

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

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-24-900766: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on October 2, 2024. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meeting on October 2, 2024, the attached zone change was approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board set a public hearing for December 4, 2024.

BILL NO. _____

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-24-900766)

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 OCTOBER 2, 2024.

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 2, 2024, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-24-0394: From RS80 (Residential Single-Family 80) Zone to CG (Commercial General) Zone. Generally located on the north side of Cottonwood Cove Road and the east side of Gasline Road.

APN: 243-35-501-005 through 243-35-501-008

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subsections, clauses, phrases, or sentences contained in the Clark County Code in conflict herewith are hereby repealed.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 _____ day of _____ 2024.

INTRODUCED by _____

PASSED ON THE _____ day of _____ 2024.

VOTE:

AYES: _____

NAYS:

ABSTAINING:

ABSENT:

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 _____ day
of _____, 2024.

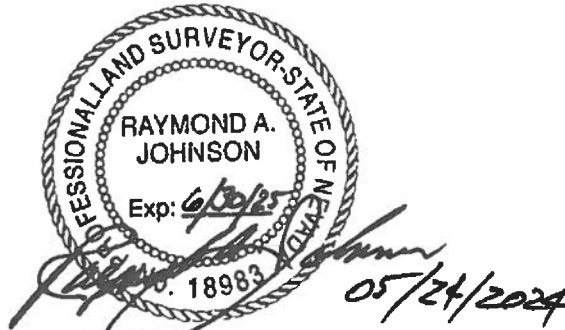
Exhibit "A"
Legal Description(s)

(see next page for attachment(s))



