

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

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-25-900247: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on December 4, 2024 and December 18, 2024. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners on December 4, 2024 and December 18, 2024, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board set a public hearing for May 7, 2025.

BILL NO. _____

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-25-900247)
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 DECEMBER 4, 2024 AND DECEMBER 18, 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 December 4, 2024, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-24-0480 From R-2 (Medium Density Residential) to C-2 (General Commercial) Zone. Generally located on the east side of Flamingo Road, 220 feet south of Granite Ridge Drive.

APN: 164-14-710-001

ZC-24-0559 From CG (Commercial General) Zone to IP (Industrial Park) Zone. Generally located on the south side of Sunset Road and the west side of Spencer Street.

APN: 177-02-102-008

ZC-24-0561 From H-2 (General Highway Frontage) Zone and RS20 (Residential Single-Family 20) Zone to CG (Commercial General) Zone. Generally located on the south side of Glen Avenue and the northeast side of Boulder Highway.

APN: 161-07-102-005

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on December 18, 2024, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-24-0587 From IL (Industrial Light) Zone to CU (Commercial Urban) Zone. Generally located on the north side of Harmon Avenue and the west side of Polaris Avenue.

APN: 162-20-212-005

ZC-24-0607 From H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the north side of Boulder Highway, 100 feet west of Dalhart Avenue.

APN: 161-07-102-009; 161-07-102-010

ZC-24-0617 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.

APN: 177-19-702-003

ZC-24-0622 From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Richmar Avenue, 610 feet west of Valley View Boulevard.

APN: 177-19-802-004

SECTION 3. 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 4. 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 5. 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))

24-0480

OWNER: HOWARD HUGHES PROPERTIES, INC.
APN: 164-14-710-001

EXHIBIT "A"

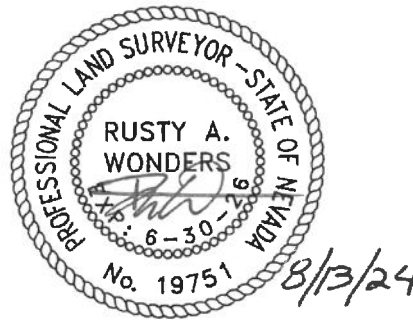
DESCRIPTION

LOT 7, BLOCK B AS SHOWN IN BOOK 97, PAGE 27 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

CONTAINS 78,265 SQUARE FEET, MORE OR LESS.

END OF DESCRIPTION

RUSTY A. WONDERS, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 19751



24-0559

LEGAL DESCRIPTION

PARCEL TWO (2) AS SHOWN ON THE PARCEL MAP IN FILE 62, PAGE 44 RECORDED
NOVEMBER 3, 1989 AS DOCUMENT NO. 00642 IN BOOK 891103 OF OFFICIAL RECORDS,
CLARK COUNTY, NEVADA.

REVISED
ZC-24-0559
10/15/2024 LMN

24-0561

LEGAL DESCRIPTION

BEING A PORTION OF GOVERNMENT LOT 1, SECTION 7, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT, THE INTERSECTION OF THE EAST BOUNDARY OF SAID GOVERNMENT LOT 1 AND THE NORTHEASTERLY HIGHWAY RIGHT-OF-WAY LINE; THENCE NORTH $42^{\circ} 27'$ WEST ALONG SAID RIGHT-OF-WAY LINE 590 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH $42^{\circ} 27'$ WEST 200.00 FEET; THENCE NORTH $47^{\circ} 33'$ EAST 490.57 FEET TO A POINT IN THE NORTH BOUNDARY OF SAID GOVERNMENT LOT 1; THENCE SOUTH $89^{\circ} 55' 10''$ EAST ALONG SAID NORTH BOUNDARY 168.75 FEET TO A CONCRETE MONUMENT, THE NORTHEAST CORNER-OF SAID GOVERNMENT LOT 1; THENCE SOUTH $0^{\circ} 09' 20''$ EAST ALONG THE EAST BOUNDARY OF SAID GOVERNMENT LOT 1, 116.16 FEET; THENCE SOUTH $47^{\circ} 33'$ WEST 536.75 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THERE FROM

BEING A PORTION OF GOVERNMENT LOT 1 WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1 WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 7; THENCE SOUTH $0^{\circ} 10' 31''$ EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 20.00 FEET THENCE NORTH $89^{\circ} 55' 57''$ WEST PARALLEL WITH AND DISTANT 20.00 FEET SOUTH OF THE NORTH LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 191.66 FEET TO A POINT ON THE WESTERLY LINE OF GRANTOR'S PROPERTY; THENCE NORTH $47^{\circ} 33' 00''$ EAST ALONG SAID WEST LINE A DISTANCE OF 29.60 FEET TO A POINT ON THE NORTH LINE OF GOVERNMENT LOT 1; THENCE SOUTH $89^{\circ} 55' 57''$ EAST ALONG SAID NORTH LINE A DISTANCE OF 168.26 FEET TO THE POINT OF BEGINNING~

