

CLARK COUNTY BOARD OF COMMISSIONERS

ZONING / SUBDIVISIONS / LAND USE

AGENDA ITEM

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

Recommendation: ORD-22-900550: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications in Assessor's Books 140, 161, 162, 163, 176, 177, and 191. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

The Board of County Commissioners (Board) approved certain properties for rezoning in Assessor's Books 140, 161, 162, 163, 176, 177 and 191 to amend the zoning map.

Staff recommends the Board conduct a public hearing.

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-22-900550)
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 IN ASSESSOR'S BOOKS 140, 161, 162, 163, 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 in Assessor's Books 140, 161, 162, 163, 176, 177, and 191, the following described properties situated in Clark County are reclassified as follows:

NZC-19-0528

From R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to R-5 (Apartment Residential) Zone described in Parcel Maps File 126, Page 86 on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF INTERSTATE 15 AND NORTH OF ROBERT TRENT JONES LANE
APN: 191-08-117-009

NZC-18-0283

From R-2 (Medium Density Residential) Zone and R-3 (Multiple Family Residential) Zone to C-2 (General Commercial) Zone described as Rosemar in Book 163, Page 31 on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF ST ROSE PARKWAY AND SOUTH OF MARYLAND PARKWAY
APN: 177-34-716-001

NZC-0925-17

From R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone described as Paragon Illustria Phase 1 in Book 167, Page 56 on file in the Office of the County Recorder.

GENERALLY LOCATED: EAST OF DECATUR BOULEVARD AND NORTH OF FRIAS ROAD
APN: 177-30-315-013 THROUGH 037
177-30-301-039

ZC-20-0244

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone described as Edgebrook in Page 165, File 54 on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF ARVILLE ROAD AND SOUTH OF FRIAS ROAD

APN: 177-30-415-001 THROUGH 106

NZC-20-0265

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone described as Creekston Unit 1 in Book 165, Page 100, Creekstone Unit 2 in Book 166, Page 97 on file in the Office of the County Recorder.

GENERALLY LOCATED: SOUTH OF PYLE AVENUE AND EAST OF DECATUR BOULEVARD

APN: 177-30-313-001 THROUGH 068

177-30-314-001 THROUGH 047

NZC-19-0436

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone; R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone; and R-3 (Multiple Family Residential) Zone to R-2 (Medium Density Residential) described as Silverado Ranch and Arville Multi Family in Book 163, Page 74, Silverado Ranch and Arville Single Family in Book 162, Page 53 and Silverado Ranch and Arville Multi Family AMD in Book 167, Page 79 on file in the Office of the County Recorder.

GENERALLY LOCATED: SOUTH OF SILVERADO RANCH BOULEVARD AND EAST OF ARVILLE STREET

APN: 177-30-512-001 THROUGH 155

177-30-513-001 THROUGH 133

177-30-514-001 AND 002

NZC-21-0056

From R-E (Rural Estates Residential) Zone and H-1 (Limited Resort and Apartment) Zone to R-2 (Medium Density Residential) Zone described as Frias and Giles in Book 166, Page 92 on file in the Office of the County Recorder.

GENERALLY LOCATED: SOUTH OF FRIAS AVENUE AND EAST OF GILES STREET

APN: 177-28-411-001 THROUGH 054

NZC-19-1009

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone described as Cactus & El Capitan – Phase 1 in Book 166, Page 1 on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF CACTUS AVENUE AND EAST OF EL CAPITAN WAY

APN: 176-29-815-001 THROUGH 140

NZC-18-1030

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone described as Cattara in Book 160, Page 22 on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF MOUNTAINS EDGE PARKWAY AND EAST OF CIMARRON ROAD
APN: 176-28-617-001 THROUGH 044

NZC-21-0137

From R-E (Rural Estates Residential) (RNP-I) Zone, C-2 (General Commercial) Zone and H-2 (General Highway Frontage) (RNP-I) Zone to R-2 (Medium Density Residential) Zone described as Copper Ranch Unit 1 in Book 167, Page 61 and Copper Ranch Unit 2 in Book 167, Page 84 on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF RAINBOW BOULEVARD AND NORTH OF AGATE AVENUE
APN: 176-22-510-001 THROUGH 188
176-22-511-001 THROUGH 140

NZC-20-0524

From R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone described as Agate Warbonnet East Cottages in Book 167, Page 67 on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF AGATE AVENUE AND WEST OF BUFFALO DRIVE
APN: 176-21-511-001 THROUGH 082

NZC-20-0524

From R-E (Rural Estates Residential) (RNP-I) Zone and C-2 (General Commercial) Zone to RUD (Residential Urban Density) Zone described as Agate Warbonnet East UD in Book 167, Page 68 on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF AGATE AVENUE AND WEST OF BUFFALO DRIVE
APN: 176-21-611-001 THROUGH 110

NZC-19-0218

From C-2 (General Commercial) Zone to R-4 (Multiple Family Residential District - High Density) Zone described as Parcel Map File 125, Page 99 on file in the Office of the County Recorder.

