

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-23-900662)

ORDINANCE NO. 5111
(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 4, 2023, OCTOBER 18, 2023, NOVEMBER 8, 2023, AND NOVEMBER 21, 2023 AND IN ASSESSOR’S BOOK 163.

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 4, 2023, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-23-0513 From R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone. Generally located on the south side of Alto Avenue and the west side of Walnut Road.

APN: 140-18-302-001

ZC-23-0519 From R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone. Generally located on the south side of Starr Avenue and the west side of La Cienega Street.

APN: 191-04-501-001

ZC-23-0531 From H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone. Generally located on the northwest corner of Boulder Highway and Glen Avenue.

APN: 161-06-403-001; 162-01-804-006

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on October 18, 2023, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-23-0450 From C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone. Generally located on the west side of Nellis Boulevard, 200 feet south of Craig Road described as Parcel Two as shown by amended map thereof in File 47 of Parcel Maps, Page 66, on file in the Office of the County Recorder.

APN: 140-05-703-004

SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on November 8, 2023, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-23-0538 From R-3 (Multiple Family Residential) Zone to R-5 (Apartment Residential) Zone. Generally located on the north and south sides of Ford Avenue and the east side of Maryland Parkway.

APN: 177-14-301-016 through 177-14-301-019; 177-14-401-001; 177-14-401-031; 177-14-410-010; 177-14-410-011

ZC-23-0541 From H-2 (General Highway Frontage) Zone and M-D (Designed Manufacturing) Zone to M-1 (Light Manufacturing) Zone. Generally located on the south side of Las Vegas Boulevard North, 250 feet west of Lamb Boulevard.

APN: 140-07-702-002; 140-07-702-003

ZC-23-0548 From H-2 (General Highway Frontage) and R-E (Rural Estates Residential) Zone to H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Las Vegas Boulevard South and Barbara Lane (alignment).

APN: 191-05-601-020

ZC-23-0550 From H-2 (General Highway Frontage) Zone and R-E (Rural Estates Residential) Zone to H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Barbara Lane (alignment).

APN: 191-05-701-002 through 191-05-701-004

ZC-23-0625 From C-P (Office and Professional) Zone to C-1 (Local Business) Zone. Generally located on the southwest corner of Windmill Lane and Gilespe Street.

APN: 177-16-102-043 ptn

ZC-23-0635 From C-P (Office and Professional) Zone to C-1 (Local Business) Zone. Generally located on the north side of Flamingo Road, 430 feet west of Lindell Road.

APN: 163-13-403-009

ZC-23-0639 From H-2 (General Highway Frontage) Zone and R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone. Generally located on the southeast corner of Wigwam Avenue and Arville Street.

APN: 177-18-701-001

ZC-23-0643 From C-2 (General Commercial) Zone, R-1 (Single Family Residential) Zone, and H-1 (Limited Resort and Apartment) Zone to C-1 (Local Business) Zone. Generally located on the east side of Maryland Parkway and the north side of Desert Inn Road.

APN: 162-11-301-009; 162-11-301-010; 162-11-401-003 through 162-11-401-007; 162-11-401-009; 162-11-401-011; 162-11-410-029 through 162-11-410-032; 162-11-410-043; 162-11-410-044; 162-11-410-046 through 162-11-410-056; 162-11-410-058 through 162-11-410-063; 162-11-410-080 through 162-11-410-084

SECTION 4. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on November 21, 2023, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-23-0571 From R-E (Rural Estates Residential) to M-D (Designed Manufacturing). Generally located on the south side of Serene Avenue and the east side of Decatur Boulevard.

APN: 177-19-301-005; 177-19-302-005; 177-19-302-007; 177-19-302-013; 177-19-305-002; 177-19-306-002; 177-19-402-002; 177-19-402-006

ZC-23-0574 From an R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone. Generally located on the south side of Patrick Lane, 300 feet east of Tenaya Way.

APN: 163-34-701-002; 163-34-701-009; 163-34-701-032

ZC-23-0608 From R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone. Generally located on the north side of Richmar Avenue, 165 feet west of Valley View Boulevard.

APN: 177-19-703-010; 177-19-703-011

ZC-23-0686 From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Conquistador Street and Gomer Road.

