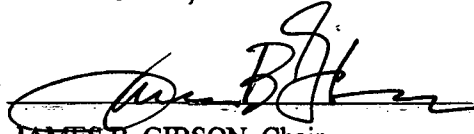
None

ABSENT:

Ross Miller

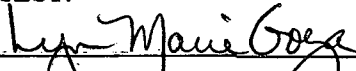
BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By



JAMES B. GIBSON, Chair

ATTEST:

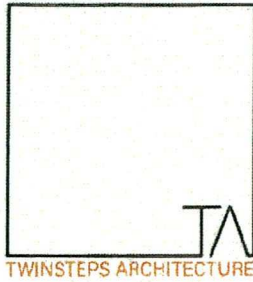


LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the 2nd day
of November, 2023.

Exhibit "A"
Legal Description(s)

(see next page for attachment(s))



20-23-0026

LEGAL DESCRIPTION

To: Department of Comprehensive Planning
Clark County, Nevada

From: TWINSTEPS architecture

Date: August 16, 2022

Subject: 4680 Industry Center Drive, Las Vegas, NV 89115
APN 140-05-110-022

The following is the legal description for the above-referenced project site.

BEING A PORTION OF LOT 1 OF VEGAS/CRAIG BUSINESS PARK II – UNIT 2 AS RECORDED IN BOOK 96 OF FINAL MAPS, PAGE 98 OF OFFICIAL RECORDS, SITUATED IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 5; THENCE SOUTH 88°16'09" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) A DISTANCE OF 369.14 FEET; THENCE SOUTH 00°22'06" WEST 582.46 FEET; THENCE NORTH 88°38'54" EAST 34.72 FEET TO A POINT OF CURVATURE THENCE NORTHEASTERLY WITH A 14.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°11'23" AN ARC DISTANCE OF 12.20 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERNLY WITH A 45.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 134°39'42" AN ARC DISTANCE OF 106.94 FEET; THENCE NORTH 88°38'54" EAST 241.50 TO THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4); THENCE NORTH 00°32'46" EAST 607.68 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 219,234 SQUARE FEET OR 5.033 ACRES, MORE OR LESS.

If you should have any questions, please contact me at (949) 383-5211 or arde@twinstepsarch.com.

Best regards,
Arde Shirazi
Project Manager
TWINSTEPS architecture

Irvine Office
18872 MacArthur Blvd
Suite 100
Irvine, CA 92612
949.285.3199

Los Angeles Office
10000 Washington Blvd
6th Floor
Culver City, CA 90232
949.285.3199

San Jose Office
111 N Market St
Suite 910
San Jose, CA 95113
408.340.1990

Seattle Office
1201 3rd Ave
22nd Floor
Seattle, WA 98101
206.567.7712

www.twinstepsarch.com | info@twinstepsarch.com

20-23-0149

**all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
The Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of the Northeast
Quarter (NE ¼) in Section 23, Township 22 South, Range 60 East, M.D.B.&M., Clark County, Nevada.**

2C-23-0204

APN: 163-33-101-014

EXHIBIT "A"

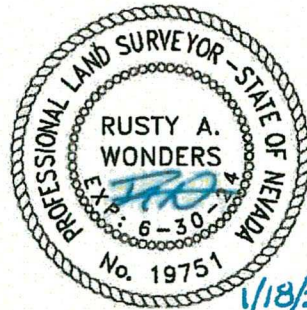
DESCRIPTION

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 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 THAT PORTION OF LAND AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JULY 11, 2014 IN BOOK 20140711 AS INSTRUMENT NO. 02429, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JULY 11, 2014 IN BOOK 20140711 AS INSTRUMENT NO. 02430, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE...

RUSTY A. WONDERS, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 19751



2023-0223
P1 of 4

APN# 176-09-701-008

The West Quarter (W ½) of The Southeast Quarter (SE ¼) of The Northwest Quarter (NW ¼) of The Southeast Quarter (Se ¼) Of Section 9, Township 22 South, Range 60 East, M.D.M., Nevada.

APN# 176-09-701-007

THE EAST HALF (E ½) OF THE SOUTHWEST (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.

APN# 176-09-701-009

THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

APN# 176-09-701-003

THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M. , ALSO KNOWN AS LOT ONE (1) OF THAT CERTIFICATE OF LAND DIVISION RECORDED OCTOBER 1, 1980 AS DOCUMENT NO. 1249191 IN BOOK 1290.

