

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

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-24-900398: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on April 3, 2024, April 17, 2024, and May 8, 2024, and in Assessor's Book 163. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners on April 3, 2024, April 17, 2024, and May 8, 2024, and in Assessor's Book 163 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 21, 2024.

Cleared For Agenda
08/07/24

BILL NO. _____

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-24-900398)

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 APRIL 3, 2024, APRIL 17, 2024, MAY 8, 2024, AND IN ASSESSOR’S BOOK 163.

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 March 20, 2024, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-23-0899 From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone generally located on the west side of Mohawk Street, 625 feet north of Post Road.

APN: 163-36-701-008

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on April 3, 2024, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-23-0775 From C-2 (Commercial General) Zone to R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Main Street and Revere Street.

APN: 202-26-610-084

ZC-23-0925 From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone. Generally located on the west side of Valley View Boulevard and the south side of Richmar Avenue.

APN: 177-19-802-005; 177-19-802-006; 177-19-802-008; 177-19-802-009; 177-19-802-018 through 177-19-802-019

SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on April 17, 2024, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-23-0767 From R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to M-D (Designed Manufacturing) Zone. Generally located on the west side of Arville Street and the north side of Cougar Avenue.

APN: 177-18-303-006; 177-18-303-048; 177-18-303-050

SECTION 4. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on May 8, 2024, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-23-0665 From C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone. Generally located on the northeast corner of Decatur Boulevard and Post Road.

APN: 162-31-310-002

SECTION 5. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners in Assessor’s Book 163, the following described properties situated in Clark County are reclassified as follows:

ZC-18-0970 From C-2 (General Commercial) Zone to U-V (Urban Village) Zone. Generally located on north of Peace Way and West of Grand Canyon Drive described as Lot 1 of Parcel Maps as shown in File 127, Page 76.

APN: 163-19-211-021

SECTION 6. 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 7. 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 8. 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-23-0899

The SE1/4, NW1/4, NW/14, SE1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 60 EAST.

ZC-23-0775

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 202-26-610-084

LOTS ONE (1) THROUGH SIX (6) IN BLOCK SIXTY-ONE (61) IN GOODSPRINGS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE BOOK 1 OF PLATS, PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THOSE PORTIONS AS VACATED BY THOSE CERTAIN ORDER OF VACATIONS RECORDED ON FEBRUARY 3, 2003 IN BOOK 20030203 AS INSTRUMENT No. 0000511 AND RECORDED FEBRUARY 19, 2016 IN BOOK 20160219 AS INSTRUMENT No. 0000329, OFFICIAL RECORDS.

zc-23-0925

plot 2

A.P.N.'s 177-19-802-005, 006, 008, 009, 018 & 019

EXHIBIT 'A'

TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08023.0010\Lgl_Richmar-VV Gross.doc
Date: December 6, 2023
Page 1 of 2



12/7/2023

EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTH OF RICHMAR AVENUE AND WEST OF VALLEY VIEW.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH HALF (N 1/2), BEING THE CENTERLINE INTERSECTION OF HINSON STREET AND RICHMAR AVENUE; THENCE ALONG THE WEST LINE OF SAID NORTH HALF (N 1/2) AND SAID CENTERLINE OF HINSON AVENUE, SOUTH 00°58'29" EAST A DISTANCE OF 678.64 FEET TO THE SOUTH LINE OF SAID NORTH HALF (N 1/2); THENCE DEPARTING SAID WEST LINE AND SAID CENTERLINE, NORTH 89°02'09" EAST ALONG SAID SOUTH LINE A DISTANCE OF 25.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID HINSON STREET, BEING THE **POINT OF BEGINNING**;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°58'29" WEST A DISTANCE OF 633.84 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 89°01'31" EAST A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A RADIAL LINE TO WHICH BEARS SOUTH 89°01'31" WEST; THENCE NORTHEASTERLY 23.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°45'15" TO THE SOUTH RIGHT-OF-WAY LINE OF RICHMAR AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 01°13'14" WEST ALONG A RADIAL LINE, A DISTANCE OF 5.00 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 88°46'46" EAST A DISTANCE OF 118.67 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 01°01'31" EAST A DISTANCE OF 314.69 FEET; THENCE NORTH 88°54'29" EAST A DISTANCE OF 491.60 FEET; THENCE NORTH 01°10'37" WEST A DISTANCE OF 315.78 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF RICHMAR AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 88°46'46" EAST A DISTANCE OF 163.59 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, NORTH 01°13'38" WEST A DISTANCE OF 25.00 FEET TO THE NORTH LINE OF SAID NORTH HALF (N 1/2) SAME BEING THE CENTERLINE OF SAID RICHMAR AVENUE; THENCE ALONG SAID NORTH LINE AND SAID CENTERLINE, NORTH 88°46'46" EAST A DISTANCE OF 163.57 FEET; THENCE DEPARTING SAID NORTH LINE AND SAID CENTERLINE, SOUTH 01°16'39" EAST A DISTANCE OF 25.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF RICHMAR AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 88°46'46" EAST A DISTANCE OF 252.26 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 01°13'14" EAST A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A RADIAL