GENERALLY LOCATED: SOUTH OF BLUE DIAMOND ROAD AND WEST OF EL CAPITAN WAY
APN: 176-20-201-029

NZC-20-0108

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone described as Raven Fort Apache in Book 165, Page 15 on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF RAVEN AVENUE AND EAST OF PARK STREET

APN: 176-19-514-001 THROUGH 118

NZC-19-0820

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone described as Echo Park in Book 163, Page 45 on file in the Office of the County Recorder.

GENERALLY LOCATED: SOUTH OF FORD AVENUE AND WEST OF DURANGO DRIVE

APN: 176-17-814-001 THROUGH 090

NZC-19-0568

From R-E (Rural Estates Residential) (RNP-I) Zone to R-1 (Single Family Residential) Zone described as Montessori and Camero – Unit 2 in Book 164, Page 91 on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF WIGWAM AVENUE AND EAST OF TENAYA WAY

APN: 176-15-613-001 THROUGH 094

NZC-20-0498

From R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone described as Montessori and Camero – Unit 1 – Phase 2 in Book 167, Page 28 on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF WIGWAM AVENUE AND WEST OF RAINBOW BOULEVARD

APN: 176-15-614-002 THROUGH 020

NZC-20-0487

From R-E (Rural Estates Residential) (RNP-I) Zone to R-1 (Single Family Residential) Zone described as Redwood Estates in Book 167, Page 97 on file in the Office of the County Recorder.

GENERALLY LOCATED: SOUTH OF FORD AVENUE ALIGNMENT AND WEST OF TORREY PINES DRIVE

APN: 176-14-414-001 THROUGH 044

NZC-19-0868

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone described as Desert Skies in Book 163, Page 32 on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF SHELBOURNE AVENUE AND EAST OF BUFFALO DRIVE

APN: 176-15-114-001 THROUGH 195

NZC-19-0982

From R-E (Rural Estates Residential) (RNP-I) Zone and R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone described as Sage Glen in Book 164, Page 9 on file in the Office of the County Recorder.

GENERALLY LOCATED: SOUTH OF COUGAR AVENUE AND WEST OF RAINBOW BOULEVARD

APN: 176-15-711-001 THROUGH 097

NZC-19-0137

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone described as Rainbow Cougar – Unit 4-1 & 4-2 in Book 164, Page 76 on file in the Office of the County Recorder.

GENERALLY LOCATED: SOUTH OF COUGAR AVENUE AND EAST OF RAINBOW BOULEVARD

APN: 176-14-317-001 THROUGH 020

NZC-19-0137

From R-E (Rural Estates Residential) (RNP-I) Zone to R-1 (Medium Density Residential) Zone described as Rainbow Cougar – Unit 4-1 & 4-2 in Book 164, Page 76 and Rainbow Cougar – Unit 4-3 in Book 162, 020 on file in the Office of the County Recorder.

GENERALLY LOCATED: SOUTH OF COUGAR AVENUE AND EAST OF RAINBOW BOULEVARD

APN: 176-14-412-001 THROUGH 044

176-14-413-001 THROUGH 032

NZC-20-0566

From R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) described as Castle Rock at Jones Eldorado in Book 167, Page 83 on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF ELDORADO LANE AND EAST OF JONES BOULEVARD

APN: 176-12-115-001 THROUGH 041

NZC-20-0196

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone described as Buffalo Mesa Verde Unit 2 in Book 165, Page 59 and Buffalo Mesa Verde Unit 2 AMD in Book 167, Page 27 on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF WINDMILL LANE AND WEST OF BUFFALO DRIVE

APN: 176-09-810-001 THROUGH 154

NZC-20-0518

From C-2 (General Commercial) Zone to RUD (Residential Urban Density) Zone described as Maule & Grand Canyon in Book 166, Page 95 on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF MAULE AVENUE AND EAST OF GRAND CANYON DRIVE

APN: 176-06-621-001 THROUGH 074

NZC-19-0402

From C-2 (General Commercial) Zone to R-4 (Multiple Family Residential - High Density) Zone described in Parcel Maps File 126, Page 18 on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF MAULE AVENUE AND WEST OF DURANGO DRIVE

APN: 176-04-601-021

NZC-19-0573

From R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone described as Government Lot 7 further described as the E1/2, NW1/4, NE1/4, NE1/4, of Section 4, Township 22 South, Range 60 East.

GENERALLY LOCATED: SOUTH OF SUNSET ROAD AND EAST OF WARBONNET WAY

APN: 176-04-501-007

NZC-21-0290

From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone described as the E1/2, SW1/4, SW1/4, SE1/4 of Section 3, Township 22 South, Range 60 East.

