

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

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

Recommendation: ORD-23-900230: 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 April 5, 2023, April 19, 2023 and in Assessor's Books 140, 161, 162, 163, 176 and 177. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

The Board of County Commissioners approved various zone change applications for certain properties on April 5, 2023, April 19, 2023 and in Assessor's Books 140, 161, 162, 163, 176 and 177 to amend the zoning map.

Staff recommends the Board set a public hearing for June 21, 2023.

Cleared For Agenda
06/07/23

BILL NO. _____

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-23-900230)
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 5, 2023, APRIL 19, 2023, AND IN ASSESSOR’S BOOKS 140, 161, 162, 163, 176 AND 177.

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 April 5, 2023, the following described properties situated in Clark County are reclassified as follows:

ZC-23-0004

From H-2 (General Highway Frontage) Zone to C-1 (Local Business) Zone as described in “Exhibit A”.

GENERALLY LOCATED: NORTH OF BLUE DIAMOND ROAD AND WEST OF CIMARRON ROAD
APN: 176-21-201-028

ZC-23-0045

From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone as described in “Exhibit A”.

GENERALLY LOCATED: NORTHEAST CORNER OF RAINBOW BOULEVARD AND RICHMAR AVENUE
APN: 176-23-301-008
176-23-301-023

ZC-23-0049

From C-2 (General Commercial) Zone, C-P (Office and Professional) Zone, and M-D (Designed Manufacturing) Zone to P-F (Public Facility) Zone as described in “Exhibit A”.

GENERALLY LOCATED: SOUTHEAST CORNER OF RUSSELL ROAD AND SURREY STREET
APN: 162-35-513-011

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on April 19, 2023, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-23-0042

From C-2 (General Commercial) Zone to R-5 (Apartment Residential) Zone as described in "Exhibit A".

GENERALLY LOCATED: SOUTHWEST OF MONTESSOURI STREET (ALIGNMENT) AND WAGON
TRAIL AVENUE (ALIGNMENT)

APN: 176-03-511-003

ZC-23-0088

From R-1 (Single Family Residential) Zone to C-1 (Local Business) Zone as described in "Exhibit A".

GENERALLY LOCATED: WEST OF NELLIS BOULEVARD AND SOUTH OF PATTERSON AVENUE

APN: 161-05-810-019

ZC-23-0087

From C-1 (Local Business) Zone to a C-2 (General Commercial) Zone described as Lot 13, Block 6 of Valley Rancho Tract 1 shown in Book 4, Page 56 on file in the Office of the County Recorder.

GENERALLY LOCATED: EAST OF NELLIS BOULEVARD AND NORTH OF BONANZA ROAD

APN: 140-28-410-010 THROUGH 012

SECTION 3. 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, the following described properties situated in Clark County are reclassified as follows:

NZC-21-0562

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density) Zone described as Hollywood Springs AKA Hollywood South 40 Unit 1 on file in the Office of the County Recorder.

GENERALLY LOCATED: SOUTH OF ALTO AVENUE AND EAST OF HOLLYWOOD BOULEVARD

APN: 140-14-310-001 THROUGH 149

NZC-21-0468

From C-2 (General Commercial) Zone to R-3 (Multiple Family Residential) Zone described as Russell & 215 in Book 170, Page 5 on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF RUSSELL ROAD AND EAST OF FORT APACHE ROAD

APN: 163-29-414-001 THROUGH 091

NZC-22-0139

From R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone described as Gardenia in Book 169, Page 90 on file in the Office of the County Recorder.

GENERALLY LOCATED: SOUTH OF PATRICK LANE AND EAST OF FORT APACHE ROAD

APN: 163-32-315-001 THROUGH 077

ZC-22-0046

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone described as Hollywood Springs AKA Hollywood South 40 Unit 1.

GENERALLY LOCATED: SOUTH OF PEACE WAY AND WEST OF LONE MESA DRIVE

APN: 163-20-317-001 THROUGH 79

NZC-20-0110

From R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone described as Lot 1 in Parcel Map File 128, Page 16 on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF POST ROAD AND EAST OF FORT APACHE ROAD

APN: 163-32-301-038

NZC-19-0081

From C-2 (General Commercial) Zone to R-4 (Multiple Family Residential - High Density) Zone described as Lot 1 in Parcel Map File 125, Page 61 on file in the Office of the County Recorder.

