

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

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-24-900185: 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 February 7, 2024, February 21, 2024, and March 6, 2024. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners (Board) February 7, 2024, February 21, 2024 and March 6, 2024 meetings, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board set a public hearing for May 22, 2024.

Cleared For Agenda
05/08/24

BILL NO. _____

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-24-900185)

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 FEBRUARY 7, 2024, FEBRUARY 21, 2024 AND MARCH 6, 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 February 7, 2024, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-23-0565 From R-E (Rural Estates Residential) (RNP-I) Zone to R-D (Suburban Estates Residential) Zone. Generally located on the north side of Pebble Road, 330 feet west of Redwood.

APN: 176-14-401-015

ZC-23-0744: From C-1 (Local Business) Zone to C-2 (General Commercial) Zone. Generally located on the north side of Robindale Road and the east side of Durango Drive.

APN: 176-09-210-004; 176-09-210-005; 176-09-301-008 ptn

ZC-23-0773 From R-E (Rural Estates Residential) (RNP-I) Zone to C-2 (General Commercial) Zone. Generally located on the east side of Buffalo Drive and the south side of Agate Avenue.

APN: 176-22-201-029; 176-22-201-030

ZC-23-0794 From R-E (Rural Estates Residential) Zone to R-D (Suburban Estates Residential) Zone. Generally located on the southeast corner of Diablo Drive and Mann Street.

APN: 163-26-801-039

ZC-23-0827 From R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone. Generally located on the north side of Pyle Avenue, 336 feet west of Valley View Boulevard.

APN: 177-30-604-023; 177-30-604-024; 177-30-604-028

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on February 21, 2024, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-23-0729 From an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (RNP-I) Zone to an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Durango Drive and Agate Avenue.

APN: 176-21-101-010; 176-21-101-011; 176-21-101-015 through 176-21-101-017

ZC-23-0875 From a C-2 (General Commercial) Zone to an M-D (Designed Manufacturing) Zone. Generally located on the west side of Torrey Pines Drive and the south side of Maule Avenue.

APN: 176-02-301-010

ZC-23-0900 From an R-E (Rural Estates Residential) (AE-60) Zone to an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the east side of Valley View Boulevard, 780 feet south of Sunset Road.

APN: 177-05-101-014

SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on March 6, 2024, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-23-0791 From R-E (Rural Residential Estate) Zone to C-2 (Commercial General) Zone. Generally located on the south side of Bartlett Avenue (alignment) and the east side of Pecos Road

APN: 140-19-101-012; 140-19-101-013

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
_____ 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))

2C-23-0565

LEGAL DESCRIPTION

176-14-401-015

THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M.

ZC - 23 - 0744

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Escrow No. 42049505 - 420 - MS6
Grant, Bargain, Sale Deed .Continued

EXHIBIT A

PARCEL 1: APN 176-09-301-008

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTER QUARTER SECTION OF CORNER OF SAID SECTION 9, AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 139, PAGE 64, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, THENCE SOUTH 89°14'36" WEST, A DISTANCE OF 1,327.99 FEET TO THE NORTHEAST CORNER ; OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 89°14'43" WEST, A DISTANCE OF 859.08 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 9 TO THE NORTHERLY RIGHT OF WAY OF WEST ROBINDALE ROAD PER THE DOCUMENT RECORDED OCTOBER 12, 1999 INSTRUMENT NUMBER 99101200525 OFFICIAL RECORDS, CLARK COUNTY, NEVADA, BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 890.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 19°22'05" WEST, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 08°14'12", A DISTANCE OF 127.94 FEET TO A POINT OF REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 810.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 27°36'17" EAST, THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°47'21", A DISTANCE OF 251.49 FEET TO A POINT OF COMPOUND CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 54.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 09°48'56" EAST, ALSO BEING THE EASTERLY RIGHT OF WAY AS DESCRIBED IN THE DOCUMENT RECORDED DECEMBER 13, 2004, INSTRUMENT NUMBER 200412130001101 OFFICIAL RECORDS OF CLARK COUNTY NEVADA; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH CENTRAL ANGLE OF 98°55'29", A DISTANCE OF 93.23 FEET TO THE EASTERLY RIGHT OF WAY OF DURANGO DRIVE AS DESCRIBED IN THE DOCUMENT RECORDED OCTOBER 12, 1999 OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, INSTRUMENT NUMBER 99101200523; THENCE NORTH 00°53'27" WEST, A DISTANCE OF 73.42 FEET ALONG SAID RIGHT OF WAY TO THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 9; THENCE LEAVING SAID

RIGHT OF WAY NORTH $89^{\circ}14'43''$ EAST, A DISTANCE OF 418.86 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUND LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN GRANT, BARGAIN AND SALE DEED RECORDED OCTOBER 16, 2014 IN BOOK 20141016 AS INSTRUMENT NO. 02126 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS.