2C-24-
0587

LEGAL DESCRIPTION

PARCEL NUMBER 162-20-212-005

A PORTION OF LOT 1 AS SHOWN IN THAT CETRAIN FINAL MAP ENTITLED "HARMON AND POLARIS A COMMERCIAL SUBDIVISION", RECORDED IN BOOK 103, PAGE 94 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AND LYING WITHIN THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M. CLARK COUNTY, NEVADA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/16 CENTER SECTION CORNER OF SAID SECTION 20, SAID POINT BEING AT THE CENTERLINE INTERSECTION OF POLARIS AVENUE AND HARMON AVENUE; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 20, AND THE CENTERLINE OF SAID POLARIS AVENUE, NORTH 00°19'45" WEST, 295.95 FEET; THENCE DEPARTING SAID EAST LINE AND SAID STREET CENTERLINE, NORTH 89°57'59" WEST, 30.00 FEET TO THE WEST RIGHT-OF-WAY OF SAID POLARIS AVENUE AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 00°19'45" EAST, 235.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 20.000 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°58'57", AND ARC LENGTH OF 31.76 FEET TO THE NORTH RIGHT-OF-WAY OF SAID HARMON AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 89°20'48" WEST, 336.56 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, NORTH 00°05'10" WEST, 212.30 FEET; THENCE NORTH 89°57'59" EAST, 128.48 FEET TO THE POINT OF BEGINNING.

10f2

2C-24-

0607

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 161-07-102-009

A PORTION OF GOVERNMENT LOT ONE (1), SECTION 7, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE EAST BOUNDARY OF SAID GOVERNMENT LOT 1 AND THE NORTHEASTERLY HIGHWAY RIGHT OF WAY LINE; THENCE NORTH 42°27' WEST ALONG SAID RIGHT OF WAY LINE 140.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 42°27' WEST ALONG SAID RIGHT OF WAY LINE 100.00 FEET TO A POINT; THENCE NORTH 47°33' EAST 218.34 FEET TO A POINT ON THE EAST BOUNDARY OF SAID GOVERNMENT LOT 1; THENCE SOUTH 0°09'20" EAST ALONG SAID EAST BOUNDARY OF SAID GOVERNMENT LOT 1, A DISTANCE OF 135.19 FEET TO A POINT; THENCE SOUTH 47°33' WEST 127.36 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED APRIL 11, 2018, IN BOOK 20180411, AS INSTRUMENT NO. 0002022, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

Assessor's Parcel Number: 161-07-102-009

2 of 2

ZC-24-

0607

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 161-07-102-010

BEING A PORTION OF GOVERNMENT LOT 1, SECTION 7, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE EAST BOUNDARY OF SAID GOVERNMENT LOT 1 AND THE NORTHEASTERLY HIGHWAY RIGHT OF WAY LINE;

THENCE NORTH 42°27' WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 140.00 FEET TO A POINT;

THENCE NORTH 47°33' EAST 127.36 FEET TO A POINT ON THE EAST BOUNDARY OF SAID GOVERNMENT LOT 1;

THENCE SOUTH 0°09'20" EAST ALONG SAID EAST BOUNDARY OF SAID GOVERNMENT LOT 1, 189.27 FEET TO THE POINT OF BEGINNING.

THE ABOVE LEGAL WAS PREVIOUSLY SHOWN ON GRANT, BARGAIN, SALE DEED RECORDED APRIL 11, 2018 IN BOOK 20180411 AS INSTRUMENT NO. 0002034 OFFICIAL RECORDS.

Assessor's Parcel Number: 161-07-102-010

EXHIBIT 'A'

TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08024.0007\Lgl_Serene Hinson Site.doc
Date: November 13, 2024
Page 1 of 1



EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTH OF SERENE AVENUE AND EAST OF HINSON STREET.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS"

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4), BEING THE CENTERLINE INTERSECTION OF SERENE AVENUE AND HINSON STREET; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) AND SAID CENTERLINE OF SERENE AVENUE, NORTH 88°15'17" EAST A DISTANCE OF 649.51 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 19; THENCE DEPARTING SAID NORTH LINE AND SAID CENTERLINE, SOUTH 01°10'37" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4) A DISTANCE OF 35.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID SERENE AVENUE, BEING THE **POINT OF BEGINNING**;

THENCE ALONG SAID RIGHT-OF-WAY LINE, CONTINUING SOUTH 01°10'37" EAST A DISTANCE OF 5.00 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 88°15'17" EAST A DISTANCE OF 162.41 FEET TO THE EAST LINE OF PARCEL 1 AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 116, PAGE 62 OF PARCEL MAPS; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND ALONG SAID EAST LINE OF PARCEL 1 THE FOLLOWING THREE (3) COURSES: ONE (1) SOUTH 01°13'38" EAST A DISTANCE OF 301.14 FEET; TWO (2) SOUTH 88°23'12" WEST A DISTANCE OF 162.67 FEET; THREE (3) SOUTH 01°10'37" EAST A DISTANCE OF 621.53 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MERANTO AVENUE; THENCE DEPARTING SAID EAST LINE, SOUTH 88°31'05" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 315.77 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 19, BEING THE CENTERLINE OF HINSON STREET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 00°58'29" WEST ALONG SAID WEST LINE AND SAID CENTERLINE A DISTANCE OF 618.56 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SERENE AVENUE; THENCE DEPARTING SAID WEST LINE AND SAID CENTERLINE, NORTH 88°15'17" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 649.63 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 10.383 ACRES.

END OF DESCRIPTION.

**PLANNER
COPY**
ZC-24-0617
REVISED
11/18/24

ZC-24-

0622

Exhibit A
Legal description

THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF
THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 22
SOUTH, RANGE 61 EAST, M.D.M.

ASSESSOR'S COPY