APN: 176-19-401-005 through 176-19-401-008

SECTION 5. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners in Assessor’s Book 163, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-19-0449 From M-D (Designed Manufacturing) to C-2 (Commercial General). Generally located on the north side of Russell Road and the west side of Decatur Boulevard described as Cairoset (Aka Otonomus Hotel) in Book 170, Page 15 of Plats in the Office of the County Recorder.

APN: 163-25-815-001

SECTION 6. 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 7. 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 8. 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 7th day of February, 2024

INTRODUCED by Commissioner Tick Segerblom

PASSED ON THE 21st day of February, 2024

VOTE:

AYES:

Tick Segerblom

James B. Gibson

Justin Jones

Marilyn K. Kirkpatrick

William McCurdy II

Ross Miller

Michael Naft

NAYS:

None

ABSTAINING:

None

ABSENT:

None

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By 
TICK SEGERBLOM, Chair

ATTEST:


LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the 7th day
of March, 2024.

Exhibit "A"
Legal Description(s)

(see next page for attachment(s))

2C-23-0477

LEGAL DESCRIPTION

A parcel of land situated within the Southeast Quarter (SE 1/4) of Section 8, Township 20 South, Range 62 East, M.D.M., Clark County, Nevada being more particularly described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 8, also being the centerline intersection of Nellis Boulevard and Gowan Road;

Thence South 87°47'33" West, along the center section line of said Section 8, also being the centerline of Gowan Road (80 foot Right-of-Way), 246.62 feet to the True Point of Beginning;

Thence South 00°12'00" East, leaving said center section line of said Section 8, 136.13 feet;

Thence South 87°37'17" West, 282.84 feet;

Thence South 02°22'43" East, 19.00 feet;

Thence South 87°37'17" West, 773.93 feet to the Easterly right-of-way line of Lamont Street (60 foot right-of-way);

Thence North 00°24'32" West, along said Easterly right-of-way line of Lamont Street 158.28 feet to the aforementioned center section line of Section 8;

Thence North 87°47'33" East, along said center section line of Section 8, 1056.54 feet to the True Point of Beginning.

Said land depicted on that Record of Survey for Boundary line adjustment map, filed in the Office of the County Recorder of Clark County, State of Nevada, in Book 83 of Surveys, Page 15, and Recorded June 25, 1996, in Book 960625, as Instrument No. 00867, of Official Records.

Note: The above metes and bounds description previously appeared in that certain document recorded June 10, 2022, in Book 20220610, as Instrument No. 0001458, of Official Records, Clark County, Nevada.

ZC-23-0538
P 1 of 2

APN 177-14-401-001

THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE OF THE NORTHWEST (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B.&M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO CLARK COUNTY IN GRANT, BARGAIN, SALE DEED RECORDED JUNE 5, 2001 IN BOOK 20010605 AS INSTRUMENT NO. 01641, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

APN 177-14-410-011

SITUATE WITHIN THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 61 EAST, CLARK COUNTY NEVADA.

BEING THAT PORTION OF LOT 1 OF CAREFREE PEBBLE (A COMMERCIAL SUBDIVISION), THE PLAT OF SAID SUBDIVISION BEING ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS BOOK 114, PAGE 33 OF PLATS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 14; THENCE SOUTH 88°49'03" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 14, A DISTANCE OF 164.19 FEET; THENCE SOUTH 00°20'53" EAST, 30.01 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID CAREFREE PEBBLE SUBDIVISION; THENCE ALONG THE NORTH AND EAST LINES OF SAID SUBDIVISION SOUTH 88°49'03" EAST, 242.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°49'03" EAST, 249.72 FEET; THENCE SOUTH 00°16'46" EAST, 346.19 FEET; THENCE SOUTH 89°51'32" WEST, 249.09 FEET; THENCE NORTH 00°22'07" WEST, 351.96 FEET TO THE POINT OF BEGINNING.

SHOWN AS LOT 2-A ON RECORD OF SURVEY FILE IN FILE 176, PAGE 87 OF SURVEYS.

THE ABOVE MENTIONED METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THE DOCUMENT RECORDED FEBRUARY 20, 2015 AS INSTRUMENT NO. 20150220-0002262, OF OFFICIAL RECORDS.

APN 177-14-410-010

SITUATE WITHIN THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY NEVADA.