TOGETHER WITH THAT PORTION VACATED PER ORDER OF VACATION RECORDED DECEMBER 13, 2016 IN BOOK 20161213 AS INSTRUMENT NO. 01741 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA

PARCEL 2: APN 176-09-210-003

SITUATE IN CLARK COUNTY, NEVADA LYING WITHIN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON THE OFFICIAL PLAT OF ROBINDALE DURANGO COMMERCIAL CENTER IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN BOOK 139 OF PLATS ON PAGE 64; THENCE, ALONG THE SOUTH LINE OF SAID LOT 1, NORTH $89^{\circ}14'43''$ EAST, 155.01 FEET; THENCE NORTH $00^{\circ}39'29''$ WEST, 399.79 FEET; THENCE SOUTH $89^{\circ}21'40''$ WEST, 155.01 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1; THENCE, ALONG SAID WESTERLY LINE, SOUTH $00^{\circ}39'29''$ EAST, 197.31 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ALONG SAID WESTERLY LINE, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF $17^{\circ}07'26''$, AN ARC DISTANCE OF 7.47 FEET; THENCE, CONTINUING ALONG SAID WESTERLY LINE, SOUTH $17^{\circ}46'55''$ EAST, 26.45 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ALONG SAID WESTERLY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF $17^{\circ}07'26''$, AN ARC DISTANCE OF 7.47 FEET; THENCE, CONTINUING ALONG SAID WESTERLY LINE, SOUTH $00^{\circ}39'29''$ EAST, 102.80 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ALONG SAID WESTERLY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF $10^{\circ}12'27''$, AN ARC DISTANCE OF 4.45 FEET; THENCE, CONTINUING ALONG SAID WESTERLY LINE, SOUTH $09^{\circ}32'58''$ WEST, 51.96 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ALONG SAID WESTERLY LINE, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF $10^{\circ}12'14''$, AN ARC DISTANCE OF 4.45 FEET TO THE POINT OF

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BEGINNING.

BEING FURTHER DESCRIBED AS LOT 1-1 ON THAT CERTAIN RECORD OF
SURVEY FILED IN FILE 172 OF SURVEYS, PAGE 8 OF OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUND LEGAL DESCRIPTION PREVIOUSLY
APPEARED IN THAT CERTAIN GRANT, BARGAIN AND SALE DEED RECORDED
MARCH 28, 2008 IN BOOK 20080328 AS INSTRUMENT NO. 03271 OF OFFICIAL
RECORDS.

22-23-073

EXHIBIT A

Legal Description ✓

A PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

LOTS ONE (1), AND TWO (2), OF PARCEL MAP IN FILE 16 OF PARCEL MAP, PAGE 73, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

2C-23-0794 ✓

A.P. NO. 163-26-801-039
20 OCTOBER 2021
JOB NO. 2645-001-211

EXPLANATION: THIS LEGAL DESCRIBES LOT 4 OF FILE 48, PAGE 26 OF PARCEL MAPS AND LIES IN THE SOUTHEAST QUADRANT OF DIABLO DRIVE AND MANN STREET.

LEGAL DESCRIPTION

SITUATE WITHIN THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

BEING THAT PORTION OF LOT 4 OF THAT CERTAIN PARCEL MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS FILE 48, PAGE 26 OF PARCEL MAPS LYING NORTHWESTERLY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A GRANT, BARGAIN, SALE DEED TO THE COUNTY OF CLARK FOR A DRAINAGE CHANNEL IN A DOCUMENT RECORDED DECEMBER 11, 2002 IN BOOK 20021211 AS INSTRUMENT NO. 01407, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF DIABLO DRIVE AND MANN STREET DEDICATED TO THE COUNTY OF CLARK BY A GRANT, BARGAIN, SALE AND DEDICATION DEED RECORDED MAY 23, 2012 IN BOOK 20120523 AS INSTRUMENT NO. 0000241, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

BRUCE L. STRATTON
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 9615
L. R. Nelson Consulting Engineers
6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1884
702-798-7978

Monarch Meadow II - Legal Description**Parcel 1 (APN: 177-30-604-023):**

THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

Parcel 2 (APN: 177-30-604-024):

THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

Parcel 3 (APN: 177-30-604-028):

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

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

File: Lgl_Durango-Agate.doc
By: ML
Date: April 24, 2023
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EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES PARCELS OF LAND GENERALLY LOCATED AT THE NORTHEAST CORNER OF DURANGO DRIVE AND AGATE AVENUE.

LEGAL DESCRIPTION

APN 176-21-101-010

THE NORTH HALF (N ½) OF THE SOUTHWEST (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA;

TOGETHER WITH:

APN 176-21-101-011

THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED TO CLARK COUNTY BY DEED RECORDED OCTOBER 3, 1983 IN BOOK 1813, AS DOCUMENT NO. 1772551, OFFICIAL RECORDS.

TOGETHER WITH:

APN 176-21-101-015

THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED TO CLARK COUNTY BY DEED RECORDED APRIL 22, 1971 IN BOOK 184 AS DOCUMENT NO. 146475, OF OFFICIAL RECORDS.

TOGETHER WITH:

APN 176-21-101-016

THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA;

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A.P.N.'s 176-21-101-010, 011, 015, 016 & 017

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TOGETHER WITH:

APN 176-21-101-017

THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M, CLARK COUNTY, NEVADA.

END OF DESCRIPTION.

Escrow No. 42052012 - 420 - MS6
Grant, Bargain, Sale Deed....Continued

ZC-23-0875

EXHIBIT A

The East Half (E1/2) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 2, Township 22 South, Range 60 East, M.D.M.