2727 SOUTH RAINBOW BOULEVARD *
LAS VEGAS, NEVADA 89146-5148 PHONE 702-873-7550 * FAX 702-362-2597

W.O.8282
May 21, 2024
BY: BT
P.R. BY: TJ
PAGE 1 OF 2

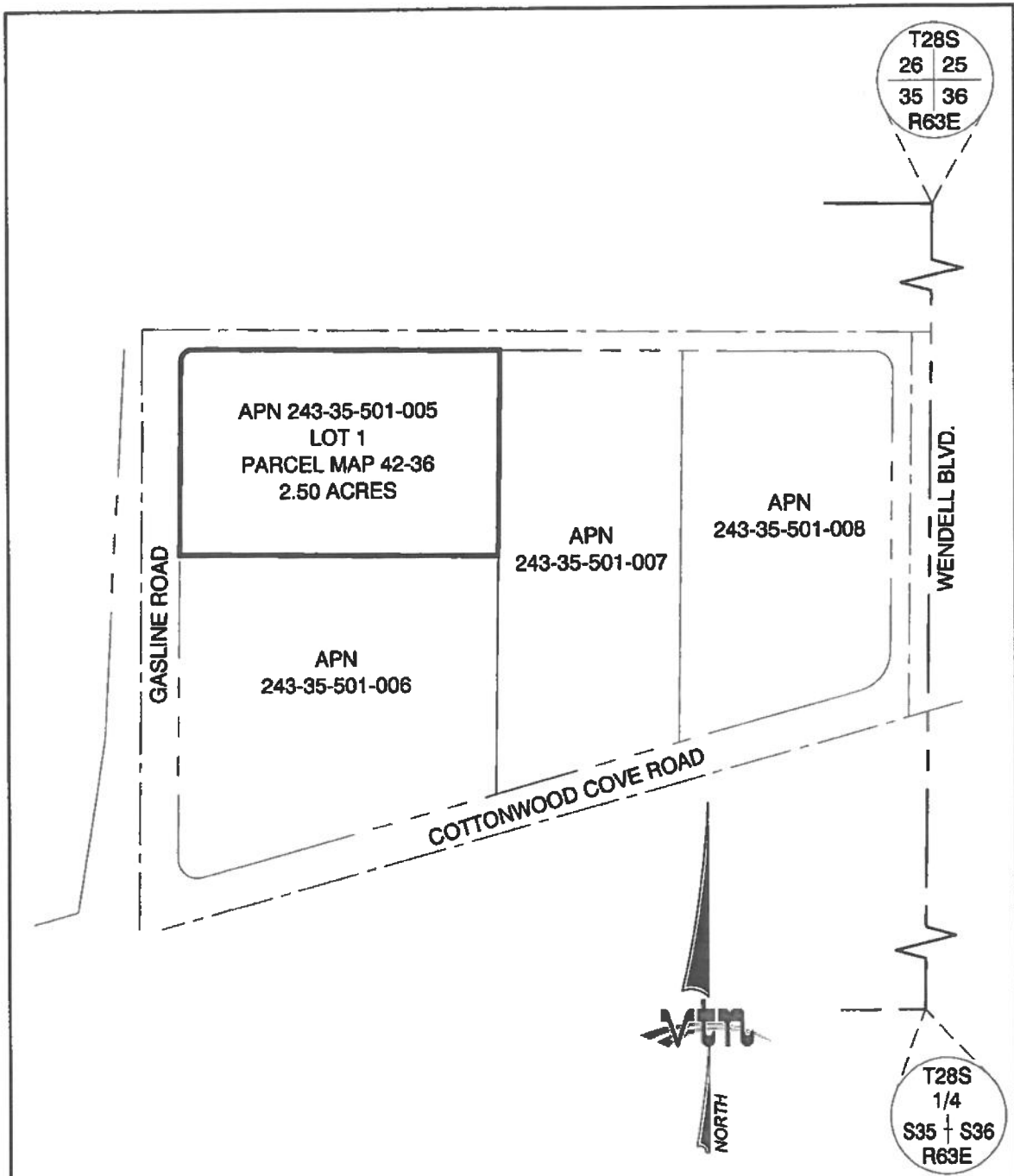


**LEGAL DESCRIPTION
BOUNDARY
APN: 243-35-501-005**

BEING ALL OF LOT 1 OF THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN FILE 42 OF PARCEL MAPS, AT PAGE 36, LOCATED WITHIN THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 63 EAST, M.D.M., CLARK COUNTY, NEVADA.

CONTAINING 2.50 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

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**EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION**

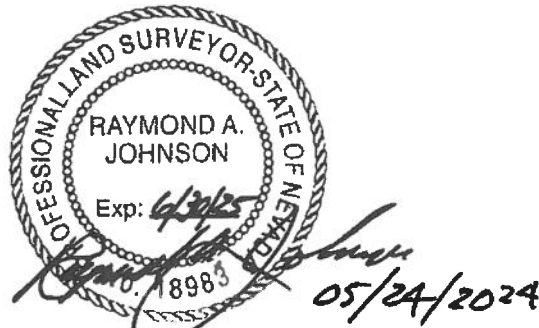
**BOUNDARY LEGAL FOR
APN 243-35-501-005**

