

ZONING / SUBDIVISIONS / LAND USE

AGENDA ITEM

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

Recommendation: ORD-23-900168: Conduct a public hearing to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on February 8, 2023, February 22, 2023 and March 8, 2023. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners on February 8, 2023, February 22, 2023 and March 8, 2023, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board conduct a public hearing.

Cleared For Agenda
05/17/23

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-23-900168)
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 8, 2023, FEBRUARY 22, 2023 AND MARCH 8, 2023.

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 8, 2023, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-22-0679

From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone.

GENERALLY LOCATED: EAST OF MILLER LANE AND SOUTH OF MAULE AVENUE

APN: 176-04-701-007

ZC-22-0683

From R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone described as the NW1/4 of the NW1/4 of the NW1/4 of the NW1/4 of Section 34, Township 21 South, Range 60 East.

GENERALLY LOCATED: EAST OF BUFFALO DRIVE AND SOUTH OF RUSSELL ROAD

APN: 163-34-101-001

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on February 22, 2023, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-20-0544

From R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone.

GENERALLY LOCATED: EAST OF BROADBENT BOULEVARD AND SOUTH OF WETLANDS
PARK LANE

APN: 161-27-510-007

ZC-22-0648

From R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.

GENERALLY LOCATED: SOUTHWEST CORNER OF DECATUR BOULEVARD AND POST ROAD

APN: 163-36-801-014 and 015

ZC-22-0693

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

GENERALLY LOCATED: SOUTHWEST CORNER OF BUFFALO DRIVE AND OQUENDO ROAD

APN: 163-33-601-004

SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on March 8, 2023, the following described properties situated in Clark County are reclassified as follows (See “Exhibit A” for Legal Description(s)):

ZC-23-0002

From H-2 (General Highway) Zone, C-2 (General Commercial) Zone, and R-T (Manufactured Home Residential) Zone to M-D (Design Manufacturing) Zone.

GENERALLY LOCATED: SOUTH OF LAS VEGAS BOULEVARD NORTH AND EAST OF WALNUT ROAD

APN: 140-07-702-005 and 006

140-07-702-009

140-07-802- 001 and 012

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))

Legal Description

2C-22-0679

**THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST
QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4,
TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.**

LEGAL DESCRIPTION
APN: 161-27-510-007

THAT PORTION OF LOTS ONE (1) AND TWO (2) OF COPPER ACRES, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 PF PLATS, PAGE 115, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 62 EAST. MD.M., THENCE NORTH 00°02'47" EAST 1726.45 FEET ALONG THE EAST LINE OF SAID SECTION 27; THENCE NORTH 42°26'32" WEST 432.40 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1 ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE STADIUM ACCESS ROAD, TO THE POINT OF BEGINNING; THENCE NORTH 42°26'32" WEST 436.27 FEET NORTHWESTERLY ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STADIUM ACCESS ROAD TO A POINT OF TANGENCY, THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STADIUM ACCESS ROAD ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 12°06'51", A RADIUS OF 1050 FEET AND AN ARC LENGTH OF 222.00 FEET TO A POINT OF NONTANGENCY ON THE NORTH LINE OF SAID LOT 2, THENCE NORTH 89°27'43" EAST 447.28 FEET EASTERLY ALONG THE NORTH LINES OF SAID LOTS 1 AND 2 TO THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 01°35'16" EAST 47.16 FEET SOUTHERLY ON THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 27, 1981, IN BOOK 1480 AS INSTRUMENT NO. 1439429.

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EXHIBIT A

LEGAL DESCRIPTION OF LAND

THE NORTH ONE-HALF (N ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE
NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE
SOUTHEAST QUARTER (SE ¼) OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 60
EAST, M.D.B. AND M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO COUNTY OF
CLARK BY THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED JULY 28, 2020
IN BOOK 20200728 AS INSTRUMENT NO. 02217 OF OFFICIAL RECORDS, CLARK
COUNTY, NEVADA.

APN: 163-36-801-014

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22-0648

EXHIBIT "A"

DESCRIPTION OF LAND

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY DESCRIBED IN A DEED RECORDED FEBRUARY 14, 2020, IN BOOK 20200214, AS INSTRUMENT 01329, OF OFFICIAL RECORDS.

APN: 163-36-801-015

2C-22-0693

LEGAL DESCRIPTION

THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE
NORTHEAST QUARTER (NE1/4) OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 60 EAST,
M.D.M., CLARK COUNTY, NEVADA.

