

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

---

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

---

**Recommendation:** ORD-21-900688: Conduct a public hearing of 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 September 22, 2021 and October 6, 2021, and in Assessor's Book 163. (For possible action)

---

**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

At the Board of County Commissioners September 22, 2021 and October 6, 2021 meetings, 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 conduct a public hearing.

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-21-900688)

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 SEPTEMBER 22, 2021 AND OCTOBER 6, 2021, 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 September 22, 2021, the following described property situated in Clark County is reclassified as follows:

**ZC-21-0365**

From R-1 (Single-Family Residential) Zone to P-F (Public Facility) Zone. That property situated in Clark County and described as Government Lots 1, 2, 3, and 4 in Section 14, Township 21 South, Range 61 East; Excepting therefrom that portion of land conveyed by Deed recorded April 2, 1958, in Book 165, as Document No. 134970; Excepting therefrom that portion of land conveyed by Deed recorded September 18, 1958, in Book 172, as Document No. 140638; Excepting therefrom that portion of land conveyed by Deed recorded July 8, 1965, in Book 640, as Document No. 515044; Excepting therefrom that portion of land conveyed by Deed recorded September 21, 1965, in Book 659, as Document No. 530039; Excepting therefrom that portion of land conveyed by Deed recorded September 21, 1965, in Book 659, as Document No. 530041; together with that portion of land by that certain Order of Vacation recorded May 6, 1993, in Book 930506, as Document No. 00866.

GENERALLY LOCATED: NORTHEAST CORNER OF KATIE AVENUE AND ALGONQUIN DRIVE  
APN: 162-14-302-001

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on October 6, 2021, the following described properties situated in Clark County are reclassified as follows:

**ZC-21-0371**

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone. That property situated in Clark County and described as "HIGHLANDS RANCH EAST", and more particularly described as follows:

The NE1/4, NE1/4, NW1/4, SW1/4 of Section 29, Township 22 South, Range 61 East; together with the NW1/4, NE1/4, NW1/4, SE1/4, NE1/4, NW1/4, NW1/4, NW1/4, SW1/4 of Section 29, Township 22 South, Range 61 East; also together with the NW1/4, SE1/4, NW1/4, SW1/4, SW1/4, NW1/4, SW1/4, SW1/4, NE1/4, NW1/4, SW1/4 of Section 29, Township 22 South, Range 61 East.

GENERALLY LOCATED: EAST OF VALLEY VIEW BOULEVARD AND NORTH OF FRIAS AVENUE  
APN: 177-29-301-002  
177-29-301-033 AND 034

**ZC-21-0396**

From R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone. That property situated in Clark County and described as Government Lot 22, lying in the SW1/4 of Section 18, Range 61 East, Township 22 South.

GENERALLY LOCATED: EAST OF DECATUR BOULEVARD AND SOUTH OF FORD AVENUE

APN: 177-18-401-010

**ZC-21-0432**

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone. That property situated in Clark County and described as those parcels of land generally located South of Pyle Avenue and East of Cameron Street and more particularly described as follows:

The SW1/4, NW1/4, NE1/4, SW1/4; together with the W1/2, SW1/4, NE1/4, SW1/4 of Section 30, Township 22 South, Range 61 East and described as BEGINNING at the Southwest corner of the NE1/4, SW1/4, of said Section 30, being the centerline intersection of Cameron Street and Frias Avenue; Thence North 01°38'41" West along the West line of said NE1/4 centerline of Cameron Street, 1011.71 feet; Thence departing said West line and said centerline of Cameron Street, North 89°09'53" East, 354.83 feet; Thence South 01°20'01" East, 1010.57 feet to the South line of said NE1/4, SW1/4 of Section 30, being the centerline of Frias Avenue; Thence along said South line and said centerline of Frias Avenue, South 88°59'17" West, 349.33 feet to the POINT OF BEGINNING; together with the NE1/4, NW1/4, NE1/4, SW1/4; Thence the NW1/4, NE1/4, NE1/4, SW1/4 of Section 30, Township 22 South, Range 61 East and described as COMMENCING at the Northwest corner of the NE1/4, SW1/4 of Section 30, being the centerline intersection of Cameron Street and Pyle Avenue; Thence along said North line and said centerline of Pyle Avenue, North 89°13'21" East, 356.66 feet to the POINT OF BEGINNING; Thence continuing along said North line and said centerline of Pyle Avenue, North 89°13'21" East, 713.32 feet; Thence departing said North line and said centerline, South 00°42'34" East, 336.13 feet; Thence South 89°09'53" West, 709.66 feet; Thence North 01°20'01" West, 336.86 feet to the POINT OF BEGINNING.