SCALE	HORZ. 1"=200'
	VERT. N/A
W.O. NO.	8282
DRAWN BY:	WLB
DATE:	MAY 2024
SHEET	2 OF 2



2727 SOUTH RAINBOW BOULEVARD *
LAS VEGAS, NEVADA 89146-5148 PHONE 702-873-7550 * FAX 702-362-2597

W.O.8282
May 21, 2024
BY: BT
P.R. BY: TJ
PAGE 1 OF 2

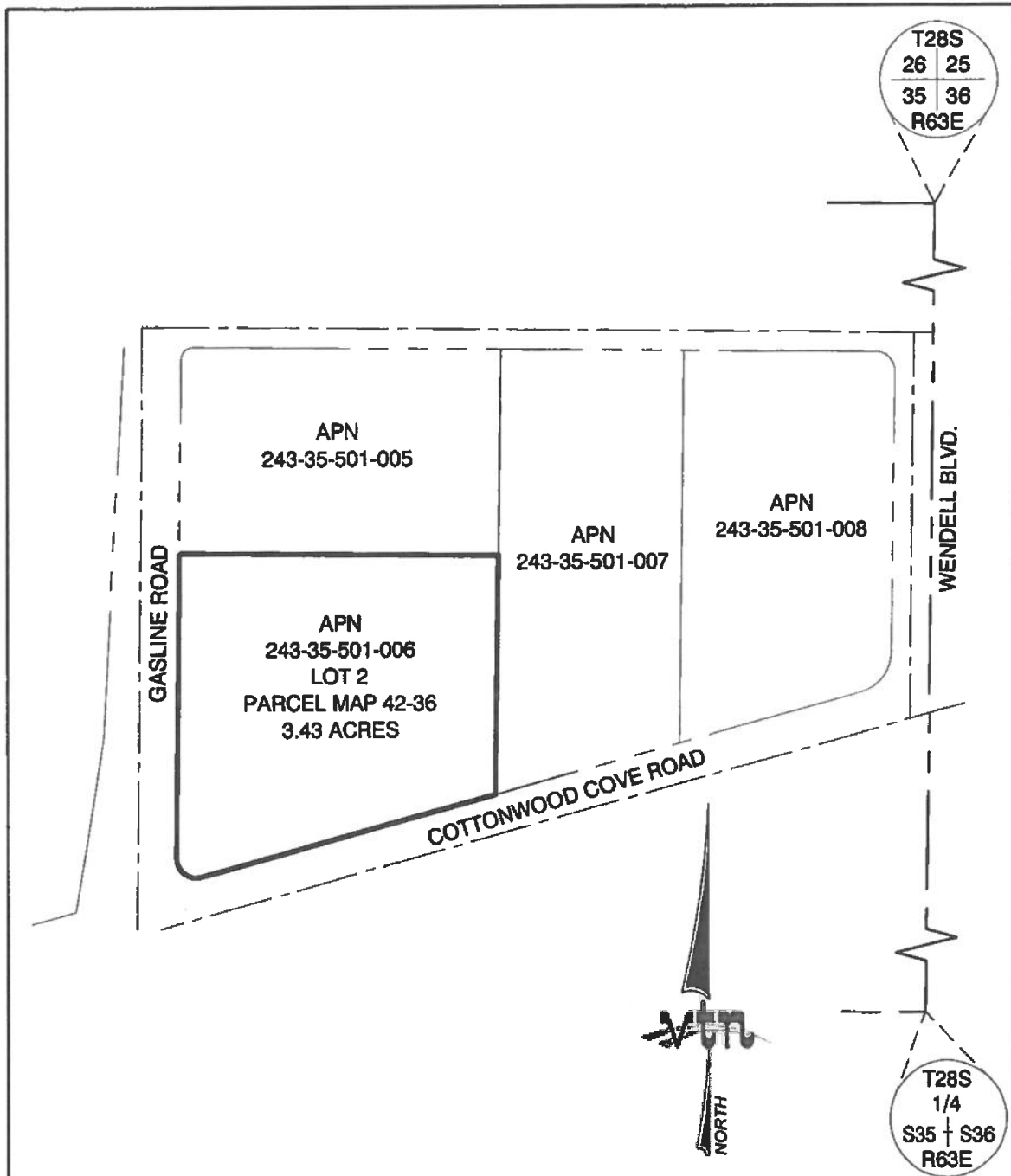


**LEGAL DESCRIPTION
BOUNDARY
APN: 243-35-501-006**

BEING ALL OF LOT 2 OF THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN FILE 42 OF PARCEL MAPS, AT PAGE 36, LOCATED WITHIN THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 63 EAST, M.D.M., CLARK COUNTY, NEVADA.


CONTAINING 3.43 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

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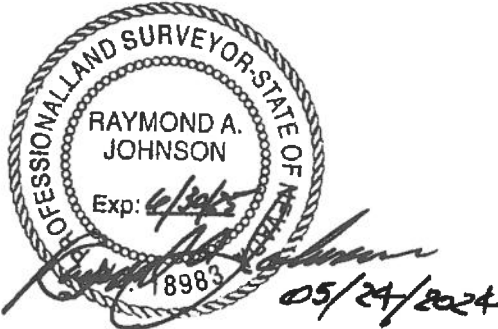
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 2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NV 89146-5148	EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION	SCALE	HORZ. 1"=200'	
			VERT. N/A	
		W.O. NO.	8282	
		DRAWN BY:	WLB	
	BOUNDARY LEGAL FOR APN 243-35-501-006	DATE:	MAY 2024	
		SHEET	2 OF 2	



