

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

Petitioner: Nancy A. Amundsen, Director, Department of Comprehensive Planning

Recommendation: ORD-21-900153: Introduce 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 February 3, 2021, February 17, 2021, March 3, 2021 and in Assessor's Books 176, 177 and 191. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meetings on February 3, 2021, February 17, 2021, March 3, 2021 and in Assessor's Books 176, 177 and 191, 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 5, 2021.

BILL NO. _____

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-21-900153)

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 FEBRUARY 3, 2021, FEBRUARY 17, 2021, MARCH 3, 2021 AND IN ASSESSOR’S BOOKS 176, 177 AND 191.

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 February 3, 2021, the following described property situated in Clark County is reclassified as follows:

ZC-20-0578

From C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone. That property situated in Clark County and described as parcels of land located within the NE1/4, SE1/4 of Section 2, Township 21 South, Range 61 East and more particularly described as follows:

The East 50.00 feet of the NE1/4, NE1/4, SE1/4 of said Section 2; together with a spandrel area in the Southeast corner of said NE1/4, NE1/4, SE1/4 bounded on the South by the North line of the South 40.00 feet for Badura Avenue as described by a Grant, Bargain, Sale Deed recorded in Book 20030916, as Instrument No. 01154, on the East by the West line of the said East 50.00 feet and on the Northwest by the arc of a 54.00 foot radius curve concave Northwesterly and tangent to both the said North line and the said West line; Excepting therefrom the South 40.00 feet of the said NE1/4, NE1/4, SE1/4 for Badura Avenue as described by a Grant, Bargain, Sale Deed recorded in Book 20030916, as Instrument No. 01154

GENERALLY LOCATED: WEST SIDE OF JONES BOULEVARD AND THE NORTH SIDE OF
BADURA AVENUE

APN: 176-02-701-016

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on February 17, 2021, the following described properties situated in Clark County are reclassified as follows:

ZC-20-0582

From C-2 (General Commercial) Zone to R-U (Rural Open Land) Zone. That property situated in Clark County and described as the N1/2, SW1/4, SW1/4, SW1/4 of Section 25, Township 24 South, Range 56 East; Excepting therefrom that interest in the West 50.00 feet, the North 30.00 feet, the East 30.00 feet thereof, together with those certain spandrel areas in the Northwest and Northeast corners thereof conveyed to by Deed recorded June 6, 1975, in Book 524, as Document No. 483248 and recorded March 21, 1985, in Book 2082, as Document No. 2041366.

SAID land is also shown as Lot 2 of that certain Certificate of Land Division No. LD-13-85, recorded March 21, 1985, in Book 2082, as Document No. 2041365, official records; Excepting therefrom the mobile home located thereon.

GENERALLY LOCATED: EAST OF PAPAGO STREET AND NORTH OF NICKEL AVENUE

APN: 200-25-401-002

ZC-20-0598

From H-1 (Limited Resort and Apartment) Zone to C-2 (General Commercial) Zone. That property situated in Clark County and described as Parcel 2 as shown in File 126, Page 21 of Parcel Maps generally located at the Southwest corner of Las Vegas Boulevard and Erie Avenue, with portions of Parcel 2 as shown in File 126, Page 21 of Parcel Maps on file and lying within the NE1/4, SE1/4 of Section 32, Township 22 South, Range 61 East and more particularly described as follows:

COMMENCING at the Southwest corner of said Parcel 2; Thence along the West line of said Parcel 2, North 01°14'00" West, 339.78 feet to the POINT OF BEGINNING; Thence continuing along the West line of said Parcel 2, North 01°14'00" West, 860.03 feet to the North line of said Parcel 2 and the South right-of-way of Erie Avenue; Thence along the North line of said Parcel 2 and the South right-of-way of said Erie Avenue, North 88°17'33" East, 67.95 feet; Thence departing said North parcel line and South right-of-way, South 01°14'00" East, 281.77 feet to the beginning of a curve, concave to the Northeast, having a radius of 27.50 feet; Thence Southeasterly along said curve, through a central angle of 88°46'00", an arc length of 42.60 feet; Thence North 90°00'00" East, 470.77 feet to the East line of said Parcel 2 and the West right-of-way of Las Vegas Boulevard; Thence along the East line of said Parcel 2 and the West right-of-way of said Las Vegas Boulevard, South 00°13'12" West, 539.81 feet; Thence departing said East parcel line and West right-of-way, North 88°55'54" West, 179.69 feet; Thence South 87°25'03" West, 372.39 feet of the POINT OF BEGINNING.