BEING THAT PORTION OF LOT 1 OF CAREFREE PEBBLE (A COMMERCIAL SUBDIVISION), THE PLAT OF SAID SUBDIVISION BEING ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS BOOK 114, PAGE 33 OF PLATS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 14; THENCE SOUTH 88°49'03" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 14, A DISTANCE OF 164.19 FEET; THENCE SOUTH 00°20'53" EAST, 30.01 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID CAREFREE PEBBLE SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 88°49'03" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION, 242.82 FEET; THENCE SOUTH 00°22'07" EAST, 351.96 FEET; THENCE SOUTH 89°51'32" WEST, 242.86 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID CAREFREE PEBBLE SUBDIVISION; THENCE NORTH 00°20'53" WEST ALONG SAID WEST LINE, 357.57 FEET TO THE POINT OF BEGINNING.

2C-23-0538
p 2 of 2

SHOWN AS LOT 2-B ON RECORD OF SURVEY FILE IN FILE 176, PAGE 87 OF SURVEYS.

THE ABOVE MENTIONED METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THE DOCUMENT RECORDED FEBRUARY 20, 2015 AS INSTRUMENT NO. 20150220-0002262, OF OFFICIAL RECORDS.

APN 177-14-301-016

THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 22 SOUTH, RANGE 61 EAST, M.D.B.&M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED SEPTEMBER 5, 1991 IN BOOK 910905, AS INSTRUMENT NO. 00574 OF OFFICIAL RECORDS.

APN 177-14-301-017

THE EAST HALF (E ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) IN SECTION 14, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B.&M., CLARK COUNTY, NEVADA

APN 177-14-301-018

THE WEST HALF (W ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B.&M., CLARK COUNTY, NEVADA.

APN 177-14-301-019

THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B.&M., CLARK COUNTY, NEVADA

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CLARK COUNTY BY DEED RECORDED APRIL 27, 1995, IN BOOK 950427 AS DOCUMENT NO.000380, OF OFFICIAL RECORDS.

2C-23-0541
p 1 of 2

EXHIBIT A

Being a portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 7, Township 20 South, Range 62 East, M.D.M., Clark County Nevada, more particularly described as follows:

Commencing at the point of intersection of the West line of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 7, with the Southeasterly line of the U.S. Highway Nos. 91-93 (150 feet wide);

Thence North $54^{\circ}06'00''$ East along the said Southeasterly line a distance of 686.00 feet to the True Point of Beginning;

Thence South $35^{\circ}54'00''$ East a distance of 968.57 feet to a point on the South line of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 7;

Thence North $89^{\circ}44'00''$ East along the last mentioned South line a distance of 245.92 feet to the Southeast corner of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 7;

Thence North $00^{\circ}17'30''$ West along the East line of said Section 7 a distance of 100.00 feet to a point;

Thence South $89^{\circ}44'00''$ West a distance of 250.00 feet to a point;

Thence North $00^{\circ}17'30''$ West a distance of 842.26 feet to a point;

Thence South $54^{\circ}06'00''$ West a distance of 406.33 feet to a point;

Thence North $35^{\circ}54'00''$ West a distance of 200.00 feet to a point on the said Southeasterly Highway line;

Thence South $54^{\circ}06'00''$ West a distance of 138.82 feet to the True Point of Beginning.

Excepting therefrom that portion of said land as conveyed to the County of Clark in a Grant, Bargain, and Sale Deed recorded February 4, 1993, in Book 930204 as Document No. 00184 of Official Records, Clark County, Nevada.

Further excepting therefrom any and all mobile/manufactured homes located thereon.

Note: The above metes and bounds description previously appeared in that certain Document recorded December 29, 2011, in Book 20111229 as Instrument No. 0002697, of Official Records, Clark County, Nevada.

Assessor's Parcel Number: 140-07-702-003

ZC-23-0541
p2 of 2

EXHIBIT A

That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 7, Township 20 South, Range 62 East, M.D.B. & M., described as follows:

Commencing at the point of intersection of the West line of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 7, with the Southeasterly line of U.S. Highway Nos. 91-93 (150 Feet wide); thence North $54^{\circ}06'00''$ East along the said Southeasterly line, a distance of 824.82 feet to the TRUE POINT OF BEGINNING; thence continuing North $54^{\circ}06'00''$ East along said Southeasterly line a distance of 400.00 feet to a point; thence South $35^{\circ}54'00''$ East a distance of 200.00 feet to a point; thence South $54^{\circ}06'00''$ West parallel to the Southeasterly line of U.S. Highway Nos. 91-93 (150.00 Feet wide) a distance of 400.00 feet to a point; thence North $35^{\circ}54'00''$ West a distance of 200.00 feet to the TRUE POINT OF BEGINNING.