2727 SOUTH RAINBOW BOULEVARD *
LAS VEGAS, NEVADA 89146-5148 PHONE 702-873-7550 * FAX 702-362-2597

W.O.8282
May 21, 2024
BY: BT
P.R. BY: TJ
PAGE 1 OF 2

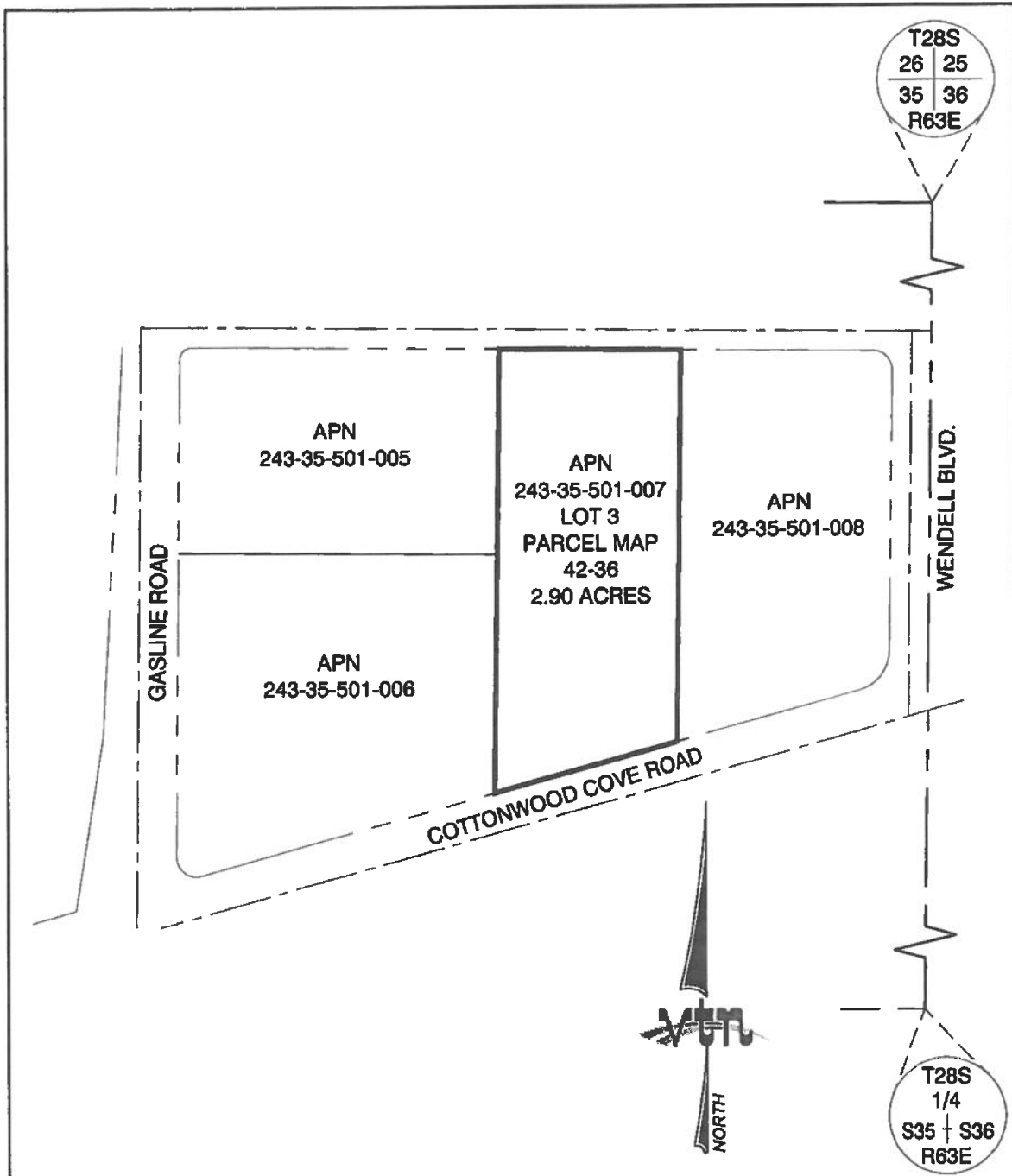


**LEGAL DESCRIPTION
BOUNDARY
APN: 243-35-501-007**

BEING ALL OF LOT 3 OF THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN FILE 42 OF PARCEL MAPS, AT PAGE 36, LOCATED WITHIN THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 63 EAST, M.D.M., CLARK COUNTY, NEVADA.


CONTAINING 2.90 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

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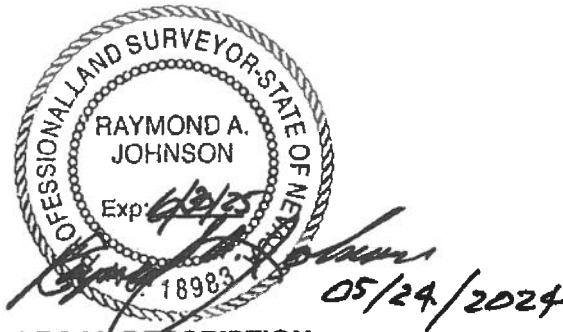
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		W.O. NO.	8282
	DRAWN BY:	WLB	
	DATE:	MAY 2024	
	BOUNDARY LEGAL FOR APN 243-35-501-007	SHEET 2 OF 2	



2727 SOUTH RAINBOW BOULEVARD *
LAS VEGAS, NEVADA 89146-5148 PHONE 702-873-7550 * FAX 702-362-2597

W.O.8282
May 21, 2024
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P.R. BY: TJ
PAGE 1 OF 2

