

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

---

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

---

**Recommendation:** ORD-21-900017: Introduce an ordinance to amend the official zoning map reclassifying APN 161-26-302-002 pursuant to a Final Order of Condemnation. (For possible action)

---

**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

A Final Order of Condemnation (Case Number A457345) awarded APN 161-26-302-002 in fee simple title to Clark County to utilize the property for public use. The Final Order of Condemnation functions similarly to an approval to rezone the subject property to a P-F (Public Facility) Zone without requiring the submittal of a formal zone boundary amendment application. As such, the attached zone change to reclassify APN 161-26-302-002 and amend the zoning map has been prepared.

Staff recommends the Board set a public hearing for February 17, 2021.

BILL NO. \_\_\_\_\_

SUMMARY – An ordinance to amend the official zoning map. (ORD-21-900017)

ORDINANCE NO. \_\_\_\_\_  
(of Clark County, Nevada)

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP RECLASSIFYING APN 161-26-302-002  
PURSUANT TO A FINAL ORDER OF CONDEMNATION.

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 Final Order of Condemnation (Case Number A457345), the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description):

From R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.

GENERALLY LOCATED: EAST OF BROADBENT BOULEVARD AND NORTH OF RUSSELL  
ROAD

APN: 161-26-302-002

SECTION 2. 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 3. 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subsections, clauses, phrases, or sentences contained in the Clark County Code in conflict herewith are hereby repealed.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 4. 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.

**Exhibit "A"**  
**Legal Description(s)**

BEING A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 62 EAST, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 26; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW 1/4). SOUTH 0°26'30" WEST, 1181.45 FEET TO A P.O.C. OF A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS POINT WHICH BEARS SOUTH 72°41 '20" WEST, 1050.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 25°08'14", AN ARC LENGTH OF 460.66 FEET TO THE POINT OF CURVE; THENCE NORTH 42°26'54" WEST, 1073.42 FEET TO A POINT ON THE NORTH LINE OF ABOVE MENTIONED SOUTHWEST QUARTER (SW 1/4); THENCE ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) SOUTH 89°35'24" EAST, 961.26 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ANY INTEREST IN SAID PROPERTY AS CONVEYED TO CLARK COUNTY, FOR THE DUCK CREEK DRAINAGE CHANNEL AS DESCRIBED IN AN INSTRUMENT RECORDED OCTOBER 14, 1980 AS DOCUMENT NO. 1255257 OF OFFICIAL RECORDS.