

**CLARK COUNTY BOARD OF COMMISSIONERS**  
**ZONING / SUBDIVISIONS / LAND USE**  
**AGENDA ITEM**

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**Petitioner:** Nancy A. Amundsen, Director, Department of Comprehensive Planning

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**Recommendation:** ORD-21-900411: Introduce 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 May 5, 2021, June 16, 2021, and July 7, 2021 and in Assessor's Books 163 and 176. (For possible action)

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**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

At the Board of County Commissioners May 5, 2021, June 16, 2021, and July 7, 2021 meetings and in Assessor's Books 163 and 176, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board set a public hearing for September 22, 2021.

**Cleared For Agenda**  
08/18/21

BILL NO. \_\_\_\_\_

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-21-900411)  
ORDINANCE NO. \_\_\_\_\_  
(of Clark County, Nevada)

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP RECLASSIFYING CERTAIN PROPERTIES AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH VARIOUS ZONE CHANGE APPLICATIONS ON MAY 5, 2021, JUNE 16, 2021, JULY 7, 2021 AND ASSESSOR’S BOOKS 163 AND 176.

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 May 5, 2021, the following described properties situated in Clark County are reclassified as follows:

**NZC-21-0048**

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone. That property situated in Clark County and described as the W1/2, SE1/4, NW1/4 of Section 21, Township 21 South, Range 60 East.

GENERALLY LOCATED: SOUTH OF ROCHELLE AVENUE AND NORTH OF PEACE WAY  
APN: 163-21-202-001

**ZC-21-0106**

From M-D (Designed Manufacturing) Zone to R-3 (Multiple Family Residential) Zone. That property situated in Clark County and described as the E1/2, SE1/4, NW1/4, SE1/4 of Section 33, Township 21 South, Range 60 East.

GENERALLY LOCATED: NORTH OF POST ROAD AND WEST OF BUFFALO DRIVE

APN: 163-33-701-009

**ZC-21-0118**

From R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to H-1 (Limited Resort and Apartment) Zone. That property situated in Clark County and described as lying within the SE1/4, NE1/4 of Section 5, Township 23 South, Range 61 East and more particularly described as follows:

COMMENCING at the Northeast corner of said SE1/4; Thence along the East line thereof, South 00°47'09" East, 500.24 feet; Thence departing said East line, South 87°27'24" West, 107.33 feet to the West right-of-way line of Las Vegas Boulevard and the POINT OF BEGINNING; Thence along said West right-of-way line, South 00°13'01" West, 500.58 feet; Thence departing said West right-of-way line, South 87°27'24" West, 1,145.90 feet to the centerline of Parvin Street; Thence along said centerline, North 00°22'10" East, 500.65 feet; Thence departing said centerline, North 87°27'24" East, 1,144.57 feet to the POINT OF BEGINNING.

GENERALLY LOCATED: WEST OF LAS VEGAS BOULEVARD SOUTH AND SOUTH OF NEAL AVENUE

APN: 191-05-601-015

**ZC-21-0119**

From H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone. That property situated in Clark County and described as follows:

APN 177-33-101-005: The North 80 feet of the South 180 feet of Government Small Tract Lots 6 and 70 of Section 33, Township 22 South, Range 61 East per survey on file in the Bureau of Land Management. Subject to the right-of-way for a Federal Aid Highway under the Act of December 9, 1921 (42Stat. 212); Excepting therefrom any portion lying within that certain parcel described in Deed to William Peccole 1971 Trust, William Peccole, Trustee, recorded April 4, 1980, in Book 1209, as Document No. 1168637.

APN 177-33-101-006: The North 80 feet of the South 180 feet of Government Lots 6 and 70, less highway, being part of the S1/2, NW1/4, NW1/4, NW1/4 of Section 33, Township 22 South, Range 61 East.

APN 177-33-101-007: Being the South 100 feet of Government Lots 6 and 70, in Section 33, Township 22 South, Range 61 East as per survey on file in the Bureau of Land Management; Excepting therefrom the East 100 feet of Government Lot 6.

APN 177-33-101-008: Being the North 50 feet of the South 100 feet of the East 100 feet of Government Lot 6, in Section 33, Township 22 South, Range 61 East, per survey on file in the Bureau of Land Management.

APN 177-33-101-009: The South 50 feet of the East 100 feet of Government Lot 6 located within the NW1/4, NW1/4 of Section 33, Township 22 South, Range 61 East.

GENERALLY LOCATED: EAST OF LAS VEGAS BOULEVARD SOUTH AND SOUTH OF CACTUS AVENUE

APN: 177-33-101-005 THROUGH 009

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on June 16, 2021, the following described properties situated in Clark County are reclassified as follows:

**ZC-21-0167**

From C-1 (Local Business) Zone and C-2 (General Commercial) Zone to C-2 (General Commercial) Zone. That property situated in Clark County and described as Lot 3-2 as shown in File 102, Page 8 of Parcel Maps on file, lying within the NE1/4, NE1/4 of Section 25, Township 21 South, Range 60 East.

