

**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-24-900699: 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 August 21, 2024. (For possible action)

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**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

At the Board of County Commissioners on August 21, 2024, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board conduct a public hearing.

BILL NO. 11-6-24-4

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-24-900699)

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 AUGUST 21, 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 August 21, 2024, the following described properties situated in Clark County are reclassified as follows, (See "Exhibit A" for Legal Description(s)):

ZC-24-0217 From RM18 (Residential Multi-Family 18) Zone to RM32 (Residential Multi-Family 32) Zone.

Generally located on the west side of Nellis Boulevard, 350 feet north of Kell Lane.

APN: 140-20-701-018

ZC-24-0236 From a CG (Commercial General) Zone, H-2 (General Highway Frontage) Zone, RS5.2 (Residential Single-Family 5.2) Zone, RS20 (Residential Single-Family 20) Zone and IL (Industrial Light) to RS2 (Residential Single-Family 2) Zone. Generally located on the northeast side of Boulder Highway and the west side of US 95.

APN: 161-07-103-018; 161-07-103-019; 161-07-202-002; 161-07-202-009; 161-07-502-001; 161-07-601-001; 161-07-601-007

ZC-24-0241 From H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the southeast corner of Las Vegas Boulevard North and Pecos Road.

APN: 140-18-102-020

**ZC-24-0317** From H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road, 125 feet west of Rainbow Boulevard.

**APN:** 176-22-601-022

**ZC-24-0327** From IH (Industrial Heavy) Zone to PF (Public Facility) Zone. Generally located on the northwest side of the Union Pacific Railroad right-of-way, approximately 1,000 feet west of I-15.

**APN:** 103-23-000-003; 103-26-000-008 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:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NAYS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ABSTAINING: \_\_\_\_\_

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ABSENT: \_\_\_\_\_

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BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY, NEVADA

By \_\_\_\_\_  
TICK SEGERBLOM, Chair

ATTEST:

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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))**

- 24-0217

LD

**LEGAL DESCRIPTION**

A parcel of land located in the State of Nevada, County of Clark Parcel number 140-20-701-018 with a site address of N Nellis Blvd, Las Vegas, Nevada currently owned by RCIPLLC SERIES X, with Clark County Assessor description as PARCEL MAP FILE 17 PAGE 64 LOT 1 described in Document number 20160219;01965, recorded February 19, 2016

ZC-24-0236  
Pl of 2

APN's 161-07-103-018, 019; 161-07-202-002, 009; 161-07-502-001; 161-07-601-001 & 007

