

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

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**Petitioner:** Sami Real, Director, Department of Comprehensive Planning

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**Recommendation:** ORD-24-900710: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on September 18, 2024. (For possible action)

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**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

At the Board of County Commissioners on September 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 November 20, 2024.

**Cleared For Agenda**  
11/06/24

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

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-24-900710)

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 SEPTEMBER 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 September 18, 2024, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

**ZC-23-0931**

From C-2 (General Commercial) Zone to R-5 (Apartment Residential) Zone. Generally located on the south side of Charleston Boulevard, approximately 300 feet east of Lamb Boulevard.

**APN:**

161-05-115-002; 161-05-115-010

**ZC-24-0281**

From a CG (Commercial General) Zone and RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family) Zone. Generally located on the northwest corner of Durango Drive and Shelbourne Avenue.

**APN:**

176-17-501-005; 176-17-501-007 through 176-17-501-011; 176-17-501-016 through 176-17-501-017

**ZC-24-0332**

From H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road, 350 feet east of Conquistador Street.

**APN:**

176-19-201-021

**ZC-24-0375**

From RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located on the west side of Kingston Road, 300 feet north of Beech Avenue.

**APN:**

219-05-301-018 ptn

**ZC-24-0381**

From H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the south side of Flamingo Road, 200 feet west of Boulder Highway.

**APN:**

161-20-502-001

**ZC-24-0383**

From H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the west side of Nellis Boulevard, 50 feet south of Boulder Highway.

**APN:**

161-20-502-014

**ZC-24-0396**

From RS80 (Residential Single-Family 80) Zone and H-2 (General Highway Frontage) Zone to IP (Industrial Park) Zone. Generally located on the west side of I-15 and the north side of Roark Avenue (alignment).

**APN:**

191-20-101-007; 191-20-101-008; 191-20-101-012

**ZC-24-0397**

From H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the east side of Boulder Highway and the south side of Sahara Avenue.

**APN:**

161-06-402-001

**ZC-24-0400**

From CG (Commercial General) Zone to IP (Industrial Park) Zone. Generally located on the south side of Arby Avenue, 330 feet west of Tenaya Way.

**APN:**

176-03-401-011 through 176-03-401-014; 176-03-401-019; 176-03-402-001

**ZC-24-0412**

From OS (Open Space) Zone to PF (Public Facilities) Zone. Generally located on the northwest side of the Union Pacific Railroad right-of-way, the southeast side of Power Line Road, and the south side of Terry B. Adams Street (alignment).

**APN:**

123-12-000-001 ptn

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:

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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 \_\_\_\_\_

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))**