

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

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-25-900487: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners in Assessor's Books 161, 164, 176, 177 and 191. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At Board of County Commissioners meetings in Assessor's Books 161, 164, 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 August 6, 2025.

Cleared For Agenda
07/16/25

BILL NO. _____

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-25-900487)

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 161, 164, 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 161, 164, 176, 177 and 191 the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

NZC-22-0381

From R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone. Generally located north of Silverado Ranch Boulevard and west of Hinson Street.

APN: 177-19-811-001 through 090

NZC-22-0229

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density) Zone. Generally located east of Dean Martin Drive and north and south of Agate Avenue.

APN: 177-20-111-001 through 026; 177-20-111-037; 177-20-214-034 through 044; 177-20-214-051

NZC-20-0545

From R-E (Rural Estates Residential) Zone and RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone to RUD (Residential Urban Density) Zone and RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone. Generally located west of Rainbow Boulevard and north of Erie Avenue.

APN: 176-34-614-001 through 106; 176-34-614-107 through 109

NZC-21-0179

From R-E (Rural Estates Residential) Zone, R-2 (Medium Density Residential) Zone, and M-D (Designed Manufacturing) Zone to an M-D (Designed Manufacturing) Zone. Generally located south of the Duck Creek Flood Control Channel and west of Denning Street.

APN: 161-28-410-001

NZC-21-0352

From R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone. Generally located west of Decatur Boulevard and north of Silverado Ranch Boulevard.

APN: 176-24-801-019

ZC-0214-15

From R-3 (Multiple Family Residential), H-2 (General Highway Frontage) (PC) Planned Community Zone to H-1 (Limited Resort and Apartment) (PC) Planned Community Zone. Generally located on the east side of Southern Highlands Parkway and south of St. Rose Parkway.

APN: 191-08-301-013

ZC-0527-13

From R-U (Rural Open Land) to ~~R3 (Multiple Family Residential) PC (Planned Community Overlay) Zone~~ R2 (Medium Density Residential) PC (Planned Community Overlay) Zone described in Summerlin Village 16A Parcel C in Book 151, Page 85 of Plats, Summerlin Village 16A Parcel D Jade Ridge in Book 152, Page 39 of Plats, on file in the Office of the County Recorder, generally located north and south of Maule Avenue and east and west of Grand Canyon Drive.

APN: 164-36-712-001 through 084

ZC-0527-13

From R-E (Rural Open Land) to ~~R3 (Multiple Family Residential) PC (Planned Community Overlay) Zone~~ R2 (Medium Density Residential) PC (Planned Community Overlay) Zone described in Jade Ridge – Unit 2 in Book 157, Page 37 of Plats, Jade Ridge – Unit 3 in Book 162, Page 25 of Plats on file in the Office of the County Recorder, generally located north and south of Maule Avenue and east and west of Grand Canyon Drive.

APN: 176-06-714-001 through 087 AND 176-06-715-001 through 101

ZC-23-0931

From C-2 (General Commercial) Zone to R-5 (Apartment Residential) Zone. Generally located south of Charleston Boulevard and east of Lamb Boulevard.

APN: ~~161-05-115-002~~; 161-05-115-010

NZC-18-0865

From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone. Generally located on the northwest corner of Windy Street and Capovilla Avenue.

APN: 177-05-801-010

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 _____
_____ 2025.
INTRODUCED by _____
PASSED ON THE _____ day of _____
_____ 2025.

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 _____, 2025.

Exhibit "A"
Legal Description(s)

(see next page for attachment(s))

REVISED

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: PORTIONS OF 177-19-801-017, 018, AND 177-19-802-022

N 20-22-0381
1 of 3

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS THE BOUNDARY OF A PARCEL OF LAND BEING INCLUDED WITHIN A DEVELOPMENT AGREEMENT FOR THE "ARVILLE AND GARY" PROJECT. THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO BE USED TO TRANSFER TITLE PRIOR TO FULL COMPLIANCE WITH THE PROVISIONS OF N.R.S. CHAPTER 278.