2C-23-0925
P282

A.P.N.'s 177-19-802-005, 006, 008, 009, 018 & 019

File: 08023.0010\Lgl_Richmar-VV Gross.doc

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LINE TO WHICH BEARS NORTH 01°13'14" WEST; THENCE SOUTHEASTERLY 39.20 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°50'34" TO THE WEST RIGHT-OF-WAY LINE OF VALLEY VIEW BOULEVARD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 88°37'21" EAST A DISTANCE OF 5.00 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 1°22'39" EAST A DISTANCE OF 287.24 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, SOUTH 88°54'29" WEST A DISTANCE OF 118.87 FEET; THENCE SOUTH 1°19'39" EAST A DISTANCE OF 341.89 FEET TO THE SOUTH LINE OF SAID NORTH HALF (N 1/2); THENCE ALONG SAID SOUTH LINE, SOUTH 89°02'09" WEST A DISTANCE OF 1,124.17 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 14.29 ACRES.

BASIS OF BEARINGS

NORTH 89°17'25" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 173, PAGE 48 OF SURVEYS.

END OF DESCRIPTION.

2C-23-0767

Part 1 of 2

Legal Description

APN: 177-18-303-006 & 048

PARCEL 1:

THE EAST HALF (E1/2) OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B.M., CLARK COUNTY NEVADA.

EXCEPTING THEREFROM THAT PORTION OF LAND AS DEDICATED BY THAT CERTAIN DOCUMENT DECEMBER 19TH, 2001, IN BOOK 20011219, AS INSTRUMENT NO. 01660, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ALSO EXCEPTING THEREFROM THAT PORTION OF LAND AS DEDICATED BY THAT CERTAIN DOCUMENT RECORDED JANUARY 4, 2008, IN BOOK 20011219, AS INSTRUMENT NO. 00639, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

AND FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND AS DEDICATED BY THAT CERTAIN DOCUMENT RECORDED MAY 8, 2009, IN BOOK 20090508, AS INSTRUMENT NO. 03033, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

AND FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND AS DEDICATED BY THAT CERTAIN DOCUMENT RECORDED MAY 8, 2009, IN BOOK 20090508, AS INSTRUMENT NO. 03033, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ASSESSORS PARCEL NUMBER 177-18-303-048

PARCEL 2:

THE WEST HALF (W ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B.&M., CLARK COUNTY NEVADA.

ASSESSORS PARCEL NUMBER 177-18-303-006

ZC-23-0767

Part 2 of 2

Legal Description

APN: 177-18-303-050

THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) AND THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 61 EAST., M.D.B.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION CONVEYED IN THAT CERTAIN GRANT DEED RECORD APRIL 28, 2005 IN BOOK 20050428 AS INSTRUMENT NO. 04781, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED IN THAT CERTAIN DEDICATION RECORDED MAY 08, 2009 IN BOOK 20090508 AS INSTRUMENT NO. 03033, IN THE OFFICE OF COUNTY RECORDER OF CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THAT PORTION LYING WITHIN BLUEDIAMOND ROAD RIGHT-OF-WAY AS THE SAME NOW EXISTS.

ZC-23-0665
162-31-310-002

EXHIBIT "A"
LEGAL DESCRIPTION

Being a portion of Lot 1 as shown on Final Map of Decatur-Sobb Commercial Center (A Commercial Subdivision) recorded in Book 116, Page 14 of Official Records. Situated in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 31, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada more particularly described as follows:

Commencing at the Southwest corner of aforementioned Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 31, same point being at the centerline intersection of Decatur Boulevard and Post Road; thence North $00^{\circ}16'27''$ West, 332.17 feet along the centerline of Decatur Boulevard; thence departing said centerline North $89^{\circ}45'25''$ East, 60.00 feet to a point on the East right-of-way line of Decatur Boulevard; thence North $89^{\circ}45'25''$ East, 324.21 feet to the POINT OF BEGINNING; thence North $00^{\circ}19'49''$ West; 302.10 feet to a point on the South right-of-way line of Sobb Avenue (60.00 feet wide); thence North $89^{\circ}46'02''$ East, 132.00 feet along said South right-of-way line; thence departing said South right-of-way line of Sobb Avenue, South, $00^{\circ}19'49''$ East, 302.08 feet; thence South $89^{\circ}45'25''$ West 132.00 feet to the POINT OF BEGINNING.

NOTE: The above metes and bounds description appeared previously in that certain document recorded October 18, 2006 in Book 20061018 as Instrument No. 0004669 and re-recorded October 23, 2006 in Book 20061023 as Instrument No. 0003961, of Official Records Clark County, Nevada.

Also known as Lot 2 on the certain Record of Survey on File in File 164 of Surveys, Page 51, recorded April 3, 2007 in Book 20070403 as Document No. 0001967, of Official Records Clark County, Nevada.



Debbie Conway
RECORDER

CERTIFIED COPY: THIS
DOCUMENT IS A TRUE AND
CORRECT COPY OF THE
RECORDED DOCUMENT MINUS
ANY REDACTED PORTIONS