GENERALLY LOCATED: WEST OF LAS VEGAS BOULEVARD SOUTH AND SOUTH OF ERIE AVENUE
APN: 177-32-701-009 PTN

SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on March 3, 2021, the following described properties situated in Clark County are reclassified as follows:

ZC-20-0602

From R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to M-D (Designed Manufacturing) Zone. That property situated in Clark County and described as the W1/2, SW1/4, SW1/4, SW1/4 of Section 8 Township 22 South, Range 61 East.

GENERALLY LOCATED: EAST OF VALLEY VIEW BOULEVARD AND NORTH OF BLUE
DIAMOND ROAD

APN: 177-08-401-004

ZC-20-0574

From R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone. That property situated in Clark County and described as the SW1/4, NE1/4, SW1/4, SW1/4; together with the N1/2, SW1/4, SE1/4, SW1/4; together with the E1/2, NE1/4, SW1/4, SW1/4; together with the NW1/4, NE1/4, SW1/4, SW1/4; together with the NW1/4, SE1/4, SW1/4 of Section 29, Township 22 South, Range 61 East.

GENERALLY LOCATED: WEST OF DEAN MARTIN DRIVE AND SOUTH OF FRIAS AVENUE

APN: 177-29-403-001

177-29-406-003

177-29-406-004

SECTION 4. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners in Assessor's Books 176, 177 and 191, the following described properties situated in Clark County are reclassified as follows:

NZC-0583-17

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone. That property situated in Clark County and described as Montessori and Camero – Unit 1 as shown in Book 163, Page 1 on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF WIGWAM AVENUE AND WEST OF RAINBOW
BOULEVARD
APN: 176-15-612-092 THROUGH 136, AND 143 THROUGH 145

NZC-0860-17

From C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone. That property situated in Clark County and described as the E1/2, NE1/4, SE1/4, SE1/4 of Section 4, Township 22 South, Range 60 East.

GENERALLY LOCATED: SOUTH OF ARBY AVENUE AND WEST OF BUFFALO DRIVE
APN: 176-04-801-006

NZC-0924-17

From R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential-High Density) Zone. That property situated in Clark County and described as Lot 1 of Parcel Maps on file in Book 124, Page 61 in the Office of the County Recorder.

GENERALLY LOCATED: SOUTH OF WINDMILL LANE AND EAST OF RAINBOW BOULEVARD

APN: 176-14-101-029

NZC-0910-17

From H-2 (General Highway Frontage) Zone and C-1 (Local Business) Zone to H-1 (Limited Resort and Apartment) Zone. That property situated in Clark County and described as Paragon Lofts – Phase 2 as shown in Book 161, Page 51 in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF ENSWORTH STREET AND NORTH OF FORD AVENUE

APN: 177-17-711-000

ZC-0980-17

From C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone. That property situated in Clark County and described as Dean Martin 4.1 as shown in Book 159, Page 80 in the Office of the County Recorder.

GENERALLY LOCATED: EAST OF DEAN MARTIN DRIVE AND NORTH OF SOUTHERN
HIGHLANDS PARKWAY

APN: 191-05-122-001 THROUGH 025
191-05-122-029 PTN
191-05-122-027 PTN
191-05-122-028 THROUGH 029
191-05-221-012 PTN
191-05-221-013 PTN

NZC-0912-17

From H-2 (General Highway Frontage) Zone and R-5 (Apartment Residential) Zone to R-3 (Multiple Family Residential) Zone. That property situated in Clark County and described as Las Vegas Blvd & Barbara Lane – Phase 2 as shown in Book 160 and Page 1 in the Office of the County Recorder.

GENERALLY LOCATED: SOUTHEAST CORNER OF LAS VEGAS BOULEVARD SOUTH AND
 BARBARA LANE

APN: 191-04-318-000

SECTION 5. 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 6. 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 7. 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
_____ 2021.

INTRODUCED by _____

PASSED ON THE _____ day of
_____ 2021.

VOTE:

AYES:

NAYS:

ABSTAINING:

ABSENT:

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By _____
MARILYN K. KIRKPATRICK, Chair

ATTEST:

LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the _____ day
of _____, 2021.