GENERALLY LOCATED:	EAST OF CAMERON STREET AND SOUTH OF PYLE AVENUE
APN:	177-30-301-002
	177-30-301-005
	177-30-301-015

**ZC-21-0442**

From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone. That property situated in Clark County and described as that portion of the SW1/4, NW1/4 of Section 36, Township 21 South, Range 61 East, Lot 2 of that certain Parcel Map in File 10, Page 65, and recorded October 7, 1976, in Book 667, as Document No. 626340 and more particularly described as follows:

That portion of the SW1/4, NW1/4 of Section 36, Township 21 South, Range 61 East and described as Lots 1 and 2 as shown by map thereof on file, in File 13 of Parcel Maps, Page 11, and Lots 1, 3, and 4 as shown by map thereof on file, in File 10 of Parcel Maps, Page 65 and described as COMMENCING at the Southwest corner of said Lot 2 as shown by map thereof on file, in File 13 of Parcel Maps, Page 11, being the TRUE POINT OF BEGINNING; Thence North 00°43'15" West, 479.84 feet; Thence North 88°21'30" East, 149.33 feet; Thence South 00°43'37" East, 160.12 feet; Thence North 88°25'46" East, 149.34 feet; Thence South 00°44'00" East, 320.63 feet; Thence South 88°34'01" West, 298.74 feet to the TRUE POINT OF BEGINNING; said land is also shown on that certain Reversionary Parcel Map on file, in File 111 of Parcel Maps, Page 56, and recorded March 1, 2006, in Book 20060301, as Document No. 01271; together with an easement for ingress and egress and utility purposes over and across any portion of the private road shown on Parcel Map in File 10, Page 65; relinquishment of private road, access, and utility easement Bauer Tennis Facility recorded November 4, 2005, in Book 20051104, as Document No. 04904; also together with an easement for ingress, egress, drainage, and utility purposes over and across any portion of the private road shown on Parcel Map in File 13, Page 11; relinquishment of private access and drainage easement Bauer Tennis Facility recorded September 20, 2005, in Book 20050920, as Document No. 01252.

GENERALLY LOCATED: SOUTH OF OQUENDO ROAD AND WEST OF TOPAZ STREET  
APN: 162-36-202-004  
162-36-202-028

SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners in Assessor's Books 163 the following described properties situated in Clark County are reclassified as follows:

**NZC-18-0476**

From R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential- High Density) Zone. That property situated in Clark County and described as follows:

**The West Half (W ½) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section 32, Township 21 South, Range 60 East, M.D.M.**

**Excepting Therefrom those portions Dedicated by those certain Dedication's recorded August 27, 2004 in Book 20040827 as Instrument No. 0002556 and February 8, 2005 in Book 20050208 as Instrument No. 003954, of Official Records, Clark County, Nevada.**

**Further Excepting Therefrom those portions Dedicated by those certain Dedication's recorded December 17, 2008 in Book 20071217 as Instrument No. 0003503, January 19, 2016 in Book 20160119 as Instrument No. 0001072 and April 12, 2017 in Book 20170412 as Instrument No. 0000531, of Official Records, Clark County, Nevada.**

**Further Excepting Therefrom any portion lying Southerly of the most Southerly line of those portions Dedicated by those certain Dedication's recorded August 27, 2004 in Book 20040827 as Instrument No. 0002556 and December 17, 2007 in Book 20071217 as Instrument No. 0003503, of Official Records, Clark County, Nevada.**

**GENERALLY LOCATED: WEST OF JERRY TARKANIAN WAY AND SOUTH OF OQUENDO ROAD**  
**APN: 163-32-201-028**

**ZC-18-0206**

From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone. That property situated in Clark County and described as Post Warehouse Park as shown in Book 165, Page 13 in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF POST ROAD AND EAST OF TENAYA WAY

APN: 163-34-715-001

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 \_\_\_\_\_  
2021.

INTRODUCED by \_\_\_\_\_

PASSED ON THE \_\_\_\_\_ day of \_\_\_\_\_  
2021.

VOTE:

AYES:

---

---

---

---

---

---

---

NAYS:

---

---

---

---

---

---

---

ABSTAINING:

---

---



ABSENT:

---

---

---

---

---

BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY, NEVADA

By \_\_\_\_\_  
MARILYN K. KIRKPATRICK, Chair

ATTEST:

\_\_\_\_\_  
LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the \_\_\_\_\_ day  
of \_\_\_\_\_, 2021.