EXHIBIT A – LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 7;

THENCE NORTH 00°28'26" WEST 737.14 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING WHICH IS ALSO THE SOUTHEAST CORNER OF RECORD OF SURVEY FILE 32, PAGE 92 AS RECORDED IN THE CLARK COUNTY RECORDER'S OFFICE;

THENCE SOUTH 89°58'35" WEST 556.92 FEET;

THENCE ALONG LINE COMMON WITH LOT "B" THE FOLLOWING FOUR COURSES:

NORTH 44°59'18" WEST 21.76 FEET, NORTH 00°09'48" WEST 54.84 FEET, NORTH 45°36'30" WEST 254.66 FEET AND NORTH 54°11'16" WEST 187.21 FEET TO THE EASTERLY RIGHT OF WAY LINE OF LAS VEGAS BOULEVARD NORTH;

THENCE NORTH 54°06'20" EAST 175.09 FEET ALONG SAID RIGHT OF WAY TO THE NORTHWEST CORNER OF RECORD OF SURVEY FILE 35, PAGE 20 AS RECORDED IN CLARK COUNTY RECORDER'S OFFICE;

THENCE NORTH 89°54'15" EAST 760.88 FEET ALONG THE NORTH LINE OF SAID RECORD OF SURVEY TO THE NORTHEAST CORNER OF THE EAST LINE OF SAID RECORD OF SURVEY;

THENCE SOUTH 00°25'40" EAST 299.91 FEET ALONG THE EAST LINE OF SAID RECORD SURVEY;

THENCE SOUTH 00°27'44" EAST, 161.72 FEET ALONG THE EAST LINE OF RECORD OF SURVEY FILE 32, PAGE 92 TO THE POINT OF BEGINNING.

THE ABOVE LEGAL PREVIOUSLY APPEARED IN DOCUMENT RECORDED MARCH 3, 2014 IN BOOK 20140303 AS INSTRUMENT NO. 03122, OFFICIAL RECORDS

EXCEPTING THEREFROM ANY MANUFACTURED HOMES/MOBILE HOMES LOCATED ON SAID PROPERTY.

Assessor's Parcel Number: 140-07-802-012

EXHIBIT A – LEGAL DESCRIPTION**PARCEL 1: (APN: 140-07-701-005)**

ALL THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B.&M., LYING SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NUMBERS 91-93 (150 FEET WIDE).

SAVING AND EXCEPTING THE SOUTH ONE HUNDRED (100) FEET AND THE EAST ONE HUNDRED (100) FEET THEREOF.

PARCEL 2: (APN: 140-07-701-009)

THE SOUTH 100 FEET (MEASURED AT RIGHT ANGLES TO THE SOUTH LINE) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B.&M., CLARK COUNTY, NEVADA, LYING SOUTHEASTERLY OF THE SOUTHEAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 91-93 (150.00 FEET WIDE).

EXCEPTING THEREFROM THE EAST 100.00 FEET (MEASURED AT RIGHT ANGLES TO THE EAST LINE) THEREOF.

THE ABOVE LEGAL PREVIOUSLY APPEARED IN DOCUMENT RECORDED MAY 20, 2015 IN BOOK 20150520 AS INSTRUMENT NO. 01018, OFFICIAL RECORDS.

Assessor's Parcel Number: 140-07-702-005, 140-07-702-009

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EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: APN 140-07-702-006

THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 7; THENCE SOUTH 89°44' WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 0°27' WEST AND PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 7 A DISTANCE OF 316.10 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF U.S. HIGHWAY NOS. 91-93 (150 FEET WIDE); THENCE NORTH 54°06' EAST ALONG THE SAID SOUTHEASTERLY LINE A DISTANCE OF 120.00 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 7; THENCE SOUTH 0°27' EAST ALONG THE LAST MENTIONED EAST LINE A DISTANCE OF 387.62 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE MOBILE HOMES LOCATED THEREON.

PARCEL 2: APN 140-07-802-001

A PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 7, TOWNSHIP 20 SOUTH, RANGE 62 EAST; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) A DISTANCE OF 541.92 FEET MORE OR LESS TO A POINT ON THE EASTERLY LINE OF U.S. HIGHWAY NO. 91; THENCE SOUTHWESTERLY AND ALONG THE EASTERLY LINE OF SAID U.S. HIGHWAY NO. 91, A DISTANCE OF 268.97 FEET TO A POINT; SAID POINT IS ALSO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED BY C. D. BAKER AND FLORENCE BAKER, HUSBAND AND WIFE, TO MAT KNECHT, BY DEED RECORDED JUNE 4, 1948 AS DOCUMENT NO. 287058, CLARK COUNTY, NEVADA RECORDS; THENCE EASTERLY AND ALONG THE NORTHERLY LINE OF THE LAND CONVEYED TO MAT KNECHT, AS AFORESAID, A DISTANCE OF 761.02 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF SAID SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 62 EAST; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼), A DISTANCE OF 160.66 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE MOBILE HOMES LOCATED THEREON.

NOTE: SAID METES AND BOUNDS DESCRIPTIONS FOR PREVIOUSLY SHOWN IN A GRANT, BARGAIN AND SALE DEED RECORDED JULY 21, 2021 IN BOOK 20210721 AS DOCUMENT NO. 03169, AND RE-RECORDED SEPTEMBER 7, 2021 IN BOOK 20210907 AS DOCUMENT NO. 01181 OF OFFICIAL RECORDS.