GENERALLY LOCATED: NORTH OF WARM SPRINGS ROAD AND EAST OF TENAYA WAY

APN: 176-03-801-008

NZC-19-0139

From R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone described as Ponderosa & Mohawk in Book 161, Page 46 on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF PATRICK LANE AND WEST OF EDMOND STREET

APN: 163-36-615-001 THROUGH 020

NZC-20-0018

From C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone described as the NE1/4, NW1/4, SW1/4, SW1/4 of Section 35, Township 21 South, Range 60 East.

GENERALLY LOCATED: SOUTH OF POST ROAD AND EAST OF RAINBOW ROAD

APN: 163-35-401-002

NZC-20-0289

From R-E (Rural Estates Residential) Zone and C-2 (General Commercial) Zone to R-2 (Medium Density Residential) described as Storybook Homes – Hemingway Heights in Book 165, Page 22 and Storybook Homes – Hemingway Heights AMD in Book 166, Page 58 on file in the Office of the County Recorder.

GENERALLY LOCATED: WEST OF RAINBOW BOULEVARD AND NORTH OF OQUENDO ROAD

APN: 163-34-514-001 THROUGH 075

163-34-515-001 THROUGH 007

NZC-19-0737

From C-P (Office and Professional) Zone to R-2 (Medium Density Residential) Zone described as Buffalo & Russell in Book 164, Page 55.

GENERALLY LOCATED: NORTH OF OQUENDO ROAD AND EAST OF BUFFALO DRIVE

APN: 163-34-117-001 THROUGH 020

NZC-18-0475

From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone described as the SW1/4, NW1/4, SW1/4, SW1/4 of Section 34, Township 21 South, Range 60 East.

GENERALLY LOCATED: NORTH OF SUNSET ROAD AND EAST OF BUFFALO DRIVE

APN: 163-34-401-006

NZC-19-0257

From C-1 (Local Business) Zone to RUD (Residential Urban Density) Zone described as Bonita Vista & Spanish Ridge in Book 162, Page 49 and Bonita Vista & Spanish Ridge AND in Book 164, Page 84 on file in the Office of the County Recorder.

GENERALLY LOCATED: SOUTH OF SPANISH RIDGE AVENUE AND WEST OF DURANGO DRIVE

APN: 163-29-814-003 THROUGH 008, 010 THROUGH 014, 018 THROUGH 023

163-29-815-001 THROUGH 007

NZC-19-0818

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone described as Whistling Sands in Book 162, Page 84 on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF SPRING MOUNTAIN ROAD AND WEST OF DURANGO DRIVE

APN: 163-17-517-001 THROUGH 081

NZC-18-0920

From R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone described as Storybook Homes – Belle Ridge in Book 161, Page 11 on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF SPANISH RIDGE AVENUE AND EAST OF RILEY STREET

APN: 163-29-714-001 THROUGH 050

NZC-18-0449

From R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone described as Decatur/Russell in Book 166, Page 43 on file in the Office of the County Recorder.

GENERALLY LOCATED: SOUTH OF RUSSELL ROAD AND EAST OF DECATUR BOULEVARD

APN: 162-31-110-001

NZC-20-0043

From C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone described as Verbena in Book 164, Page 75 on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTHEAST CORNER OF BOULDER HIGHWAY AND DESERT HORIZONS DRIVE

APN: 161-27-316-001 THROUGH 025

161-27-718-001 THROUGH 024

NZC-20-0074

From C-2 (General Commercial) Zone and R-2 (Medium Density Residential) Zone to RUD (Residential Urban Density) Zone described as Storybook Homes – Sherwood Crossing in Book 163, Page 3 on file in the Office of the County Recorder.

GENERALLY LOCATED: EAST OF BOULDER HIGHWAY AND SOUTH OF WHITNEY AVENUE

APN: 161-27-216-001 THROUGH 061

NZC-20-0167

From R-5 (Apartment Residential) Zone to RUD (Residential Urban Density) Zone described as Casa Bella in Book 163, Page 67 on file in the Office of the County Recorder.

GENERALLY LOCATED: SOUTH OF VEGAS VALLEY DRIVE AND EAST OF BOULDER HIGHWAY

APN: 161-07-711-001 THROUGH 079

NZC-21-0060

From R-T (Manufactured Home Residential) Zone to RUD (Residential Urban Density) Zone described as Storybook Homes – Plum Creek in Book 166, Page 66 on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF TONOPAH AVENUE AND WEST OF LINCOLN ROAD

APN: 140-19-716-001 THROUGH 029

NZC-21-0066

From R-4 (Multiple Family Residential - High Density) Zone to RUD (Residential Urban Density) Zone described as Storybook Homes – Walnut Grove in Book 166, Page 45.

GENERALLY LOCATED: WEST OF WALNUT ROAD AND NORTH OF OWENS AVENUE

APN: 140-19-416-001 THROUGH 048

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
_____ 2022.

INTRODUCED by _____

PASSED ON THE _____ day of
_____ 2022.

VOTE:

AYES:

NAYS:

ABSTAINING:

ABSENT:

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By _____
JAMES B. GIBSON, Chair

ATTEST:

LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the _____ day
of _____, 2022.