(Note: The above metes and bounds legal description previously appeared in the Deed recorded July 14, 2021 in Book 20210714 as Instrument No. 0001845, of Official Records.)

Assessor's Parcel Number: 140-07-702-002

2C-23-0548

LEGAL DESCRIPTION

THE LAND SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, AND DESCRIBED AS FOLLOWS:

PARCEL 1: (APN 191-05-601-020)

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS:

COMMENCING FROM THE CENTER QUARTER (1/4) OF SAID SECTION; THENCE EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE ¼) ON A BEARING OF NORTH 88°53 '27" EAST A DISTANCE OF 1259.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°44'21" EAST A DISTANCE OF 332.27 FEET; THENCE NORTH 87°50'52" EAST A DISTANCE OF 1145.20 FEET; THENCE SOUTH 00°36'45" WEST A DISTANCE OF 353.10 FEET; THENCE SOUTH 88°53'27" WEST A DISTANCE OF 1145.12 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT DEED RECORDED AUGUST 31, 2011 IN BOOK 20110831 AS DOCUMENT NO. 00896.

2C-23-0550

LEGAL DESCRIPTION

APN: 191-05-701-002

THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.B. & M., IN THE COUNTY OF CLARK, STATE OF NEVADA.

APN: 191-05-701-003

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 5, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

APN: 191-05-701-004

THE NORTH HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.B.&M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARIES OF U.S. HIGHWAY 91-466.

EXCEPTING THEREFROM THE NORTHERLY 40 FEET AND THE WESTERLY 30 FEET, AND THAT CERTAIN SPANDREL AREA IN THE NORTHWEST CORNER THEREOF AS CONVEYED TO CLARK COUNTY BY DEED RECORDED OCTOBER 26, 1987 IN BOOK 871026 AS DOCUMENT NO. 00531, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

2C -23-0625
~~806-039~~

APN: 177-16-102-043

EXHIBIT "A"

DESCRIPTION

A PORTION OF GOVERNMENT LOT 9 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 61 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 16; THENCE ALONG THE NORTH LINE THEREOF NORTH 89°47'20" WEST, 186.48 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°08'21" WEST, 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WINDMILL LANE, ALSO BEING THE **POINT OF BEGINNING**; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 89°47'20" EAST, 92.53 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 54.00 FEET; 2) SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°56'09", AN ARC LENGTH OF 84.76 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF GILESPIE STREET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 89°51'11" EAST, 5.00 FEET; 2) SOUTH 00°08'49" WEST, 106.07 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°47'20" WEST, 151.45 FEET TO THE EAST LINE OF LOT 1 AS SHOWN IN FILE 75, PAGE 85 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE; THENCE ALONG SAID EAST LINE NORTH 00°08'21" EAST, 160.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 23,340 SQUARE FEET, MORE OR LESS.

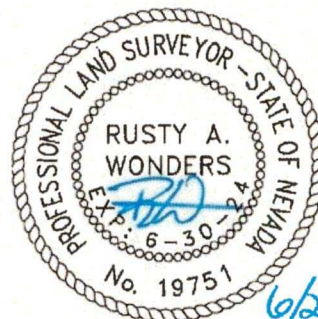
BASIS OF BEARINGS

NORTH 89°47'20" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN IN BOOK 147, PAGE 72 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

END OF DESCRIPTION

(SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

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



6/29/23

ZC-23-0635

5590 Flamingo LLC, a Nevada limited liability company

the real property situate in the County of Clark, State of Nevada, described as follows:

PARCEL ONE (1):

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M. DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN ON A PARCEL MAP RECORDED IN FILE 93, PAGE 72 OF PARCEL MAPS, IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA.

2C-23-0639

Order No.: 42052347-420-MS6-BB1

EXHIBIT A

THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

Assessor's Parcel Number: 177-18-701-001

20-23-0643
Plat 2

LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 61 EAST M.D.M., CLARK COUNTY NEVADA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4), NORTH 89°11'26" EAST, 663.14 FEET; THENCE NORTH 00°05'07" EAST, 50.64 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 00°05'07" EAST, 228.17 FEET; THENCE NORTH 81°11'17" EAST, 149.27 FEET, TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 08°00'09", AN ARC LENGTH OF 6.29 FEET THENCE NORTH 89°11'26" EAST, 10.77 FEET; THENCE NORTH 55°54'29" WEST, 168.30 FEET; THENCE NORTH 00°05'07" EAST, 263.74 FEET; THENCE SOUTH 89°37'50" WEST, 350.11 FEET; THENCE NORTH 00°04'28" EAST, 234.78 FEET; THENCE SOUTH 89°55'32" EAST, 27.00 FEET; THENCE NORTH 00°04'28" EAST, 20.00 FEET; THENCE NORTH 89°55'32" WEST, 27.00 FEET; THENCE NORTH 00°04'28" EAST, 407.34 FEET; THENCE NORTH 00°04'47" EAST, 380.90 FEET; THENCE NORTH 06°25'09" EAST, 90.57 FEET; THENCE NORTH 00°04'47" EAST, 174.99 FEET; THENCE NORTH 89°54'27" WEST, 10.00 FEET; THENCE NORTH 00°04'47" EAST, 224.00 FEET; THENCE SOUTH 89°54'26" EAST, 300.00 FEET; THENCE NORTH 00°04'47" EAST, 34.50 FEET; THENCE SOUTH 89°54'26" EAST, 329.92 FEET; THENCE SOUTH 00°05'16" WEST, 147.72 FEET; TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 55°25'57", AN ARC LENGTH OF 24.19 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 45.50 FEET, THROUGH A CENTRAL ANGLE OF 164°38'04", AN ARC LENGTH OF 130.74 FEET THENCE SOUTH 00°03'21" WEST, 9.77 FEET; THENCE SOUTH 00°05'16" WEST, 640.58 FEET; THENCE NORTH 89°38'01" EAST, 145.83 FEET; THENCE NORTH 89°37'50" EAST, 527.38 FEET; THENCE SOUTH 03°16'18" WEST, 149.10 FEET; THENCE SOUTH 00°39'23" EAST, 410.91 FEET; THENCE SOUTH 89°38'30" WEST, 280.61 FEET; SOUTH 00°39'23" EAST, 120.00 FEET; THENCE SOUTH 89°38'30" WEST, 42.27 FEET, TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 46°11'13", AN ARC LENGTH OF 12.09 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 03°00'51", TO WHICH A RADIAL LINE BEARS NORTH 45°49'43" EAST, AN ARC LENGTH OF 2.63 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 85°46'39", TO WHICH A RADIAL LINE BEARS NORTH 21°58'09" WEST, AN ARC LENGTH OF 104.80 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 54°00'54", TO WHICH A RADIAL LINE BEARS SOUTH 07°28'11" WEST, AN ARC LENGTH OF 47.14 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 046°11'13", AN ARC LENGTH OF 12.09 FEET; THENCE NORTH 89°38'30" EAST, 42.69 FEET; THENCE SOUTH 00°39'23" EAST, 100.00 FEET; THENCE SOUTH 02°05'28" EAST, 20.01 FEET; THENCE SOUTH 89°38'30" WEST, 140.00 FEET; THENCE SOUTH 00°39'23" EAST, 128.17 FEET; THENCE SOUTH 89°11'26" WEST, 140.00 FEET; THENCE NORTH 00°39'23" WEST, 129.27 FEET; THENCE SOUTH 89°38'30" WEST, 56.31 FEET; THENCE SOUTH 40°04'16" WEST, 14.88 FEET, TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 40°30'36", AN ARC LENGTH OF 10.61 FEET; THENCE SOUTH 00°26'20" EAST, 93.65 FEET, TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 90°22'14", AN ARC LENGTH OF 23.66 FEET; THENCE SOUTH 00°15'13" EAST, 60.00 FEET; THENCE NORTH 89°11'26" EAST, 15.39 FEET; THENCE SOUTH 00°39'23" EAST, 100.00 FEET; THENCE SOUTH 00°39'23" EAST, 20.00 FEET; THENCE

ZC-23-0643
PZ&Z

NORTH 89°11'26" EAST, 38.00 FEET; THENCE SOUTH 00°39'23" EAST, 100.00 FEET; THENCE SOUTH 89°11'26" WEST, 70.00 FEET; THENCE SOUTH 89°11'26" WEST, 88.61 FEET; THENCE SOUTH 89°11'26" WEST, 248.15 FEET; THENCE NORTH 90°00'00" WEST, 45.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 39.702 ACRES MORE OR LESS.