EXCEPTING THERFROM THAT PORTION OF LAND CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED OCTOBER 1, 1980 IN BOOK 1290 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NO. 1249192.

APN# 176-09-701-004

THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., ALSO KNOWN AS LOT TWO (2) OF THAT CERTIFICATE OF LAND DIVISION RECORDED OCTOBER 1, 1980 AS DOCUMENT NO. 1249191 IN BOOK 1290.

EXCEPTING THERFROM THAT PORTION OF LAND CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED OCTOBER 1, 1980 IN BOOK 1290 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NO. 1249192.

APN# 176-09-801-003

THE EAST HALF (E ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

20-23-0223
P2 of 4

APN# 176-09-401-001

THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M.

APN# 176-09-301-005

THE WEST HALF (W ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

APN# 176-09-801-001

THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 9, TOWNSHIP 22 SOUTH RANGE 60 EAST, EXCEPTING THE NORTH THIRTY FEET (30.00') AND THE WEST THIRTY FEET (30.00') TOGETHER WITH A SPANDREL AREA AS CONVEYED BY DEED RECORDED JANUARY 10, 1984 AS DOCUMENT NO. 1817093.

APN# 176-09-801-002

THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST EXCEPTING THE SOUTH THIRTY FEET (30.00') AND THE WEST THIRTY FEET (30.00') TOGETHER WITH A SPANDREL AREA AS CONVEYED BY DEED RECORDED JANUARY 10, 1984 AS DOCUMENT NO. 1817093.

APN# 176-09-701-001

WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SE ¼) OF SECTION 9. TOWNSHIP 22 SOUTH RANGE 60 EAST, M.D.M.

APN# 176-09-801-004

THE WEST HALF (W ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M., IN THE COUTNY OF CLARK, STATE OF NEVADA.

APN# 176-09-401-004

THE EAST HALF (E ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST OF THE M.D.B.&M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE SOUTH 50 FEET CONVEYED BY GRANT, BARGAIN, SALE DEED TO THE COUNTY OF CLARK RECORDED JUNE 19, 1999 IN BOOK 990618, INSTRUMENT NO. 01337, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ZC-23-0223
p 3 of 4

APN# 176-09-301-007

T22S R60E S09 W1/2 NE1/4 NE1/4 SW1/4 , NW1/4 NE 1/4 SW1/4, S1/2 NE1/4 SW1/4, NW1/4 NW1/4 SW 1/4, E1/2 SW1/4 NW1/4 SW1/4, SE1/4 NW1/4 SW 1/4 , N1/2 SW1/4 SW1/4, E1/2 SW1/4 SW1/4 SW1/4, E1/2 NE1/4 SE 1/4 SW 1/4, NW1/4 SE1/4 SW1/4, W1/2, SW1/4, SW1/4, SE1/4, NW1/4 SW1/4 SE1/4, E1/2 SW1/4 SW1/4 SE1/4, W1/2 SE1/4 SW1/4 SE1/4, E1/2 SE1/4 SW1/4 SE1/4

APN# 176-09-401-007

T22S R60E S09 W 1/2 SE 1/4 SE 1/4 SW 1/4

APN# 176-09-701-012

T22S R60E S09 W 1/2 W 1/2 NE 1/4 SE 1/4 , NE 1/4 NW 1/4 SE 1/4 , E 1/2 SE 1/4 NW 1/4 SE 1/4, W1/2 SE1/4 SE1/4

ZC-23-0223

EXCLUDING THIS PTN OF APN 176-09-301-008

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER QUARTER SECTION OF CORNER OF SAID SECTION 9, AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 139, PAGE 64, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, THENCE SOUTH 89°14'36" WEST, A DISTANCE OF 1,327.99 FEET TO THE NORTHEAST CORNER: OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 89°14'43" WEST, A DISTANCE OF 859.08 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 9 TO THE NORTHERLY RIGHT OF WAY OF WEST ROBINDALE ROAD PER THE DOCUMENT RECORDED OCTOBER 12, 1999 INSTRUMENT NUMBER 99101200525 OFFICIAL RECORDS, CLARK COUNTY, NEVADA, BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 890.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 19°22'05" WEST, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 08°14'12", A DISTANCE OF 127.94 FEET TO A POINT OF REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 810.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 27°36'17" EAST, THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°47'21", A DISTANCE OF 251.49 FEET TO A POINT OF COMPOUND CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 54.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 09°48'56"EAST, ALSO BEING THE EASTERLY RIGHT OF WAY AS DESCRIBED IN THE DOCUMENT RECORDED DECEMBER 13, 2004, INSTRUMENT NUMBER 200412130001101 OFFICIAL RECORDS OF CLARK COUNTY NEVADA; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH CENTRAL ANGLE OF 98°55'29", A DISTANCE OF 93.23 FEET TO THE EASTERLY RIGHT OF WAY OF DURANGO DRIVE AS DESCRIBED IN THE DOCUMENT RECORDED OCTOBER 12, 1999 OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, INSTRUMENT NUMBER 99101200523; THENCE NORTH 00°53'27" WEST, A DISTANCE OF 73.42 FEET ALONG SAID RIGHT OF WAY TO THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 9; THENCE LEAVING SAID RIGHT OF WAY NORTH 89°14'43" EAST, A DISTANCE OF 418.86 FEET TO THE POINT OF BEGINNING.

20-23-062

APN: 163-33-201-009 AND 019

EXHIBIT "A"

DESCRIPTION

THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 60 EAST, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION DEDICATED FOR FLOOD CONTROL FACILITIES AND RELATED IMPROVEMENTS IN THAT CERTAIN DOCUMENT RECORDED JULY 11, 2014 IN BOOK 20140711 AS INSTRUMENT NO. 02429, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THAT PORTION DEDICATED FOR ROADWAY AND DRAINAGE IMPROVEMENTS IN THAT CERTAIN DOCUMENT RECORDED JULY 11, 2014 IN BOOK 20140711 AS INSTRUMENT NO. 02430, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

TOGETHER WITH:

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 60 EAST, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA.

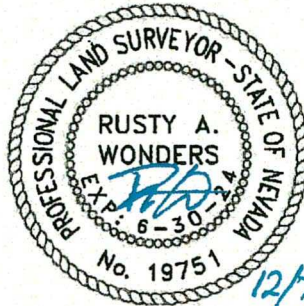
EXCEPTING THEREFROM THAT PORTION DEDICATED FOR PUBLIC STREET AND UTILITY PURPOSES IN THAT CERTAIN DOCUMENTS RECORDED FEBRUARY 11, 2000 IN BOOK 20000211 AS INSTRUMENT NO. 00693 AND RECORDED JANUARY 22, 2001 IN BOOK 20010122 AS INSTRUMENT NO. 01833, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THAT PORTION DEDICATED FOR FLOOD CONTROL FACILITIES AND RELATED IMPROVEMENTS IN THAT CERTAIN DOCUMENT RECORDED JULY 11, 2014 IN BOOK 20140711 AS INSTRUMENT NO. 02429, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ALSO EXCEPTING THEREFROM THAT PORTION DEDICATED FOR ROADWAY AND DRAINAGE IMPROVEMENTS IN THAT CERTAIN DOCUMENT RECORDED JULY 11, 2014 IN BOOK 20140711 AS INSTRUMENT NO. 02430, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

END OF DESCRIPTION

RUSTY A. WONDERS, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 19751



2C-23-0072

LEGAL DESCRIPTION

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

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

THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 62, EAST, MDB&M. EXCEPTING THEREFROM A RIGHT OF WAY AND EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THE EAST 40 FEET, THE SOUTH 30 AND THE WEST 30 FEET THEREOF. FURTHER EXCEPTING THEREFROM THOSE PORTIONS OF LAND AS CONVEYED TO THE COUNTY OF CLARK, BY DEED RECORDED AUGUST 18, 1992 IN BOOK 920818, INSTRUMENT NO. 00044, OF OFFICIAL RECORDS.

APN: 140-18-602-007

2C-23-0183

Escrow No. 18163596-TG

EXHIBIT A
LEGAL DESCRIPTION

THE WEST HALF (W 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) IN THE SECTION 24, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M. D. B. &M., ALSO DESCRIBED AS LOT 2 OF CERTIFICATE OF LAND DIVISION RECORDED JULY 27, 1993 IN BOOK 1777 AS DOCUMENT NO. 1736104 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THE NORTH THIRTY (30) FEET AND THE SOUTH FORTY (40) FEET AS CONVEYED TO CLARK COUNTY BY THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED JULY 27, 1983 IN SOCK 1777 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, AS DOCUMENT NO. 1736105.

ZC-23-0195

LEGAL DESCRIPTION

APN: 217-12-201-002

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 25 SOUTH, RANGE 59 EAST, M.D.M. EXCEPTING THEREFROM THE INTEREST IN AND TO THAT PORTION CONVEYED TO THE STATE OF NEVADA FOR INTERSTATE ROUTE 15 BY DEED RECORDED AUGUST 27, 1958 AS DOCUMENT NO. 139020, FURTHER EXCEPTING THEREFROM ANY PORTION THEREOF LYING EAST OF THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 91-466 (LAS VEGAS BOULEVARD).

CONTAINING 28.26 ACRES MORE OR LESS

PREPARED BY:
RYAN MARTINA, PLS NO. 22317
JEMISON SURVEYING AND SERVICES, INC.
2690 CRIMSON CANYON DRIVE
LAS VEGAS, NEVADA 89128



2C-23-0196

LEGAL DESCRIPTION

APN: 217-12-301-003

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 25 SOUTH, RANGE 59 EAST, M.D.M., LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 91-466 (LAS VEGAS BOULEVARD).

CONTAINING 26.95 ACRES MORE OR LESS

APN: 217-12-201-003

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 25 SOUTH, RANGE 59 EAST, M.D.M. LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 91-466 (LAS VEGAS BOULEVARD).

CONTAINING 5.27 ACRES MORE OR LESS

PREPARED BY:
RYAN MARTINA, PLS NO. 22317
JEMISON SURVEYING AND SERVICES, INC.
2690 CRIMSON CANYON DRIVE
LAS VEGAS, NEVADA 89128



WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 191-05-401-008

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS AN OVERALL SITE DESCRIPTION FOR THE "SOUTHERN HIGHLAND APARTMENTS" PROJECT.

DESCRIPTION

PARCEL I:

THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM THAT PORTION LYING WITHIN "INTERSTATE ROUTE 15", SERIAL NO. NEVADA-055091, A PUBLIC RIGHT-OF-WAY DEDICATED TO THE STATE OF NEVADA DEPARTMENT OF HIGHWAYS PER THAT CERTAIN DECISION RECORDED JUNE 30, 1953, IN BOOK 250, AS INSTRUMENT NO. 202956, IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA;

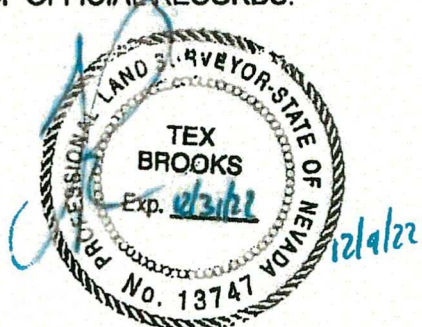
FURTHER EXCEPTING THEREFROM THAT PORTION LYING WITHIN "SOUTHERN HIGHLANDS PARKWAY" A PUBLIC STREET DEDICATED TO CLARK COUNTY PER THAT CERTAIN DOCUMENT RECORDED APRIL 20, 2000, IN BOOK 20000420, AS INSTRUMENT NO. 00851, IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

PARCEL II:

A PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR GENERAL VEHICULAR AND PEDESTRIAN ACCESS AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT, DATED AS OF APRIL 18, 2018, AND RECORDED ON APRIL 23, 2018 IN BOOK 20180423 AS DOCUMENT NO. 02344 OF OFFICIAL RECORDS AND RE-RECORDED MAY 15, 2018 IN BOOK 20180515 AS INSTRUMENT NO. 02211 OF OFFICIAL RECORDS.

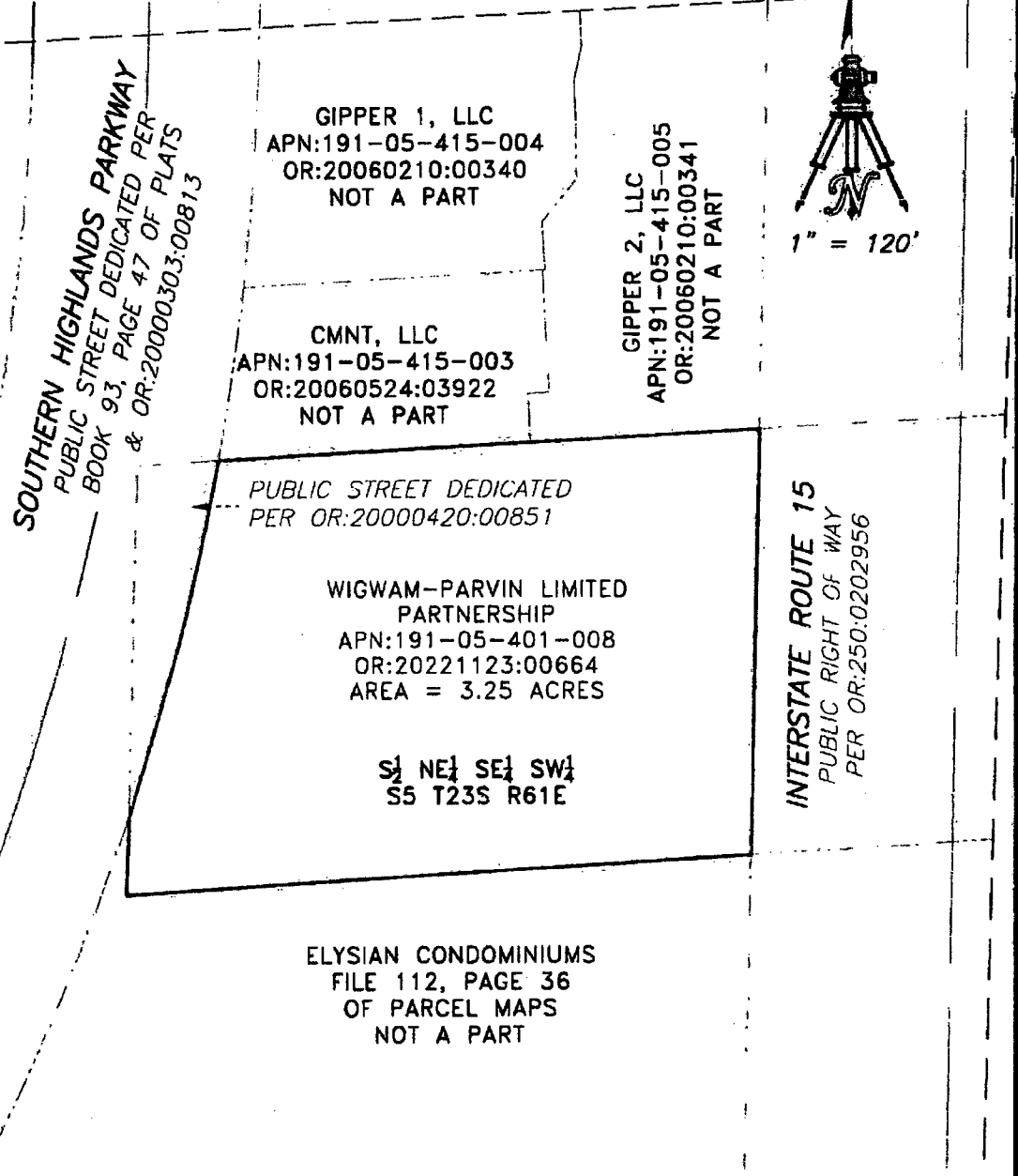
CONTAINING 3.25 ACRES, MORE OR LESS.

TEX J. BROOKS, PLS
NEVADA LICENSE NO. 13747



20-23-0233
p2 of 2

APN: 191-05-401-008
OVERALL SITE EXHIBIT



P:\QVT\22235 SOUTHERN HIGHLAND APTS\DWG\EXHIBITS\22235-SITE LEGAL.DWG

| | |
|---|---|
| WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING | EXHIBIT "B" |
| 6525 W. WARM SPRINGS RD. #100, LAS VEGAS, NV 89118 | LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA |
| PAGE 1 OF 1 | |

23-23-0243

BEING THE WEST HALF (W 1/2) OF THE SOUTH FIVE HUNDRED AND TWENTY FEET (520') OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE WESTERLY 30' OF SAID LAND AS CONVEYED TO CLARK COUNTY BY DEED RECORDED JANUARY 15, 1952, AS DOCUMENT NO. 379817.

FURTHER EXCEPTING THEREFROM SAID LAND AS CONVEYED TO CLARK COUNTY BY DEED RECORDED MARCH 6, 1975, AS DOCUMENT BOOK 500 INST: 459772, CLARK COUNTY, NEVADA RECORDS.

FURTHER SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 19;
THENCE NORTH 88°16'05" EAST ALONG THE SOUTH LINE OF SAID SW 1/4 SE 1/4 SECTION 19, A DISTANCE OF 340.25' TO A POINT ON THE EAST LINE OF THE W 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 19;
THENCE NORTH 01°07'27" WEST ALONG SAID EAST LINE, A DISTANCE OF 50.00' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OWENS AVENUE ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°07'27" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 470.03'; THENCE SOUTH 88°16'05" WEST 309.09' TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WALNUT ROAD;
THENCE SOUTH 00°59'49" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 445.73';
THENCE NORTH 88°16'05" EAST 10.00';
THENCE CURVING FROM A TANGENT BEARING OF SOUTH 00°59'49" EAST TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24.00'; THROUGH A-CENTRAL ANGLE OF 90°44'06", AN ARC LENGTH OF 38.01' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OWENS AVENUE;
THENCE NORTH 88°16'05" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 27.5.83' TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 13, 2017 IN BOOK 20170313 AS INSTRUMENT NO. 00755, OF OFFICIAL RECORDS CLARK COUNTY, NEVADA.