GENERALLY LOCATED: SOUTH OF SUNSET ROAD AND EAST OF CIMARRON ROAD

APN: 176-04-501-022

NZC-19-0672

From C-2 (General Commercial) and C-P (Office and Professional) Zone to R-5 (Apartment Residential) Zone described as Lot 1 in Parcel Map File 127, Page 25 on file in the Office of the County Recorder.

GENERALLY LOCATED: SOUTH OF WARM SPRINGS ROAD AND EAST OF DURANGO DRIVE

APN: 176-09-110-021

NZC-18-0006

From R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone described as Lots 1 and 2 in Parcel Map File 128, Page 59 on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF POST ROAD AND EAST OF RAINBOW BOULEVARD

APN: 176-14-401-055 AND 56

NZC-21-0522

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone described as Dean Martin/Agate – Phase 1 in Book 169, Page 74 on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF SERENE AVENUE AND EAST OF DEAN MARTIN DRIVE

APN: 177-20-212-001 THROUGH 071

ZC-21-0540

From R-E (Rural Estates Residential) (RNP-I) Zone to R-D (Suburban Estates Residential) Zone described as Lindell and Oleta in Book 169, Page 35 on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF SERENE AVENUE AND WEST OF LINDELL ROAD

APN: 176-24-217-001 THROUGH 015

SECTION 4. 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 5. 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 6. 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 _____ 2023.

INTRODUCED by _____

PASSED ON THE _____ day of _____ 2023.

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 _____, 2023.

Exhibit "A"
Legal Description(s)

(see next page for attachment(s))

EXHIBIT "A"

THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.

EXPECTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARIES OF BLUE DIAMOND ROAD AS IT NOW EXISTS.

PARCEL 1:

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

LOT 2 AS SHOWN BY MAP THEREOF ON FILE IN FILE 128 OF PARCEL MAPS, PAGE 44 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 2:

INTENTIONALLY OMITTED.

PARCEL 3:

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO COUNTY OF CLARK, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA AS SET FORTH IN THAT CERTAIN GRANT DEED RECORDED APRIL 08, 2021 IN BOOK 20210408 AS INSTRUMENT NO. 00837, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXHIBIT 'A'**EXPLANATION**

THIS LEGAL DESCRIBES A PARCEL OF LAND KNOWN AS SOCCER PARK PARCEL, BEING A PORTION OF LOT 1 OF THAT CERTAIN FINAL MAP TITLED "AIRPORT EAST LOT" RECORDED IN BOOK 113, PAGE 71 OF PLATS, GENERALLY LOCATED SOUTH OF RUSSELL ROAD AND WEST OF EASTERN AVENUE.

LEGAL DESCRIPTION

A PORTION OF LOT 1 OF THAT CERTAIN FINAL MAP TITLED "AIRPORT EAST LOT" RECORDED IN BOOK 113, PAGE 71 OF PLATS, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 35 AS SHOWN ON SAID PLAT; THENCE ALONG THE NORTH LINE THEREOF, SOUTH 88°29'28" EAST, 136.68 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 01°30'32" WEST, 50.00 FEET, TO THE NORTHWEST CORNER OF PARCEL B-9 AS SHOWN IN FILE 170, PAGE 61 OF SURVEYS OFFICIAL RECORDS, CLARK COUNTY NEVADA SAID CORNER BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF RUSSELL ROAD AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL B-9, SOUTH 00°51'29" EAST, 329.62 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL B-9; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL B-9, NORTH 89°19'17" EAST, 16.46 FEET TO THE NORTHWEST CORNER OF LOT B-1 AS SHOWN IN FILE 161, PAGE 38 OF SURVEYS, OFFICIAL RECORDS, CLARK COUNTY NEVADA; THENCE ALONG THE WESTERLY BOUNDARY THEREOF, SOUTH 00°51'29" EAST, 767.95 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID PARCEL B-1; THENCE ALONG SAID SOUTHERLY BOUNDARY THEREOF, NORTH 89°23'48" EAST, 58.83 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, SOUTH 44°23'48" WEST, 31.12 FEET; THENCE SOUTH 89°23'48" WEST, 137.34 FEET; THENCE NORTH 47°18'12" WEST, 39.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 492.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 78°35'41" WEST, THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°29'39", AN ARC LENGTH OF 236.09 FEET TO BEGINNING OF A REVERSE CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 708.00 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH 51°06'02" WEST; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°02'27", AN ARC LENGTH OF 470.07 FEET; THENCE NORTH 00°51'31" WEST, 455.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 24°26'13" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°56'39", AN ARC LENGTH OF 9.06 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF RUSSELL ROAD. THENCE ALONG SAID RIGHT-OF-WAY SOUTH 88°29'34" EAST, 205.38 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 88°29'28" EAST, 145.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.95 ACRES, MORE OR LESS.

BASIS OF BEARING

SOUTH 00°41'30" EAST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN IN BOOK 113, PAGE 71 OF PLATS, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

(SEE EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

END OF DESCRIPTION.

NOAH REYNOLDS, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 13870

2C-23-0042

PTN. of A.P.N.: 176-03-511-001

Job#: 220616

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August 10, 2022

EXHIBIT "A"
SURVEYED PROPERTY DESCRIPTION LOT 1-2

A PORTION OF LOT 1 OF BOOK 162 OF PLATS, PAGE 38, BEING THE "NEW RAINBOW, LLC - RAINBOW/215" COMMERCIAL SUBDIVISION MAP, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 1, NORTH 00°30'09" EAST, 639.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, NORTH 88°14'22" EAST, 286.19 TO THE BEGINNING OF A 52.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 88°14'22" WEST; THENCE SOUTHERLY ALONG SAID BOUNDARY OF LOT 1 AND CURVE TO THE LEFT, AN ARC LENGTH OF 79.87 FEET THROUGH A CENTRAL ANGLE OF 88°00'29" TO A POINT ON THE EASTERLY BOUNDARY OF SAID LOT 1; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, SOUTH 00°13'53" WEST, 587.77 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1, SOUTH 88°14'18" WEST, 341.22 FEET TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM:

A PORTION OF LOT 1 OF BOOK 162 OF PLATS, PAGE 38, BEING THE "NEW RAINBOW, LLC - RAINBOW/215" COMMERCIAL SUBDIVISION MAP, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 1, NORTH 00°30'09" EAST, 33.78 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY, SOUTH 89°29'51" EAST, 72.39 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°24'25" WEST, 107.15 FEET;



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2C-23-0642

PTN. of A.P.N.: 176-03-511-001

Job#: 220616

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August 8, 2022

THENCE SOUTH 89°24'24" EAST, 202.02 FEET; THENCE SOUTH 11°06'15" EAST, 76.60 FEET TO THE BEGINNING OF A 26.60 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 47.21 FEET THROUGH A CENTRAL ANGLE OF 101°41'49"; THENCE NORTH 89°24'24" WEST, 185.89 FEET TO THE POINT OF BEGINNING.

LOT 1-2 CONTAINS 4.42 ACRES (192,864 SQUARE FEET), MORE OR LESS.

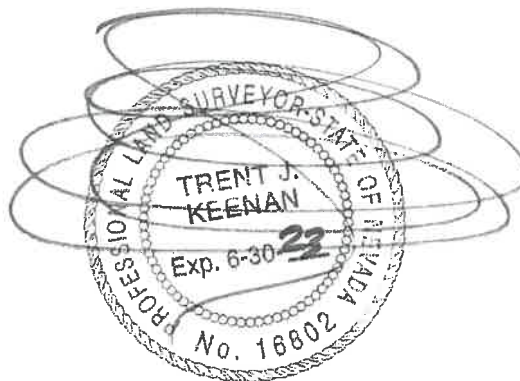
BASIS OF BEARINGS: **SOUTH 01°18'16" WEST**, BEING THE BEARING OF THE CENTERLINE OF TENAYA WAY AND THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN IN BOOK 162 OF PLATS, AT PAGE 38, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

GRAPHICALLY DEPICTED ON FILE 229 OF SURVEY, PAGE 09, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

Prepared by:

Trent J. Keenan

Nevada PLS #16802



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A.P. NO. 161-05-810-019

EXPLANATION: THIS LEGAL DESCRIPTION DESCRIBES THE LIMITS OF THE PROPOSED NELLIS & BALTIMORE OFFICE COMPLEX.

LEGAL DESCRIPTION

SITUATE WITHIN THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

LOTS 9 THROUGH 16 OF BLOCK 84 OF VEGAS MANOR TRACT 2, THE PLAT OF SAID SUBDIVISION BEING ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS BOOK 1, PAGE 67 OF PLATS.

EXCEPTING THEREFROM THOSE PORTIONS OF LOTS 12 AND 13 GRANTED TO THE COUNTY OF CLARK BY THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED FEBRUARY 4, 1983 AS DOCUMENT NO. 1643135 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

BRUCE L. STRATTON
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 9615



14 JUL 2022