BASIS OF BEARINGS:

NORTH 00°04'28" EAST - BEING THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M. CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 124, PAGE 50 OF PARCEL MAPS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.



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

14 JUNE 2023

2C-23-0571
p 1 of 2

LEGAL DESCRIPTIONS

APN: 177-19-301-005

GOVERNMENT LOT 32 IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA. EXCEPTING THEREFROM THAT PORTION OF LAND AS CONVEYED TO THE COUNTY OF CLARK BY GRANT, BARGAIN, SALE DEED RECORDED JULY 11, 1991 AS INSTRUMENT NO. 910711-00703 OF OFFICIAL RECORDS.

APN: 177-19-302-005

THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M. CLARK COUNTY, NEVADA. EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED MARCH 14, 1989 AS INSTRUMENT NO. 890314-00375, OFFICIAL RECORDS. TOGETHER WITH THAT PORTION VACATED BY THE COUNTY OF CLARK IN THAT CERTAIN ORDER OF VACATION RECORDED APRIL 11, 2007 AS INSTRUMENT NO. 20070411-04436, OFFICIAL RECORDS.

APN: 177-19-302-007

GOVERNMENT LOTS 30, 33 AND 34 IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA. EXCEPTING THEREFROM THAT PORTION OF LAND AS DEDICATED BY DEDICATION RECORDED JUNE 5, 2009 AS INSTRUMENT NO. 20090605-0001638 OF OFFICIAL RECORDS. FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND AS DEDICATED BY DEDICATION IN FEE RECORDED JULY 12, 2022 AS INSTRUMENT NO. 20220712-0001701 OF OFFICIAL RECORDS.

APN: 177-19-302-013

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M. CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS: LOT ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN FILE 117 OF PARCEL MAPS, PAGE 66, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

APN: 177-19-305-002

GOVERNMENT LOT 39 IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M. CLARK COUNTY, NEVADA.

APN: 177-19-306-002

THE EAST HALF (E 1/2) OF 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 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA. EXCEPTING THEREFROM THAT PORTION OF LAND AS DEDICATED BY DEDICATION IN FEE RECORDED DECEMBER 11, 2019 AS INSTRUMENT NO. 20191211-0002412, OF OFFICIAL RECORDS.

p 2 of 2

APN: 177-19-402-002

THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M. CLARK COUNTY, NEVADA.

APN: 177-19-402-006

GOVERNMENT LOT 41 IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M. CLARK COUNTY, NEVADA. EXCEPTING THEREFROM THAT PORTION OF LAND AS DEDICATED BY DEDICATION IN FEE RECORDED DECEMBER 11, 2019 AS INSTRUMENT NO. 20191211-0002413, OF OFFICIAL RECORDS. AND THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M. CLARK COUNTY, NEVADA. EXCEPTING THEREFROM THAT PORTION OF LAND AS DEDICATED BY DEDICATION RECORDED JUNE 16, 2009, AS INSTRUMENT NO. 20090616-0001156, OF OFFICIAL RECORDS. AND THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M. CLARK COUNTY, NEVADA. EXCEPTING THEREFROM THAT PORTION OF LAND AS DEDICATED BY DEDICATION IN FEE RECORDED DECEMBER 11, 2019 AS INSTRUMENT NO. 20191211-0002413, OF OFFICIAL RECORDS.

2C-23-0574

DRC Surveying Nevada, Inc.
7080 La Cienega Street, Suite 200
Las Vegas, NV 89119

**EXHIBIT A
LEGAL DESCRIPTION**

PAGE 1 OF 1

APN 163-34-701-032, 163-34-701-009, 163-34-701-002 AND A PORTION OF THE PATRICK LANE RIGHT-OF-WAY.

EXPLANATION:

THIS LEGAL IS DESCRIBING PROPERTY FOR ZONING PURPOSES ONLY.

A PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERN ONE SIXTEENTH (E 1/16) CORNER OF SAID SECTION 34, ALSO BEING THE CENTERLINE INTERSECTION OF PATRICK LANE AND MONTESSOURI LANE; THENCE ALONG NORTH LINE OF SAID SOUTHEAST QUARTER, ALSO BEING THE CENTERLINE OF PATRICK LANE, NORTH 88°44'06" EAST, A DISTANCE OF 335.26 FEET; THENCE DEPARTING THE NORTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 00°56'01" EAST, A DISTANCE OF 35.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PATRICK LANE AND THE NORTHWEST CORNER OF PARCEL ONE AS SHOWN IN FILE 125, PAGE 58 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, AND THE **POINT OF BEGINNING**; THENCE WEST LINE OF SAID PARCEL ONE, SOUTH 00°56'01" EAST, A DISTANCE OF 582.13 FEET TO THE NORTHERN RIGHT-OF-WAY OF SOBB AVENUE ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 54°22'17" EAST; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND CURVE, AN ARC LENGTH OF 23.05 FEET, THROUGH A CENTRAL ANGLE OF 52°50'03" TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 45.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 01°32'14" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 89.59 FEET, THROUGH A CENTRAL ANGLE OF 112°48'35" TO THE NORTHERN LINE OF PARCEL 1 AS SHOWN IN FILE 125, PAGE 62 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA ; THENCE ALONG SAID NORTHERN LINE, SOUTH 88°38'40" WEST, A DISTANCE OF 271.22 FEET; THENCE CONTINUEING ALONG SAID NORTHERN LINE, SOUTH 88°38'57" WEST, A DISTANCE OF 1,005.68 FEET TO THE NORTHWEST CORNER OF SAID PARCEL ONE; THENCE DEPARTING SAID NORTHERN LINE, NORTH 00°57'41" WEST, A DISTANCE OF 634.22 FEET TO A POINT FIVE FEET NORTH OF THE EXISTING SOUTH RIGHT-OF-WAY LINE OF PATRICK LANE; THENCE NORTH 88°44'06" EAST, A DISTANCE OF 1,341.30 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 19.41 ACRES, MORE OR LESS.

BASIS OF BEARING

NORTH 88°44'06" EAST, BEING THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN IN FILE 125, PAGE 62 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

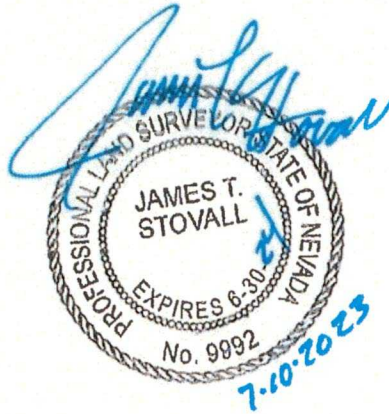
2C-23-0608

EXHIBIT A

APN 177-19-703-010
APN 177-19-703-011

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) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOGETHER WITH THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 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, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM, THAT PORTION OF SAID WEST HALF (W 1/2) DEDICATED TO CLARK COUNTY BY THAT CERTAIN DEDICATION DOCUMENT RECORDED AS INSTRUMENT NUMBER 20170315-0001882, CLARK COUNTY, NEVADA, OFFICIAL RECORDS.

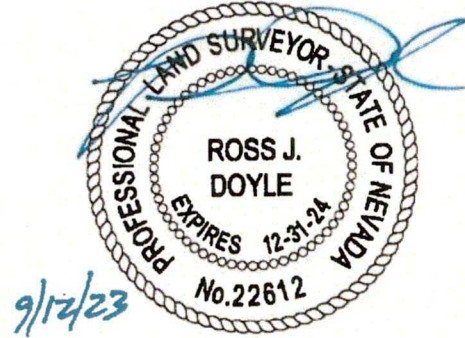


ZC-23-0686

APN: 176-19-401-005, 006, 007, & 008

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

File: 38523.0008\lg1_Gomer & Conquistador - Boundary.docx
By: RD
Date: September 8, 2023
Page 1 of 2



EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED NORTH OF GOMER ROAD AND WEST OF CONQUISTADOR STREET.

LEGAL DESCRIPTION

GOVERNMENT LOT 68 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY NEVADA.

END OF DESCRIPTION.