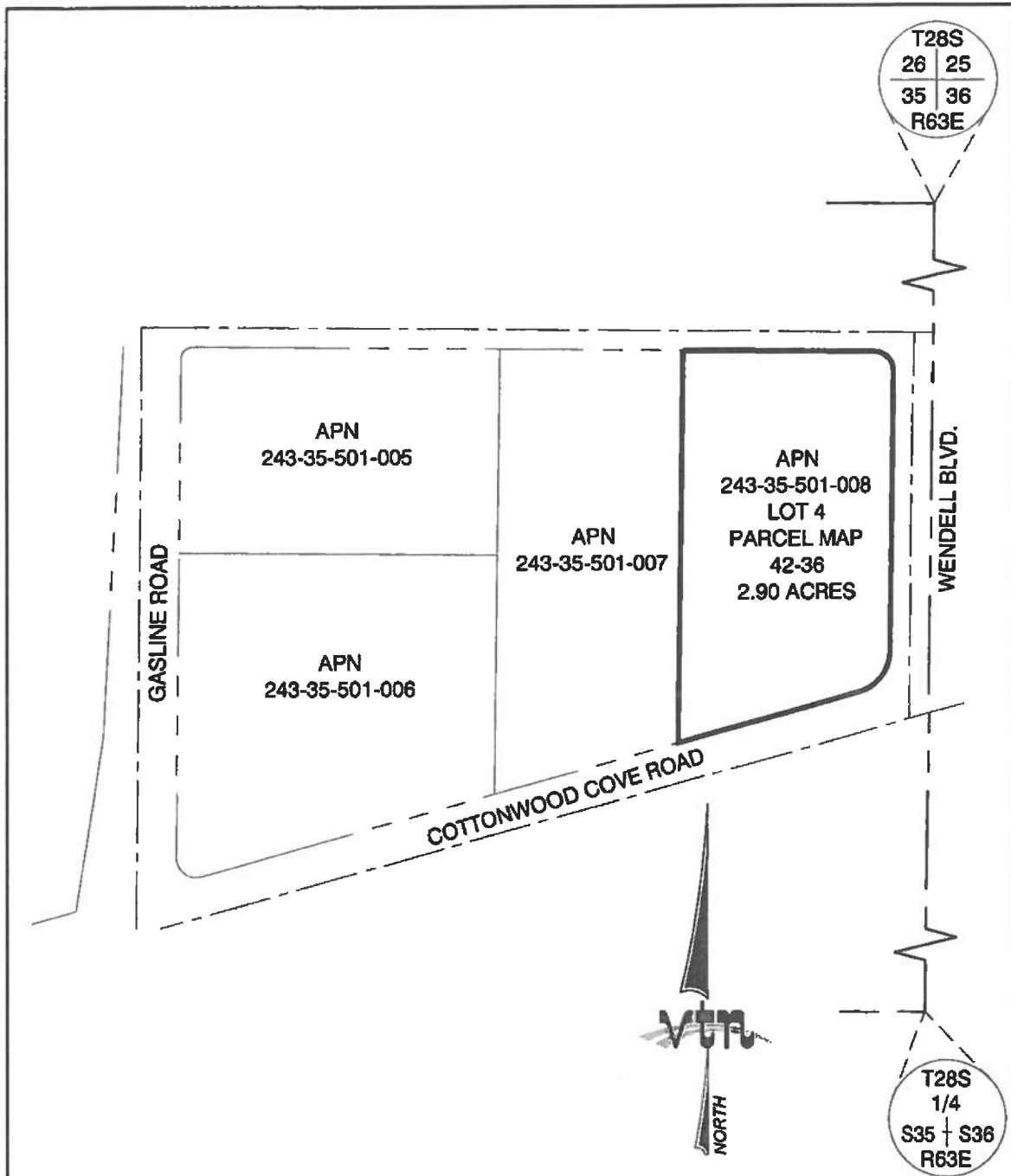


**LEGAL DESCRIPTION
BOUNDARY
APN: 243-35-501-008**

BEING ALL OF LOT 4 OF THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN FILE 42 OF PARCEL MAPS, AT PAGE 36, LOCATED WITHIN THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 63 EAST, M.D.M., CLARK COUNTY, NEVADA.

CONTAINING 2.90 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

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**EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION**

**BOUNDARY LEGAL FOR
APN 243-35-501-008**

SCALE	HORZ.	1"=200'
	VERT.	N/A
W.O. NO.	8282	
DRAWN BY:	WLB	
DATE:	MAY 2024	
SHEET	2	OF 2