DESCRIPTION

THAT PORTION OF THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 19;

THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 19, SOUTH 89°18'08" WEST, 55.36 FEET;

THENCE DEPARTING THE SOUTHERLY LINE OF SAID SECTION 19, NORTH 00°41'52" WEST, 50.00 FEET TO THE **POINT OF BEGINNING** ON THE NORTHERLY RIGHT-OF-WAY LINE OF SILVERADO RANCH BOULEVARD AS DEDICATED PER OR:20081009:03114;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SILVERADO RANCH BOULEVARD, SOUTH 89°18'08" WEST, 837.05 FEET;

THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SILVERADO RANCH BOULEVARD, NORTH 00°57'27" WEST, 228.60 FEET;

THENCE SOUTH 89°02'33" WEST, 87.00 FEET;

THENCE NORTH 00°57'27" WEST, 366.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GARY AVENUE AS GRANTED PER OR:316:275922;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GARY AVENUE AND THE EASTERLY PROJECTION THEREOF, NORTH 89°02'33" EAST, 934.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HINSON STREET AS DEDICATED PER OR:20200311:00975;

NZC-22-0381
2 of 3

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID HINSON STREET, THE FOLLOWING THREE (3) COURSES:

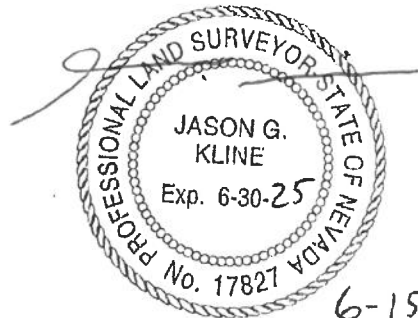
- 1) CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 15.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF $89^{\circ}59'04''$, AN ARC LENGTH OF 23.56 FEET;
- 2) THENCE SOUTH $00^{\circ}58'23''$ EAST, 558.39 FEET;
- 3) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF $90^{\circ}16'31''$, AN ARC LENGTH OF 39.39 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 12.53 ACRES, MORE OR LESS.

BASIS OF BEARINGS

NORTH $00^{\circ}58'23''$ WEST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 204, PAGE 57 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



6-15-23

APN: PORTIONS OF 177-19-801-017, 018, AND 177-19-802-022
EXHIBIT TO ACCOMPANY DEVELOPMENT AGREEMENT

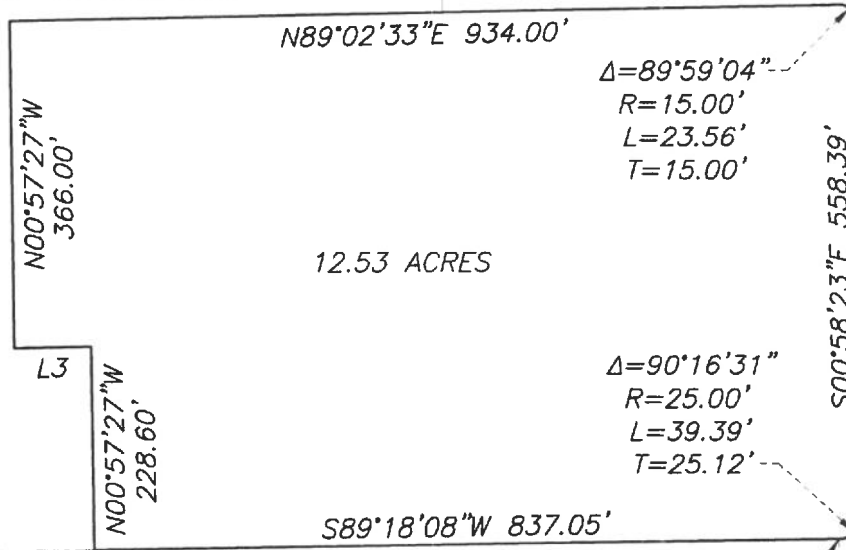


1" = 200'