GENERALLY LOCATED: WEST OF DECATUR BOULEVARD AND NORTH OF RENO AVENUE

APN: 163-25-502-031

**ZC-21-0186**

From R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone. That property situated in Clark County and described as being the W1/2, N1/2, NW1/4, NE1/4, NW1/4 of Section 34, Township 22 South, Range 61 East.

GENERALLY LOCATED: SOUTH OF CACTUS AVENUE AND EAST OF AMIGO STREET

APN: 177-34-101-002





**ZC-21-0197**

From H-2 (General Highway Frontage) Zone and R-U (Rural Open Land) Zone to R-U (Rural Open Land) Zone.  
That property situated in Clark County and described as the N1/2, W1/2, SW1/4, NW1/4, SE1/4 of Section 14,  
Township 22 South, Range 59 East.

GENERALLY LOCATED: SOUTH OF BLUE DIAMOND ROAD AND EAST OF FORTNEY ROAD

APN: 175-14-702-013

**ZC-21-0208**

From R-U (Rural Open Land) Zone to R-E (Rural Estates Residential) Zone. That property situated in Clark County and described as a portion of the S1/2, SE1/4, SE1/4, SE1/4 of Section 34, Township 15 South, Range 67 East and more particularly described as follows:

BEGINNING at the Southeast corner of Section 34, Township 15 South, Range 67 East, also known as the TRUE POINT OF BEGINNING; Thence West along the South section line of Section 34, 250.00 feet to a point; Thence North 150.00 feet to the South line of Navajo Avenue; Thence East 250.00 feet along the South line of Navajo Avenue to the East line of Section 34; Thence South 150.00 feet along the East line of said Section 34 to the TRUE POINT OF BEGINNING; Excepting therefrom any portion lying within the boundaries of Moapa Valley Boulevard.

GENERALLY LOCATED: SOUTH OF NAVAJO AVENUE AND WEST OF MOAPA VALLEY BOULEVARD

APN: 041-34-801-014

**ZC-21-0212**

From R-1 (Single Family Residential) Zone to R-2 (Medium Density Residential) Zone. That property situated in Clark County and described as a portion of the E1/2, SE1/4, E1/2, SW1/4, S1/2 of Section 26, Township 21 South, Range 60 East.

GENERALLY LOCATED:                NORTHWEST CORNER OF RUSSELL ROAD AND TORREY PINES  
DRIVE

APN:                                      163-26-408-002

SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on July 7, 2021, the following described properties situated in Clark County are reclassified as follows:

**ZC-21-0191**

From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone. That property situated in Clark County and described as follows:

The W1/2, NW1/4, SW1/4, NW1/4; together with the W1/2, SW1/4, SW1/4, NW1/4; together with the E1/2, SW1/4, SW1/4, NW1/4 of Section 35, Township 22 South, Range 60 East.

GENERALLY LOCATED: EAST OF RAINBOW BOULEVARD AND NORTH OF ERIE AVENUE  
(ALIGNMENT).

APN: 176-35-201-001 THROUGH 003

SECTION 4. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners in Assessor's Books 163 and 176, the following described properties situated in Clark County are reclassified as follows:

**NZC-0857-13**

From R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential) Zone. That property situated in Clark County and described as Parcel Map Book 123, Page 74 on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF DURANGO DRIVE AND NORTH OF FLAMINGO ROAD  
APN: 163-17-803-011 THROUGH 014

**NZC-18-0258**

From R-2 (Medium Density Residential) Zone to R-4 (Multiple Family Residential) Zone. That property situated in Clark County and described as the W1/2, SE1/4, NE1/4, NE1/4 of Section 32, Township 21 South, Range 60 East.

GENERALLY LOCATED: WEST OF DURANGO DRIVE AND NORTH OF OQUENDO ROAD

APN: 163-32-501-012

NZC-18-0319

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone. That property situated in Clark County and described as Torrey Pines & Erie in Book 159, Page 66 on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF TORREY PINES DRIVE AND SOUTH OF ERIE AVENUE

APN: 176-35-310-001 THROUGH 037

SECTION 5. 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 6. 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 7. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with name of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks.

PROPOSED on the \_\_\_\_\_ day of \_\_\_\_\_ 2021.

INTRODUCED by \_\_\_\_\_

PASSED ON THE \_\_\_\_\_ day of \_\_\_\_\_ 2021.

VOTE:

AYES:

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NAYS:

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ABSTAINING:

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ABSENT:

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BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY, NEVADA

By \_\_\_\_\_  
MARILYN K. KIRKPATRICK, Chair

ATTEST:

\_\_\_\_\_  
LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the \_\_\_\_\_ day  
of \_\_\_\_\_, 2021.