T THOMASON
C CONSULTING
E ENGINEERS

N21-19-449

LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 25, SAME BEING THE CENTERLINE INTERSECTION OF DECATUR BOULEVARD AND RUSSELL ROAD; THENCE ALONG THE SOUTHERLY LINE THEREOF AND THE CENTERLINE OF SAID RUSSELL ROAD, SOUTH $85^{\circ}53'52''$ WEST, 967.32 FEET; THENCE DEPARTING SAID SOUTHERLY LINE AND CENTERLINE, NORTH $00^{\circ}13'20''$ WEST, 45.10 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RUSSELL ROAD, SAME BEING THE SOUTHWEST CORNER OF LOT TWO (2) AS SHOWN IN FILE 116, PAGE 25 OF PARCEL MAPS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SAME BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID PARCEL MAP, NORTH $00^{\circ}13'20''$ WEST, 615.40 FEET TO THE NORTHWEST CORNER OF LOT ONE (1) OF SAID PARCEL MAP; THENCE ALONG THE NORTHERLY LINE OF SAID LOT ONE (1) AND THE NORTHERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 25, NORTH $85^{\circ}50'09''$ EAST, 904.93 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID DECATUR BOULEVARD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH $00^{\circ}25'30''$ EAST, 560.59 FEET TO THE BEGINNING OF A 54.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF $86^{\circ}19'22''$; THENCE SOUTHWESTERLY ALONG SAID CURVE, 81.36 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RUSSELL ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES; SOUTH $85^{\circ}53'52''$ WEST, 211.62 FEET; THENCE NORTH $00^{\circ}21'27''$ WEST, 5.01 FEET; THENCE SOUTH $85^{\circ}00'36''$ WEST, 322.75 FEET; THENCE SOUTH $00^{\circ}17'23''$ EAST, 5.01 FEET; THENCE SOUTH $85^{\circ}53'52''$ WEST, 322.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.68 ACRES, MORE OR LESS.

20-23-0513

LEGAL DESCRIPTION

For APN: 140-18-302-001

The East Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 18, Township 20 South, Range 62 East, M.D.B.&M. excluding the north 40 feet, the east 40 feet and the south 30 feet dedicated to Clark County per Instrument No. 20151220000896 as recorded in Clark County, Nevada official records.

ZC-23-0519

LEGAL DESCRIPTION

For APN: 191-04-501-001

The West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 4, Township 23 South, Range 61 East, Lots 6 and 7, M.D.M. more particularly described as: Government Lot six (6) together with Government Lot seven (7) together with the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section 4.

20-23-0531

EXHIBIT A

Parcel I

That portion of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 1, Township 21 South, Range 61 East, M.D.B. & M., described as follows:

Beginning at the Southeast corner of said Section 1; thence North 00°01'15" East along the East line of said Section 1 a distance of 167.66 feet to a point on the Southwesterly line of U.S. Highway Nos. 93-95-466 (200 feet wide); thence South 47°33'00" West at a right angle to said Southwesterly line a distance of 115.00 feet to a point; thence South 01°08'30" East a distance of 91.71 feet to a point on the South line of said Section 1; thence North 88°51'90" East along the said South line a distance of 82.98 feet to the Point of Beginning.

Parcel II:

All that portion of Government Lot Seven (7) in Section 6, Township 21 South, Range 62 East, M.D.B & M., lying Southwesterly of U.S. Highway Nos. 93-95-466 (200 feet wide), more particularly described as follows :

Beginning at the Southwest corner of said Section 6; Thence North 00°03'01" West along the West line of said Section 6, a distance of 167.98 feet to a point on the Southwesterly line of U.S. Highway 93-95-466 (200 feet wide); Thence South 42°27'00" East along said Southwesterly line, a distance of 227.98 feet to a point on the South line of said Section 6; Thence North 89°54'33" West along said South line, a distance of 153.73 feet to the Point of Beginning.

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

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

Account # 104095
Order ID 309815

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 2 edition(s) of said newspaper issued from 02/28/2024 to 03/06/2024, on the following day(s):

02/28/2024, 03/06/2024

Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this March 6, 2024

Notary

Linda Espinoza



ORDINANCE NO. 5111

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 4, 2023, OCTOBER 18, 2023, NOVEMBER 8, 2023, NOVEMBER 21, 2023 AND IN ASSESSOR'S BOOK 163.

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 Tick Segerblom on the 7th day of February 2024 and passed on the 21st day of February 2024, by the following vote of the Board of County Commissioners:

Aye: Tick Segerblom
James B. Gibson
Justin Jones
Marilyn K. Kirkpatrick
William McCurdy II
Ross Miller
Michael Naft

Nay:None
Abstaining:None
Absent:None

This Ordinance shall be in full force and effect from and after the 7th day of March 2024.

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

Dated this 21st day of February
2024.

PUB: Feb. 28, Mar. 6, 2024
LV Review-Journal

