

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

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-25-900518: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on May 7, 2025. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meeting on May 7, 2025, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board conduct a public hearing.

Cleared For Agenda
08/20/25

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-25-900518)
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 7, 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 May 7, 2025, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-25-0084

From CP (Commercial Professional) Zone to CG (Commercial General) Zone. Generally located on the west side of McLeod Drive, 300 feet north of Rochelle Avenue.

APN: 162-24-103-002

ZC-25-0134

From RM50 (Residential Multi-Family 50) Zone to CR (Commercial Resort) Zone. Generally located on the north side of Royal Crest Circle and the west side of University Center Drive.

APN: 162-15-203-002

ZC-25-0141

From RS20 (Residential Single-Family 20) Zone and CR (Commercial Resort) Zone to RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Pebble Road and east side of Giles Street.

APN: 177-16-402-004; 177-16-405-001; 177-16-405-005; 177-16-405-009 through 177-16-405-010

ZC-25-0200

From RS20 (Residential Single-Family 20) Zone to CG (Commercial General) Zone. Generally located south of Silverado Ranch Boulevard and west of Valley View Boulevard.

APN: 177-30-504-002 and 003

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 _____ 2025.

INTRODUCED by _____

PASSED ON THE _____ day of _____ 2025.

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 _____, 2025.

Exhibit "A"
Legal Description(s)

(see next page for attachment(s))

ZC - 25 -
0084

Legal Description
162-24-103-002

THAT PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOT ONE (1) AS SHOWN BY MAP THEREOF RECORDED IN FILE 50 OF PARCEL MAPS, PAGE 50 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

10 of 2 20-25-0134

APN 162-15-203-002

LEGAL DESCRIPTION
ROYAL CREST APARTMENTS
PARCEL 3

BEING A PORTION OF THAT LAND DESCRIBED IN THE DOCUMENT RECORDED SEPTEMBER 22, 2011, AS INSTRUMENT NO. 20110922-0004655 OF OFFICIAL RECORDS, SITUATE IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SIERRA VISTA DRIVE WITH THE EASTERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 15, AS SHOWN ON THAT MAP ON FILE IN FILE 188 OF SURVEYS, PAGE 84, IN THE CLARK COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EASTERLY LINE, SOUTH 01°06'19" WEST, A DISTANCE OF 346.22 FEET; THENCE DEPARTING SAID EASTERLY LINE, SOUTH 89°00'56" WEST, A DISTANCE OF 40.03 FEET TO A POINT ON A LINE PARALLEL TO AND FORTY FEET (40') WEST OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 15 AND THE POINT OF BEGINNING; THENCE ALONG SAID LINE SOUTH 01°06'04" WEST, A DISTANCE 639.50 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 20.00 FEET; DEPARTING SAID LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET; THENCE NORTH 88°53'56" WEST, A DISTANCE OF 295.00 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 15.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 23.56 FEET; THENCE NORTH 01°06'04" EAST, A DISTANCE OF 42.17 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 280.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT CONCAVE SOUTHWESTERLY THROUGH CENTRAL ANGLE OF 47°44'50", AN ARC DISTANCE OF 233.34 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY R.J. KALTENBORN, TO DUDLEY ALEXANDER AND OLGA E. ALEXANDER, BY DEED RECORDED JULY 21, 1972 AS DOCUMENT NO. 207960 IN BOOK 248 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA; THENCE NORTH 01°06'04" EAST, A DISTANCE OF 379.72 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 15; THENCE ALONG SAID NORTH LINE NORTH 89°00'56" EAST, A DISTANCE OF 422.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.05 ACRES, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

SHEET 1 OF 2

20 of 20 20-25-
0134

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN ON THAT MAP ON FILE IN FILE 158 OF SURVEYS, PAGE 03, IN THE CLARK COUNTY RECORDER'S OFFICE.
SAID LINE BEARS: SOUTH 88°15'58" WEST.

SHAWN R. HERMAN
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 20138
CERTIFICATE EXPIRES: JUNE 30, 2025
LOCHSA SURVEYING
6345 SOUTH JONES BOULEVARD, SUITE 100
LAS VEGAS, NEVADA 89118
PHONE: 702-365-9312
FAX: 702-365-9317
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SHEET 2 OF 2



ZC-25-
0141

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

LOTS ONE (1) AND TWO (2) AS SHOWN BY MAP THEREOF IN FILE 20 OF PARCEL MAP, PAGE 69, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 245 IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE OFFICIAL RECORDS OF THE BUREAU OF LAND MANAGEMENT, DESCRIBED AS FOLLOWS:

PARCEL TWO (2) AS SHOWN BY MAP THEREOF IN FILE 22 OF PARCEL MAPS, PAGE 54. IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT TWO HUNDRED FORTY FIVE (245) IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE (1) AS SHOWN BY MAP THEREOF IN FILE 22 OF PARCEL MAPS, PAGE 54, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION OF TORINO AVENUE AND THAT CERTAIN SPANDREL AREA IN THE NORTHWEST CORNER (NW COR.) OF THE LAND AS VACATED BY THAT CERTAIN "ORDER OF VACATION" VS-0835-94, RECORDED JANUARY 20, 1995. IN BOOK 950120 AS DOCUMENT NO. 01952 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS.

TOGETHER WITH GOVERNMENT LOT TWO HUNDRED EIGHTEEN (218), LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE WESTERLY 30.00 FEET THEREOF AS CONVEYED TO COUNTY OF CLARK, BY THAT CERTAIN DEDICATION RECORDED OCTOBER 21, 1970, IN BOOK 73 AS INSTRUMENT NO. 57772, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

20-25-0200

Legal Description

APN: 177-30-504-002

PARCEL 1:

THE WEST HALF ($W\frac{1}{2}$) OF THE NORTHEAST QUARTER ($NE\frac{1}{4}$) OF THE NORTHEAST QUARTER ($NE\frac{1}{4}$) OF THE NORTHEAST QUARTER ($NE\frac{1}{4}$); OF THE NORTHEAST QUARTER ($NE\frac{1}{4}$) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., NEVADA.

EXCEPTING THEREFROM THE NORTH FIFTY (50) FEET AS CONVEYED TO CLARK COUNTY FOR ROAD AND INCIDENTAL PURPOSES BY DEED RECORDED NOVEMBER 20, 1975 IN BOOK 572 OF OFFICIAL RECORDS AS DOCUMENT NO. 531032.

APN: 177-30-504-003

PARCEL 2:

THE EAST HALF ($E\frac{1}{2}$) OF THE NORTHEAST QUARTER ($NE\frac{1}{4}$) OF THE NORTHEAST QUARTER ($NE\frac{1}{4}$) OF THE NORTHEAST QUARTER ($NE\frac{1}{4}$); OF THE NORTHEAST QUARTER ($NE\frac{1}{4}$) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., NEVADA.