ALSO SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN FILE 174 OF SURVEYS, PAGE 90, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

ZC-23-0269

EXHIBIT A

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 3, Township 22 South, Range 60 East, M.D.M.

ZC-23-0272
Legal Description
A.P.N. 163-01-401-001

A portion of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 1, Township 21 South, Range 60 East, M.D.M., also being a portion of Government Lot 92 in said Section 1, Township 21 South, Range 60 East, M.D.M.

Excepting therefrom the South 260 feet of Government Lot 92 in said Section 1, Township 21 South, Range 60 East, M.D.M.

Further excepting therefrom those portions of land granted to Clark County for road purposes by that certain "Final Order of Condemnation of Real Property as to Parcel III, IV, and VII" recorded July 20, 1982 in Book 1597 as Document No. 1556510, Official Records.

2C-23 -0207

EXHIBIT "A"

LOT ONE (1) OF THAT CERTAIN FINAL MAP OF WINDMILL OFFICE PLAZA COMMERCIAL DEVELOPMENT (AS COMMERCIAL SUBDIVISION) AS SHOWN BY MAP THEREOF ON FILE IN BOOK 138, OF PLATS 74, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

**CC CLERK
RM 6037
500 S GRAND CENTRAL PKWY
LAS VEGAS NV 89155-0001**

**Account # 22477
Ad Number 0001253539**

Leslie McCormick, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 10/25/2023 to 10/25/2023, on the following days:

10 / 25 / 23

ORDINANCE NO. 5081

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 JUNE 21, 2023, JULY 19, 2023, AND AUGUST 2, 2023.

NOTICE IS HEREBY GIVEN that typewritten copies of the above numbered and entitled Ordinance are available for inspection by all interested parties at the Office of the County Clerk of Clark County, Nevada, at her Commission Division Office on the first floor of the Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada, and that said Ordinance was proposed by Commissioner James B. Gibson on the 4th day of October 2023 and passed on the 18th day of October 2023, by the following vote of the Board of County Commissioners:

Aye James B. Gibson
Justin Jones
Marilyn K. Kirkpatrick
William McCurdy II
Michael Naft
Tick Segerblom
Nay: None
Abstaining: None
Absent: Ross Miller

This Ordinance shall be in full force and effect from and after the 2nd day of November 2023

(SEAL) LYNN MARIE GOYA,
COUNTY CLERK
and Ex-Officio Clerk of the
Board of County
Commissioners

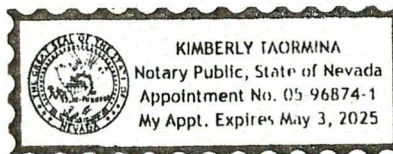
Dated this 18th day
of October 2023.

PUB: Oct. 25, Nov. 1, 2023
LV Review-Journal

IS/ 
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 14th day of November, 2023

Notary Kimberly Taormina



AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

CC CLERK
RM 6037
500 S GRAND CENTRAL PKWY
COMMISSION CLERK
LAS VEGAS NV 89155

Account #
Order ID

104095
300407

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal/Las Vegas Sun, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal/Las Vegas Sun, in 1 edition(s) of said newspaper issued from 11/01/2023 to 11/01/2023, on the following day(s):

11/01/2023

Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this November 1, 2023

Notary

Linda Espinoza



ORDINANCE NO. 5081

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 JUNE 21, 2023, JULY 19, 2023, AND AUGUST 2, 2023.

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Aye: James B. Gibson
Justin Jones
Marilyn K. Kirkpatrick
William McCurdy II
Michael Naft
Tick Segerblom
Nay: None
Abstaining: None
Absent: Ross Miller

This Ordinance shall be in full force and effect from and after the 2nd day of November 2023

(SEAL) LYNN MARIE GOYA,
COUNTY CLERK
and Ex-Officio Clerk of the
Board of County
Commissioners

Dated this 18th day
of October 2023.

PUB: Oct. 25, Nov. 1, 2023
LV Review-Journal

