

CLARK COUNTY BOARD OF COMMISSIONERS

ZONING / SUBDIVISIONS / LAND USE

AGENDA ITEM

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-24-900551: 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 July 17, 2024. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners on July 17, 2024 the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board conduct a public hearing.

Cleared For Agenda
10/02/24

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-24-900551)
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 JULY 17, 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 July 17, 2024, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-24-0239

From IL (Industrial Light) Zone to RS80 (Residential Single-Family 80) Zone. Generally located at the northwest corner of Royalite Street and Oregon Avenue.

APN: 219-06-101-004

ZC-24-0252

From RS5.2 (Residential Single-Family 5.2) Zone to CG (Commercial General) Zone. Generally located on the southwest corner of Moapa Valley Boulevard and Jones Street.

APN: 070-13-601-011

ZC-24-0256

From H-2 (General Highway Frontage) Zone to IL (Industrial Light) Zone for future industrial development. Generally located on the north side of Blue Diamond Road between Jones Boulevard and El Camino Road (alignment).

APN: 176-23-501-010; 176-23-501-023; 176-23-501-025

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subsections, clauses, phrases, or sentences contained in the Clark County Code in conflict herewith are hereby repealed.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:

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 _____, 2024.

Exhibit "A"
Legal Description(s)

(see next page for attachment(s))

zc - 24 - 0239

EXHIBIT A

LEGAL DESCRIPTION

The Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 6, Township 25 South, Range 57 East, M.D.B. & M.

Except therefrom the East 30.00 feet and the South 30.00 feet and that certain spandrel area in the Southwest corner thereof as conveyed to the County of Clark by Deed recorded February 28, 1978 as Document No. 810523 in the Office of the County Recorder of Clark County, Nevada.

And further described as Lot Two (2) as shown on that certain Certificate of Land Division recorded December 12, 1980 in Book 1325 as Document No. 1284872 in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom the mobile home located thereon.

ZC-24-0252

Legal Description

That portion of the West half (W1/2) of the Northeast quarter (NE1/4) of Section 13, Township 16 South, Range 67 East, M.D.B.&M., described more fully as follows: Commencing at a point 82.5 feet North and 544.5 feet West of the Northeast (NE) corner of block 5 of Overton Townsite Survey, as shown on the map thereof on file in Book 1 of Pats, page 21, in the office of the County Recorder of Clark County, Nevada, which is the North line of "A" Street at its intersection with the West line of First Street extended; thence West 231 feet along the North line of "A" Street to a point; thence N. 0°03'45" W. 742.95 feet to a point on the South Boundary of State Highway 12 Right of Way line; thence S. 50° 30' E. 299.64 feet along the State Highway Right of Way to a point, the intersection of the West line of First Street projected with the South State Highway 12 Right of Way line; thence S. 0° 03' E. 552.36 feet along the West line of First Street projected to the point of true beginning. Containing 3.43 acres more or less.

TOGETHER WITH any and all improvements thereon.

SUBJECT TO easements, restrictions, reservations, and rights of way of record or enforceable in law and equity.

2C-24-0256
1 of 3

Legal Description

Portion of APN 176-23-501-023

The land referred to herein below is situated in the County of Clark, State of Nevada, and described as follows:

THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

176-23-501-010

ZC-24-6256

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2 of 3

Legal Description

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THE INTEREST OF THE UNION PACIFIC RAILROAD COMPANY IN THAT PORTION OF SAID LAND WITHIN THE LINES OF THE RIGHT-OF-WAY OF L.A. & S.L. (UNION PACIFIC) RAILROAD.

ZC-24-0256
3 of 3

Legal Description 176-23-501-025

THE LAND REFERRED TO HEREIN SITUATED IN THE STATE OF NEVADA, COUNTY OF CLARK,
DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE
NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) **AND** THE NORTHWEST
QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE
1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 60
EAST M.D.M.

ASSESSOR PARCEL NO.: 176-23-501-025