

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-25-900389)

ORDINANCE NO. 5269  
(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 MARCH 19, 2025

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 March 19, 2025, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

**ZC-24-0675**

From RS20 (Residential Single-Family 20) Zone to IP (Industrial Park) Zone. Generally located on the northwest corner of Post Road and Mann Street (alignment).

**APN:** 163-35-701-007

**ZC-24-0741**

From CG (Commercial General) Zone and RS20 (Residential Single-Family 20) (RNPI) Zone to RS3.3 (Residential Single-Family 3.3) Zone and remove the Neighborhood Protection (RNP) Overlay . Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard.

**APN:** 176-15-801-012; 176-15-801-013; 176-15-801-023; 176-15-801-024; 176-15-801-034; 176-15-801-035

**ZC-24-0765**

From RS20 (Residential Single-Family 20) Zone and CP (Commercial Professional) Zone to RS3.3 (Residential Single-Family 3.3) Zone and eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane.

**APN:** 177-09-401-009; 177-09-401-012; 177-09-401-017; 177-09-402-002; 177-09-402-004 through 177-09-402-005; 177-09-403-014

**ZC-25-0005**

From RS20 (Residential Single-Family 20) Zone to RM32 (Residential Multi-Family 32) Zone. Generally located on the northeast corner of Decatur Boulevard and Le Baron Avenue.

**APN:** 177-30-105-003; 177-30-106-001; 177-30-106-004 through 177-30-106-005

**ZC-25-0040**

From RS5.2 (Residential Single-Family 5.2) Zone to CP (Commercial Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Casey Drive (alignment).

**APN:** 162-26-612-049

**ZC-25-0046**

From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Serene Avenue and the east side of Grand Canyon Drive.

**APN:** 176-19-701-001

**ZC-25-0078**

From H-2 (General Highway Frontage) Zone to RS80 (Residential Single-Family 80) Zone. Generally located on the west side of Cote Road, 260 feet south of Blue Diamond Road.

**APN:** 175-15-701-014

**ZC-25-0097**

From RS20 (Residential Single-Family 20) Zone to IP (Industrial Park) Zone. Generally located on the southwest corner of Teco Avenue and Pioneer Way.

**APN:** 163-34-401-015

**ZC-25-0101**

From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Eldorado Lane and the East side of McLeod Drive.

**APN:** 177-12-502-003 ptn

**ZC-25-0113**

From RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone. Generally located on the north side of Sunset Road, 280 feet west of Lindell Road.

**APN:** 163-36-401-032

SECTION 2. 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 3. 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 4. 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 18th day of  
June 2025.

INTRODUCED by Commissioner Tick Segerblom

PASSED ON THE 2nd day of  
July 2025.

VOTE:

AYES: Tick Segerblom  
William McCurdy II  
April Becker  
Justin Jones  
Marilyn K. Kirkpatrick  
Michael Naft


NAYS: None

ABSTAINING: None

ABSENT: James B. Gibson

BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY, NEVADA

By   
Tick Segerblom (Jul 3, 2025 15:59 PDT)

ATTEST: 

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LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the 17th day  
of July, 2025.

**Exhibit "A"**  
**Legal Description(s)**

#11 2C-24-  
0675

**LEGAL DESCRIPTION**  
**APN: 163-35-701-007**

**THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER  
(SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE  
SOUTHEAST QUARTER (SE1/4) OF SECTION 35, TOWNSHIP 21  
SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA**

#45  
2C-24- 1 of 6  
0741

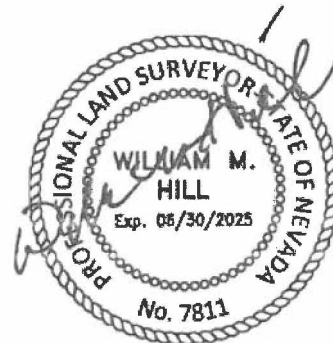
JOB #424037-A-001  
DATE: DECEMBER 10, 2024

**PEBBLE GROVE  
LEGAL DESCRIPTION FOR  
APN 176-15-801-012**

**BEING PARCEL ONE (1) ON FILE IN FILE 13 OF PARCEL MAPS, PAGE 13, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA;**

CONTAINING 0.95 ACRES.

END OF DESCRIPTION.



12/10/2024

22-24-  
0741 2 of 6

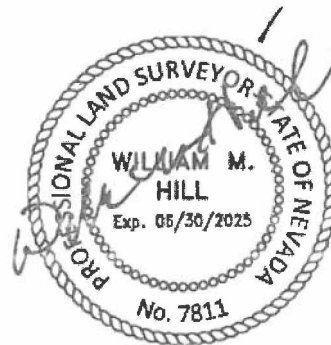
JOB #424037-A-001  
DATE: DECEMBER 10, 2024

**PEBBLE GROVE  
LEGAL DESCRIPTION FOR  
APN 176-15-801-013**

**BEING** PARCEL TWO (2) ON FILE IN FILE 13 OF PARCEL MAPS, PAGE 13, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA;

CONTAINING 0.95 ACRES.

END OF DESCRIPTION.



12/10/2024



LC-24- 3 of 5  
0741

JOB #424037-A-001

DATE: DECEMBER 10, 2024

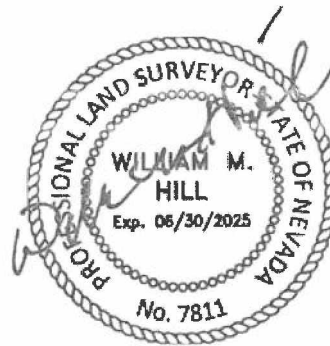
**PEBBLE GROVE  
LEGAL DESCRIPTION FOR  
APN 176-15-801-023**

**BEING** THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE SOUTHERLY 50.00 FEET AS CONVEYED TO CLARK COUNTY BY GRANT DEED DATED FEBRUARY 8, 1973, RECORDED ON FEBRUARY 22, 1973, IN BOOK 3030 OF OFFICIAL RECORDS. CLARK COUNTY, NEVADA, AS DOCUMENT NO. 262906.

CONTAINING 0.98 ACRES.

END OF DESCRIPTION.



12/10/2024

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0741

JOB #424037-A-001  
DATE: DECEMBER 10, 2024

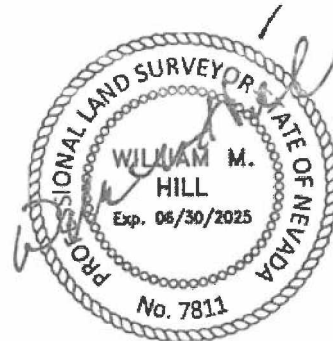
**PEBBLE GROVE  
LEGAL DESCRIPTION FOR  
APN 176-15-801-024**

**BEING** THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE SOUTHERLY 50.00 FEET AND THE EASTERLY 30.00 FEET AS CONVEYED TO CLARK COUNTY BY GRANT DEED DATED FEBRUARY 8, 1973, RECORDED ON FEBRUARY 22, 1973, IN BOOK 3030 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA. AS DOCUMENT NO. 262906.

CONTAINING 0.79 ACRES.

END OF DESCRIPTION.



12/10/2024

2C-24-  
0741 5 of 6

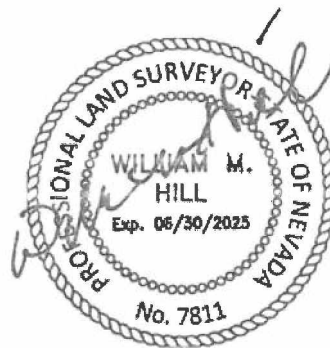
JOB #424037-A-001  
DATE: DECEMBER 10, 2024

**PEBBLE GROVE  
LEGAL DESCRIPTION FOR  
APN 176-15-801-034**

**BEING THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.**

CONTAINING 6.95 ACRES.

END OF DESCRIPTION.



12/10/2024

22-24-  
0741 6 of 6

JOB #424037-A-001

DATE: DECEMBER 10, 2024

**PEBBLE GROVE  
LEGAL DESCRIPTION FOR  
APN 176-15-801-035**

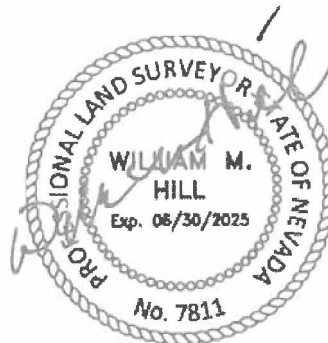
**BEING** THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE EASTERLY 50.00 FEET AS CONVEYED TO CLARK COUNTY BY GRANT DEED DATED RECORDED ON NOVEMBER 09, 1966, IN BOOK 757 AS INSTRUMENT NO. 608215 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF CLARK AS DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 14, 2007, IN BOOK 20071114 AS INSTRUMENT NO. 0002001 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING 1.78 ACRES.

END OF DESCRIPTION.



12/10/2024

1082 #50  
2C-24-  
0765

#### LEGAL DESCRIPTION

**PARCEL 1: APN 177-09-402-002**

GOVERNMENT LOT 123, BEING 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) IN SECTION 9, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

**PARCEL 2: APN 177-09-402-004**

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) (ALSO BEING A PORTION OF GOVERNMENT LOT 129) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 61 EAST,

M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL ONE (1) AS SHOWN BY MAP THEREOF IN FILE 12 OF PARCEL MAPS, PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

**PARCEL 3: APN 177-09-402-005**

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) (ALSO BEING A PORTION OF GOVERNMENT LOT 129) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 61 EAST,

M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL TWO (2) AS SHOWN BY MAP THEREOF IN FILE 12 OF PARCEL MAPS, PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

**PARCEL 4: APN 177-09-401-009**

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M. D. M., DESCRIBED AS FOLLOWS:

PARCEL ONE (1) AS SHOWN BY MAP THEREOF ON FILE 24 OF PARCEL MAPS, PAGE 78, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

**PARCEL 5: APN 177-09-401-012**

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M. D. M., DESCRIBED AS FOLLOWS:

PARCEL TWO (2) AS SHOWN BY MAP THEREOF ON FILE 24 OF PARCEL MAPS, PAGE 78, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

**PARCEL 6: APN 177-09-401-017**

THE NORTH ONE HUNDRED THIRTY (130) FEET OF THE EAST ONE HUNDRED SIXTY-FOUR (164) FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M.

(BEING A PORTION OF GOVERNMENT LOT 160)

2087

20-24-0765

**PARCEL 7: APN 177-09-403-014**

THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA; BEING GOVERNMENT LOT ONE HUNDRED FIFTY-THREE (153)

PARCEL NUMBERS: 177-09-402-002, 004, 005 AND, 177-09-401-009, 012, 017 AND, 177-09-403-014

1084

#15

LC-25-0005

**LEGAL DESCRIPTION**

ASSESSORS PARCEL NUMBER 177-30-105-003:

GOVERNMENT LOTS 11, 12, 13, 14 AND 16;

AND THE WEST HALF (W ½) OF THE SOUTHWEST QUARTER (SW ¼ ) OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHWEST QUARTER (NW ¼ );

ALL IN SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION DEDICATED FOR PUBLIC STREETS AND UTILITY PURPOSES IN THAT CERTAIN "DEDICATION" RECORDED JANUARY 12, 2000 IN BOOK 20000112 AS INSTRUMENT NO. 00676 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION DEDICATED FOR ROADWAY, PUBLIC UTILITY AND DRAINAGE PURPOSES IN THAT CERTAIN "DEDICATION IN FEE" RECORDED OCTOBER 21, 2019 IN BOOK 20191021 AS INSTRUMENT NO. 01599 OF OFFICIAL RECORDS.

2084

20-25-0005

**LEGAL DESCRIPTION**

ASSESSOR PARCEL NUMBER 177-30-106-004:

THE EAST HALF (E  $\frac{1}{2}$ ) OF THE SOUTHWEST QUARTER (SW.) OF THE SOUTHEAST QUARTER (SE.) OF THE NORTHWEST QUARTER (NW.) OF THE NORTHWEST QUARTER (NW .) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION DEDICATED FOR ROADWAY, PUBLIC UTILITY AND DRAINAGE PURPOSES IN THAT CERTAIN "DEDICATION IN FEE" RECORDED OCTOBER 21, 2019 IN BOOK 20191021 AS INSTRUMENT NO. 01600 OF OFFICIAL RECORDS.



3064

2C-25-0005

**LEGAL DESCRIPTION**

ASSESSOR PARCEL NUMBER 177-30-106-005:

THE EAST HALF (E $\frac{1}{2}$ ) OF THE NORTHWEST QUARTER (NW.) OF THE SOUTHEAST QUARTER (SE.) OF THE NORTHWEST QUARTER (NW.) OF THE NORTHWEST QUARTER (NW.) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

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20-25-0005

**LEGAL DESCRIPTION**

APN: 177-30-106-001

**EXHIBIT A**

The West Half (W 1 /2) of the Northwest Quarter (NW 1 /4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 30, Township 22 South, Range 61 East, M.D.B. & M., Clark County, Nevada.

20-25-0040

#181

Escrow No. 17001474-003-MAC

**EXHIBIT "A"**  
**Legal Description**

Lot Seven (7) in Block Four (4) of GRANTBILT SUBDIVISION UNIT NO. 1, as shown by map thereof on file in Book 11 of Plats, Page 91, in the Office of the County Recorder of Clark County, Nevada.

#24 20-25-0046

### Legal Description

APN 176-19-701-001

The Northwest Quarter (NW1/4), Northwest Quarter (NW1/4), Northwest Quarter (NW1/4), Southwest Quarter (1/4) of Section 19, Township 22 South Range 60 East M.D.M. Clark Couty Nevada.

#24 LC-25-0078

Legal Description

For APN/Parcel ID(s): 175-15-701-014

THE EAST HALF (E ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼), SECTION 15, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.B. AND M., FURTHER DESCRIBED AS:

LOT ONE (1) AS SHOWN BY MAP THEREOF IN FILE 124 OF PARCEL MAPS, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE COUNTY OF CLARK IN THE DEED, RECORDED AUGUST 1, 2017 IN BOOK 20170801 AS INSTRUMENT NO. 0001307, OF OFFICIAL RECORDS.

ZC-25-0097

#54

**Legal Description**

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

APN: 163-34-401-015

THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION SET FORTH IN THE CERTAIN DEDICATION BY THE COUNTY OF CLARK RECORDED MAY 16, 2007 IN BOOK 20070516 AS INSTRUMENT NO. 04203, OFFICIAL RECORDS CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION SET FORTH IN THE CERTAIN DEDICATION BY THE COUNTY OF CLARK RECORDED NOVEMBER 20, 2023 IN BOOK 20231120 AS INSTRUMENT NO. 0000258, OFFICIAL RECORDS CLARK COUNTY, NEVADA

zc-25-0106

1 of 3

**WMK SURVEYING, INC.**  
**Land Survey Consulting**

**APN 177-12-502-003 PORTION**

**EXHIBIT "A"**

**EXPLANATION:** THIS DESCRIPTION REPRESENTS A ZONING CHANGE FOR THE "ELDORADO SPRINGS II" 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.

**LEGAL DESCRIPTION**

A PORTION OF THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 12;

THENCE ALONG THE SOUTH LINE OF NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 12, NORTH 89°03'05" EAST, 220.66 FEET;

THENCE NORTH 00°56'55" WEST, 30.00 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE LANDS DESCRIBED IN THAT GRANT DEED TO CLARK COUNTY RECORDED IN BOOK 443 AT PAGE 357548 OF OFFICIAL RECORDS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, SAID POINT BEING ALSO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00°56'55" WEST, 198.86 FEET TO A POINT ON THE SOUTH LINE OF THE FINAL MAP OF "ELDORADO SPRINGS III RESIDENTIAL" AS SHOWN ON PLAT THEREOF RECORDED IN BOOK 173, PAGE 70 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA;

THENCE ALONG THE SAID SOUTH LINE, NORTH 89°03'05" EAST, 443.19 FEET;

THENCE DEPARTING SAID SOUTH LINE, SOUTH 00°20'45" EAST, 198.87 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE;

THENCE ALONG SAID NORTH LINE SOUTH 89°03'05" WEST, 441.11 FEET TO THE **POINT OF BEGINNING**.

2C-25-0103

2 of 3

CONTAINING 2.02 ACRES

**BASIS OF BEARINGS:**

NORTH 89°02'23" EAST BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 151, PAGE 62 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

CRAIG K. MATSUEDA, P.L.S.  
NEVADA LICENSE NO. 17022

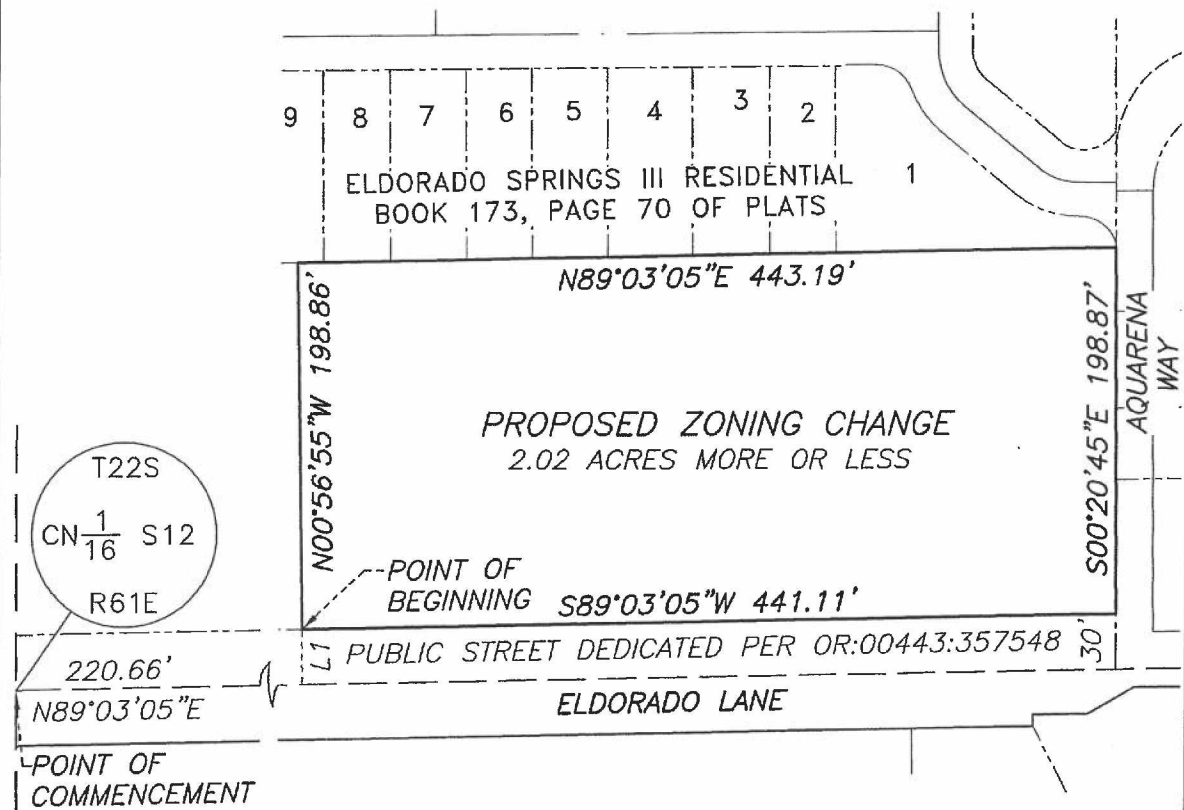




20-25-0101

3 of 3

APN: 177-12-502-003 PORTION  
ZONING CHANGE



1" = 100'

LINE	BEARING	DISTANCE
L1	N00°56'55"W	30.00'

P:\KHA\24241 ELDORADO SPRINGS II\DWG\EXHIBITS\24241-ZON-02.DWG

WALLACE MORRIS KLINE  
SURVEYING, LLC.  
LAND SURVEY CONSULTING

6525 W. WARM SPRINGS RD.  
#100, LAS VEGAS, NV 89118

EXHIBIT "B"

PORTION OF THE NORTHEAST QUARTER (NE1/4)  
OF SECTION 12, T. 22 S., R. 61 E., M.D.B.M.,  
CLARK COUNTY, NEVADA

PAGE 3 OF 3

**EXHIBIT A**

The Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 36, Township 21 South, Range 60 East, M.D.B. & M., Clark County, Nevada.

Excepting therefrom the Southerly sixty (60) feet dedicated for public streets and utility purposes in that certain Dedication recorded March 20, 2001 in Book 20010320 as Instrument No. 01755, Official Records, Clark County, Nevada.

APN: 163-36-401-032











# Zoning Approved item #22 for signature

Final Audit Report

2025-07-03

Created:	2025-07-02 (Pacific Daylight Time)
By:	Asano Taylor (TaylorA@ClarkCountyNV.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAgUmYLPKCZHJISXmzDODAzegp3Gt8WYBt

## "Zoning Approved item #22 for signature" History

-  Document created by Asano Taylor (TaylorA@ClarkCountyNV.gov)  
2025-07-02 - 1:52:59 PM PDT- IP address: 198.200.132.41
-  Document emailed to tsegerblom@clarkcountynv.gov for signature  
2025-07-02 - 2:04:43 PM PDT
-  Email viewed by tsegerblom@clarkcountynv.gov  
2025-07-03 - 3:59:11 PM PDT- IP address: 194.135.27.49
-  Agreement viewed by tsegerblom@clarkcountynv.gov  
2025-07-03 - 3:59:12 PM PDT- IP address: 194.135.27.49
-  Signer tsegerblom@clarkcountynv.gov entered name at signing as Tick Segerblom  
2025-07-03 - 3:59:44 PM PDT- IP address: 198.200.132.41
-  Document e-signed by Tick Segerblom (tsegerblom@clarkcountynv.gov)  
Signature Date: 2025-07-03 - 3:59:46 PM PDT - Time Source: server- IP address: 198.200.132.41
-  Document emailed to Lynn Goya (Lynn.Goya@ClarkCountyNV.gov) for signature  
2025-07-03 - 3:59:48 PM PDT
-  Agreement viewed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)  
2025-07-03 - 4:23:31 PM PDT- IP address: 198.200.132.69
-  Document e-signed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)  
Signature Date: 2025-07-03 - 4:23:47 PM PDT - Time Source: server- IP address: 198.200.132.69
-  Agreement completed.  
2025-07-03 - 4:23:47 PM PDT

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 #  
Order ID

104095  
338014

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 07/09/2025 to 07/16/2025, on the following day(s):

07/09/2025, 07/16/2025

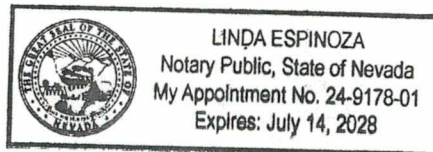
*Leslie McCormick*

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this July 16, 2025

Notary

*Linda Espinoza*



ORDINANCE NO. 5269

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 MARCH 19, 2025.

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 18th day of June 2025 and passed on the 2nd day of July 2025, by the following vote of the Board of County Commissioners:

Aye:

Tick Segerblom  
William McCurdy II  
April Becker  
Justin Jones  
Marilyn K. Kirkpatrick  
Michael Naft

Nay: None

Abstaining: None

Absent: James B. Gibson

This Ordinance shall be in full force and effect from and after the 17th day of July 2025.

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

Dated this 2nd day of July 2025

PUB: July 9, 16, 2025  
LV Review-Journal