

# Washington & Morning Sun

Southeast Corner of E. Washington Avenue and Morning Sun Way, Las Vegas, Nevada

## PROPERTY DETAILS

Great custom home lot on Sunrise Mountain with fabulous view of the City.

|                                  |                                                                                  |
|----------------------------------|----------------------------------------------------------------------------------|
| <b>ASSESSOR'S PARCEL NUMBER:</b> | 140-26-310-064                                                                   |
| <b>PROPERTY SIZE:</b>            | .46 +/- Acres                                                                    |
| <b>ASKING PRICE:</b>             | <del>\$165,000.00</del> <b>\$150,000.00</b>                                      |
| <b>TERMS:</b>                    | Negotiable                                                                       |
| <b>CURRENT ZONING:</b>           | RE-Rural Estates Residential (2 units per acre)                                  |
| <b>FRONTAGE:</b>                 | 175 +/- feet on Washington Avenue<br>75 +/- feet on Morning Sun                  |
| <b>TOPOGRAPHY:</b>               | Generally flat and level. Slight elevation change from west (low) to east (high) |
| <b>IMPROVEMENTS:</b>             | Curb, gutter, sidewalk and street light on Washington Avenue                     |



**CORNERSTONE**  
COMMERCIAL REAL ESTATE SERVICES

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# LOCATION



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# SITE PLAN

**NOTES**

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
Briana Johnson - Assessor

**MAP LEGEND**

- PARCEL BOUNDARY
- SUB BOUNDARY
- PMLD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PMLD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24.45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GLS GOV. LOT NUMBER

**T20S R62E**

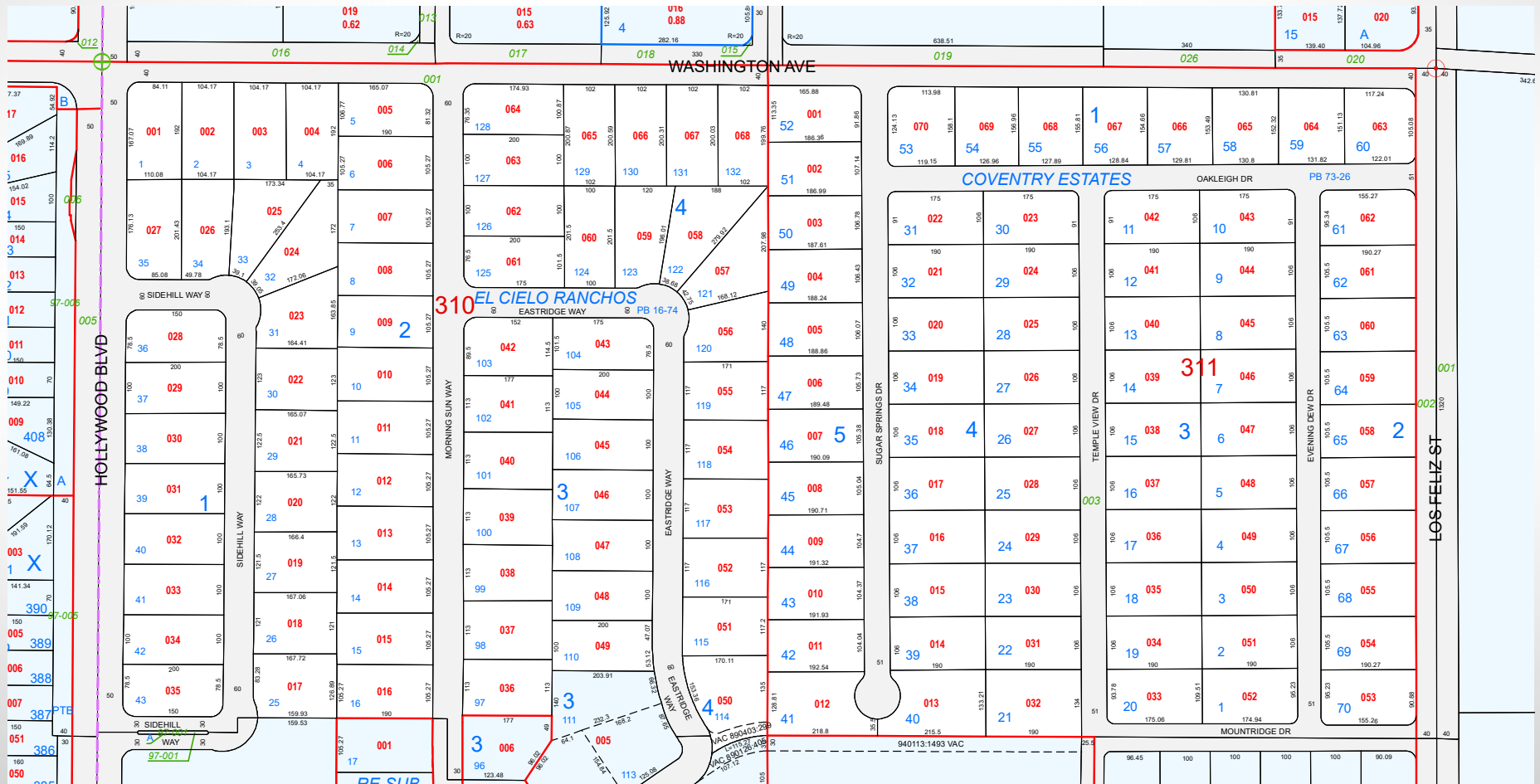
|     |     |       |
|-----|-----|-------|
| 124 | 123 | 12212 |
| 139 | 140 | 14114 |
| 162 | 161 | 16015 |

**Scale: 1" = 200'**

**26**

**N 2 SW 4**

**140-26-3**



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