#### LEGAL DESCRIPTION

"AREA A" AND "AREA B" AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 125, PAGE 81 OF SURVEYS; TOGETHER WITH "PARCEL II" AS DESCRIBED IN A DEED RECORDED AS INSTRUMENT NO. 20220104:00061 OF CLARK COUNTY OFFICIAL RECORDS; TOGETHER WITH "PARCEL 1" AND "PARCEL 2" AS DESCRIBED IN A DEED RECORDED AS INSTRUMENT NO. 20190826:00244 OF CLARK COUNTY OFFICIAL RECORDS; TOGETHER WITH THAT PARCEL OF LAND AS DESCRIBED IN A DEED RECORDED AS INSTRUMENT NO. 20070618:02519 OF CLARK COUNTY OFFICIAL RECORDS; TOGETHER WITH THAT PARCEL OF LAND AS DESCRIBED IN A DEED RECORDED AS INSTRUMENT NO. 20170908:01321 OF CLARK COUNTY OFFICIAL RECORDS, ALL LYING WITHIN THE NORTH HALF (N 1/2) OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 7; THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 00°45'37" EAST A DISTANCE OF 875.05 FEET TO THE SOUTH LINE OF THAT CERTAIN FLOOD CHANNEL RIGHT-OF-WAY AS CONVEYED TO CLARK COUNTY BY DEED ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 19950418, INSTRUMENT NO. 00829 OF OFFICIAL RECORDS, BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTH FLOOD CHANNEL RIGHT-OF-WAY LINE AND CONTINUING SOUTH 00°45'37" EAST ALONG SAID EAST LINE, A DISTANCE OF 8.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 600.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 05°41'07" WEST; THENCE DEPARTING SAID SOUTH FLOOD CHANNEL RIGHT-OF-WAY, EASTERLY 89.78 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°34'24" TO THE NORTHEAST CORNER OF "AREA B" AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 125, PAGE 81 OF SURVEYS, SAME BEING THE WESTERLY RIGHT-OF-WAY LINE OF US 95; THENCE ALONG THE EASTERLY LINE OF SAID "AREA B" AND SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 01°58'56" EAST A DISTANCE OF 1019.95 FEET; CONTINUING ALONG SAID EASTERLY LINE OF "AREA B" AND SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 07°01'06" EAST A DISTANCE OF 423.54 FEET TO THE SOUTH LINE OF SAID "AREA B"; THENCE DEPARTING SAID EASTERLY LINE OF "AREA B" AND SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 47°16'56" WEST ALONG SAID SOUTH LINE OF "AREA B" A DISTANCE OF 190.27 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BOULDER HIGHWAY; THENCE DEPARTING SAID SOUTH LINE OF "AREA B", NORTH 42°43'04" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 118.77 FEET TO THE WESTERLY LINE OF SAID "AREA B"; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, ALONG SAID WESTERLY LINE OF "AREA B" THE FOLLOWING SIX (6) COURSES: ONE (1) NORTH 47°16'56" EAST A DISTANCE OF 190.36 FEET; TWO (2) NORTH 14°37'10" WEST A DISTANCE OF 55.79 FEET; THREE (3) NORTH 08°09'19" WEST A DISTANCE OF 58.58 FEET; FOUR (4) NORTH 42°44'52" WEST A DISTANCE OF 72.40 FEET; FIVE (5) SOUTH 47°18'07" WEST A DISTANCE OF 11.77 FEET; SIX (6) NORTH 00°46'08" WEST A DISTANCE OF 154.80 FEET TO THE SOUTH LINE OF "AREA A" AS SHOWN ON SAID RECORD OF SURVEY FILE 125, PAGE 81; THENCE DEPARTING SAID WESTERLY LINE OF "AREA B", SOUTH 47°16'56" WEST ALONG SAID SOUTH LINE OF "AREA A" A DISTANCE OF 341.54 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF BOULDER HIGHWAY; THENCE DEPARTING SAID SOUTH LINE OF "AREA A", NORTH 42°43'04" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1059.56 FEET TO SOUTHEASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN A DEED ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 535, INSTRUMENT NO. 430606 OF OFFICIAL RECORDS; THENCE DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 47°16'56" EAST ALONG SAID SOUTHEASTERLY

ZC-24-0236  
P2 of 2

APN's 161-07-103-018, 019; 161-07-202-002, 009; 161-07-502-001; 161-07-601-001 & 007

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DEED LINE A DISTANCE OF 48.77 FEET TO THE NORTH LINE OF SAID DEED PARCEL; THENCE ALONG SAID NORTH DEED LINE, SOUTH  $89^{\circ}58'54''$  WEST A DISTANCE OF 66.36 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF BOULDER HIGHWAY; THENCE DEPARTING SAID NORTH DEED LINE, NORTH  $42^{\circ}43'04''$  WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 194.30 FEET TO THE SOUTH LINE OF "PARCEL I" AS DESCRIBED IN A DEED ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER AS INSTRUMENT NO. 20220104:00061 OF OFFICIAL RECORDS; THENCE DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH  $88^{\circ}21'39''$  EAST ALONG SAID SOUTH DEED LINE A DISTANCE OF 481.22 FEET TO THE SOUTHEAST CORNER OF SAID "PARCEL I"; THENCE ALONG THE EAST LINE OF SAID "PARCEL I", NORTH  $01^{\circ}38'21''$  WEST A DISTANCE OF 341.74 FEET TO THE SOUTH LINE OF THAT CERTAIN FLOOD CHANNEL RIGHT-OF-WAY AS CONVEYED TO CLARK COUNTY BY DEED ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 19950418, INSTRUMENT NO. 00829 OF OFFICIAL RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 560.00 FEET TO WHICH A RADIAL LINE BEARS NORTH  $01^{\circ}34'40''$  WEST; THENCE ALONG SAID SOUTH FLOOD CHANNEL RIGHT-OF-WAY LINE, EASTERLY 8.97 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $00^{\circ}55'05''$ ; THENCE CONTINUING ALONG SAID SOUTH FLOOD CHANNEL RIGHT-OF-WAY LINE, SOUTH  $40^{\circ}06'58''$  EAST A DISTANCE OF 36.39 FEET; THENCE CONTINUING ALONG SAID SOUTH FLOOD CHANNEL RIGHT-OF-WAY LINE, NORTH  $89^{\circ}53'02''$  EAST A DISTANCE OF 614.36 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 23.03 ACRES.

**END OF DESCRIPTION.**

## LEGAL DESCRIPTION

APN: 140-18-102-020

SITUATE IN THE COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOT ONE (1) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE STATE HIGHWAY AS NOW LOCATED ACROSS SAID SECTION 18, (150 FEET WIDE), WITH THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 18, THENCE SOUTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 18, A DISTANCE OF 141 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 1, THENCE EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT. LOT 1, A DISTANCE OF 330 FEET TO A POINT, THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 385 .2 FEET MORE OR LESS TO A POINT OR. THE SOUTH LINE OF SAID STATE HIGHWAY, THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID STATE HIGHWAY A DISTANCE OF 410.5 FEET MORE OR LESS TO THE INTERSECTION WITH THE WEST LINE OF SAID GOVERNMENT LOT 1, THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST IN AND TO THE WEST 30 FEET AS CONVEYED TO CLARK COUNTY, NEVADA, FOR ROAD AND UTILITY PURPOSES, BY DEED RECORDED JANUARY 9, 1968, AS DOCUMENT NO. 679275.

FURTHER EXCEPTING THEREFROM THE INTEREST IN AND TO THE EAST 20 FEET OF THE WEST 50 FEET OF THE SOUTH 141.00 FEET MORE OR LESS LYING SOUTH OF U.S. HIGHWAY 91-93 AND THE SOUTH 30 FEET OF THE WEST 330.00 FEET OF GOVERNMENT LOT 1 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., TOGETHER WITH A SPANDREL AREA IN THE SOUTHWEST CORNER THEREOF BEING THE NORTHEAST CORNER INTERSECTION OF NORTH PECOS ROAD, AND CECIL AVENUE, BOUNDED AS FOLLOWS, ON THE WEST SIDE OF THE EAST LINE OF THE WEST 50 FEET ON THE SOUTH SIDE BY THE NORTH LINE OF THE SOUTH 30 FEET AND ON THE NORTHEASTERLY SIDE BY THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25 FEET THAT IS TANGENT TO THE EAST LINE OF THE SAID WEST 50 FEET AND TANGENT TO THE NORTH LINE OF SAID SOUTH 30 FEET, AS CONVEYED BY CLARK COUNTY, NEVADA, FOR ROAD PURPOSES BY DEED RECORDED DECEMBER 27, 1976 AS DOCUMENT NO. 650642, OFFICIAL RECORDS.

Legal Description

ZC-24-0317

LD

**EXHIBIT "ONE"**

A portion of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 22, Township 22 South, Range 60 East, M.D.B. & M., described as follows:

Lot One (1) as shown by map thereof on file in File 79 of Parcel Maps, page 92, in the Office of the County Recorder of Clark County, Nevada.

Assessor's Parcel No: 177-22-601-022

ZC-24-0327  
PL 03

GRANTOR: USA  
APN: 103-23-000-003; 103-26-000-008

EXHIBIT "A"

DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23 AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 63 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE THEREOF, NORTH 89°57'03" EAST, 1196.52 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE, NORTH 01°17'41" EAST, 139.88 FEET; THENCE NORTH 85°20'23" WEST, 66.41 FEET; THENCE NORTH 04°39'37" EAST, 330.00 FEET; THENCE SOUTH 85°20'01" EAST, 213.80 FEET; THENCE SOUTH 04°39'37" WEST, 329.98 FEET; THENCE NORTH 85°18'32" WEST, 67.26 FEET; THENCE SOUTH 01°17'42" WEST, 734.82 FEET; THENCE NORTH 49°22'38" EAST, 5.82 FEET; THENCE SOUTH 39°47'01" EAST, 30.10 FEET; THENCE SOUTH 49°58'30" WEST, 138.61 FEET; THENCE NORTH 01°17'41" EAST, 709.93 FEET TO THE POINT OF BEGINNING.

CONTAINS 3.13 ACRES, MORE OR LESS.

BASIS OF BEARINGS

NORTH 89°57'03" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 63 EAST AS SHOWN IN FILE 230, PAGE 47 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

END OF DESCRIPTION

(SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

PAUL BURN, PLS  
PROFESSIONAL LAND SURVEYOR  
NEVADA LICENSE NO. 11174



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F:\Projects\400\492-010\Division\Srvy\Srvy\Documents\Legals\Entitlement Legals\492-010\_BMLS\_LE42.docx  
GCW, INC.

1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146/TEL: (702) 804-2000/FAX: (702) 804-2299

2C-24-0327  
P 2 of 3

EXHIBIT "B" TO ACCOMPANY DESCRIPTION

GRANTOR: USA  
APN: 103-23-000-003  
103-26-000-008

CHEMICAL LIME  
COMPANY ARIZONA  
APN: 103-23-010-001  
OR: 20000707:00037  
(NOT A PART)

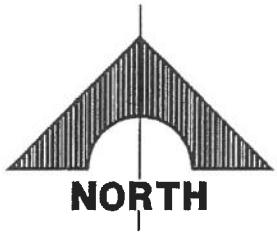
1/4  
23  
26

POINT OF  
BEGINNING

1196.52'  
N89°57'03"E  
2640.87'  
BASIS OF  
BEARINGS

POINT OF  
COMMENCEMENT

CHEMICAL LIME  
COMPANY ARIZONA  
APN: 103-23-010-001  
OR: 20000707:00037  
(NOT A PART)



1"=200'

NOTE: FOR LINE TABLE  
SEE PAGE 2.

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USA  
APN: 103-23-000-003

CHEMICAL LIME COMPANY ARIZONA  
APN: 103-23-010-003  
OR: 20000707:00042  
(NOT A PART)



1444.35'

USA  
APN: 103-26-000-008

CHEMICAL LIME  
COMPANY ARIZONA  
APN: 103-26-010-001  
OR: 20000707:00037  
(NOT A PART)

**GCW**  
ENGINEERS \ SURVEYORS

1555 S. RAINBOW BLVD.  
LAS VEGAS, NV 89146  
T: 702.804.2000  
F: 702.804.2299  
gwcengineering.com

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EXHIBIT "B" TO ACCOMPANY DESCRIPTION

GRANTOR: USA  
APN: 103-23-000-003  
103-26-000-008

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°17'41"E	139.88'
L2	N85°20'23"W	66.41'
L3	N04°39'37"E	330.00'
L4	S85°20'01"E	213.80'
L5	S04°39'37"W	329.98'
L6	N85°18'32"W	67.26'
L7	S01°17'42"W	734.82'
L8	N49°22'38"E	5.82'
L9	S39°47'01"E	30.10'
L10	S49°58'30"W	138.61'
L11	N01°17'41"E	709.93'