T22S
SE $\frac{1}{16}$ S19
R61E

HINSON STREET

GARY AVENUE



N00°58'23"W 1357.29'
BASIS OF BEARINGS
PER FILE 204, PAGE 57 OF SURVEYS

S89°18'08"W 1317.93'
SILVERADO RANCH BOULEVARD
POINT OF BEGINNING

LINE	BEARING	DISTANCE
L1	S89°18'08"W	55.36'
L2	N00°41'52"W	50.00'
L3	S89°02'33"W	87.00'

POINT OF COMMENCEMENT

T22S
E $\frac{1}{16}$ S19
R61E

P:\WWD\22048\DWG\EXHIBITS\22048-DA01.DWG

WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

6525 W. WARM SPRINGS RD.
#100, LAS VEGAS, NV 89118

EXHIBIT "B"

LYING WITHIN THE SOUTHEAST QUARTER
(SE1/4) OF SECTION 19, TOWNSHIP 22 SOUTH,
RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA

PAGE 1 OF 1

NZC- 22- 0229

LEGAL DESCRIPTION

Lots 97 through 107 and Common Element R of Dean Martin/Agate Phase 2 in book 171 page 72 of records, Clark County, Nevada and

Lots 108 through 136s and Common Elements A through I of Dean Martin/Agate Phase 3 in book 172 page 57 of records, Clark County, Nevada.

NZC-20-0545

LEGAL DESCRIPTION

Lots 1 through 102 and Common Elements A through D of Mountain's Edge Town Homes in book 173 page 21 of records, Clark County, Nevada

NZC-21-0179

LEGAL DESCRIPTION

Parcel 1 of RV Storage @ Rawhide in book 172 page 20 of records, Clark County, Nevada

NZC-21-0352

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM ANY INTEREST IN THAT PORTION OF LAND AS CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED APRIL 18, 2017, IN BOOK 20170418, INSTRUMENT NO. 0001774, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY DESCRIBED IN A DEED RECORDED AUGUST 22, 2022, IN BOOK 20220822, AS INSTRUMENT NO. 00733 AND RERECORDED SEPTEMBER 14, 2022, IN BOOK 20220914, AS INSTRUMENT NO. 00497, OF OFFICIAL RECORDS.

NZC- 0214-15

LEGAL DESCRIPTION

Lot 1 of Parcel Map in File 119 of Parcel Maps, Page 39, in the office of the County Recorder of Clark County, Nevada

ZC-23-0931

LEGAL DESCRIPTION

THAT PORTION OF LOT 1 OF THAT CERTAIN PLAT KNOWN AS "CHARLESTON AND ARDEN, A COMMERCIAL SUBDIVISION" ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN BOOK 142, PAGE 30 OF PLATS, SITUATE IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH $01^{\circ}47'11''$ WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 354.79 FEET; THENCE DEPARTING SAID WEST LINE, NORTH $89^{\circ}23'13''$ EAST, A DISTANCE OF 349.47 FEET; THENCE SOUTH $00^{\circ}36'47''$ EAST, A DISTANCE OF 354.73 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH $89^{\circ}23'24''$ WEST ALONG SAID SOUTH LINE, A DISTANCE OF 342.21 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED MAY 29, 2019 IN BOOK 20190529 AS INSTRUMENT NO. 0002887, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ALSO KNOW AS LOT 1-9 ON THAT CERTAIN RECORD OF SURVEY ON FILE IN FILE 180 OF SURVEYS, PAGE 26, RECORDED DECEMBER 04, 2009 IN BOOK 20091204 AS INSTRUMENT NO. 0001397, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

NZC-18-0865

LEGAL DESCRIPTION

Government Lot One Hundred Twenty-Nine (129) in Section 5, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada.