

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

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

Recommendation: ORD-21-900019: Conduct a public hearing on 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 October 21, 2020, November 4, 2020, December 2, 2020, December 16, 2020 meetings and in Assessor's Books 161, 163, 176, and 191. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners on October 21, 2020, November 4, 2020, December 2, 2020, December 16, 2020 meetings and in Assessor's Books 161, 163, 176, and 191, 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
02/17/21

BILL NO. 2-3-21-2

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-21-900019)

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 OCTOBER 21, 2020, NOVEMBER 4, 2020, DECEMBER 2, 2020, DECEMBER 16, 2020 AND IN ASSESSOR'S BOOKS 161, 163, 176, AND 191.

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 October 21, 2020, the following described properties situated in Clark County are reclassified as follows:

ZC-20-0356

From M-2 (Industrial) Zone to M-1 (Light Manufacturing) Zone. That property situated in Clark County and described as follows:

Beginning at the SE corner of the parcel heading North 238.75 feet, then North 64°48'26" East 472.90 feet, then South 25°11'34" East 177.59 feet, then 238.75 feet, then South 00°19'23" East 274.40, then South 89°40'37" West 535.28 feet back to the point of beginning.

GENERALLY LOCATED: SOUTH OF I-15 AND EAST OF LAS VEGAS BOULEVARD NORTH
APN: 122-09-310-001 PTN

ZC-20-0364

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 SE1/4, SE1/4 of Section 36, Township 21 South, Range 61 East and more particularly described as COMMENCING at the Southeast corner of the SE1/4, SE1/4 of said Section 36; Thence North 00°51'50" West along the West line of the SE1/4, SE1/4 of said Section 36, 281.99 feet to the TRUE POINT OF BEGINNING; Thence North 00°51'50" West, 796.80 feet to a point; Thence North 89°10'10" East, 175.00 feet to the Westerly right-of-way line of Pine Street; Thence South 00°51'59" East along said right-of-way line, 797.53 feet to a point being North 89°24'50" East, 175.00 feet from the TRUE POINT OF BEGINNING; Thence South 89°24'50" West, 175.00 feet to the TRUE POINT OF BEGINNING.

GENERALLY LOCATED:	WEST OF PINE STREET AND NORTH OF SUNSET ROAD
APN:	162-36-801-006 THROUGH 009
	162-36-801-011

ZC-20-0381

From R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone. That property situated in Clark County and described as follows:

The SE1/4, NW1/4, NW1/4, SW1/4, of Section 35, Township 21 South, Range 60 East.

GENERALLY LOCATED: WEST OF SANTA MARGARITA STREET AND SOUTH OF PATRICK
LANE

APN: 163-35-301-013

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on November 4, 2020, the following described properties situated in Clark County are reclassified as follows:

ZC-20-0372

From R-A (Residential Agriculture) Zone to R-2 (Medium Density Residential) Zone. That property situated in Clark County and known as that portion of Government Tract #45, Township 16 South, Range 56 East and more particularly described as COMMENCING at the Northwest corner of said Tract #45; Thence East along the North line of Tract #45, 747 feet to the TRUE POINT OF BEGINNING; Thence continuing East along said North line, 573.13 feet; Thence South 00°02'40" East, 1321.46 feet to a point in the South line of said Tract #45; Thence North 89°59'40" West along said line, 572.81 feet; Thence North 00°03'30" West, 1321.41 feet to the TRUE POINT OF BEGINNING.

GENERALLY LOCATED:	SOUTH OF BOULDER LANE AND EAST OF HARNEDY ROAD
APN:	059-09-301-017

SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on December 2, 2020, the following described properties situated in Clark County are reclassified as follows:

ZC-20-0440

From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone. That property situated in Clark County and described as Lot 3 within Block 2 of "STEWART HOLT ACRES", as shown by map thereof on file, in Book 3 of Plats, Page 34.

GENERALLY LOCATED: SOUTH OF HOLT AVENUE AND WEST OF NELLIS BOULEVARD
APN: 140-20-610-057

ZC-20-0450

From R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone. That property situated in Clark County and described as follows:

The W1/2, NW1/4, NW1/4, SW1/4 of Section 20, Township 21 South, Range 60 East.

GENERALLY LOCATED: EAST OF FORT APACHE ROAD AND SOUTH OF PEACE WAY

APN: 163-20-301-001

ZC-20-0452

From R-U (Rural Open Land) Zone to R-E (Rural Estates Residential) Zone. That property situated in Clark County and described as Lots 1, 2 and 3 of Parcel Maps as show in File 73, Page 17.

GENERALLY LOCATED: NORTH OF MOAPA VALLEY BOULEVARD AND EAST OF ZUBIA
STREET (ALIGNMENT)

APN: 070-02-501-007 THROUGH 009

SECTION 4. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on December 16, 2020, the following described properties situated in Clark County are reclassified as follows:

ZC-20-0435

From R-3 (Multiple-Family Residential) Zone to R-2 (Medium Density Residential) Zone. That property situated in Clark County and described as a portion of the NE1/4, SW1/4, NW1/4, SE1/4 of Section 12, Township 22 South, Range 60 East.

GENERALLY LOCATED: EAST OF LINDELL ROAD AND SOUTH OF ROBINDALE ROAD
APN: 176-12-701-027

SECTION 5. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners in Assessor's Books 161, 163, 176, and 191, the following described properties situated in Clark County are reclassified as follows:

ZC-1026-17

From R-1 (Single Family Residential) Zone to C-P (Office and Professional) Zone. That property situated in Clark County and described as Lot 18, Block 66 of Vegas Manor Tract 2 as shown on file in Book 1, Page 67.

GENERALLY LOCATED: NORTH OF SAHARA AVENUE AND WEST OF LAMONT STREET
APN: 161-05-810-241

NZC-0249-14

From R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone. That property situated in Clark County and described as Lots 1, 5 and 9 in Block 22 of Vista Del Monte Tract as shown on file in Book 1, Page 59.

GENERALLY LOCATED: NORTH OF SAHARA AVENUE AND WEST OF LAMB BOULEVARD

APN: 161-06-816-050, 051 AND 052

NZC-0504-16

From R-E (Rural Estates Residential) and R-2 (Medium Density Residential) Zones to R-4 (Multiple-Family Residential District (High Density)) Zone. That property situated in Clark County and described as Lot 2 as shown in File 122, Page 64 of Parcel Maps.

GENERALLY LOCATED: SOUTH OF TROPICANA AVENUE AND WEST OF MOUNTAIN VISTA
STREET

APN: 161-29-101-004

NZC-0418-16

From R-E (Rural Estates Residential) Zone to R-5 (Apartment Residential) Zone. That property situated in Clark County and described as Lot 1 as shown in Book 123, Page 84 or Parcel Maps.

GENERALLY LOCATED: NORTH OF TROPICANA AVENUE AND EAST OF CONQUISTADOR STREET

APN: 163-19-402-013

NZC-0547-17

From C-1 (Local Business) Zone to M-D (Designed Manufacturing) Zone. That property situated in Clark County and described as Lot 1 as shown on file in Book 124, Page 86 of Parcel Maps.

GENERALLY LOCATED: EAST OF BUFFALO DRIVE AND NORTH OF PATRICK LANE

APN: 163-34-201-027

NZC-0600-17

From H-2 (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone. That property situated in Clark County and described as Agate and Tenaya Phase 2 as shown on file in Book 161, Page 28 of subdivision maps.

GENERALLY LOCATED: SOUTH OF AGATE AVENUE BETWEEN PIONEER WAY AND
TENAYA WAY

APN: 176-22-211-001 THROUGH 030

NZC-0573-17

From C-1 (Local Business) Zone to R-4 (Multiple-Family Residential District (High Density)) Zone. That property situated in Clark County and described as Lot 1 as shown in Book 124, Page 65 of Parcel Maps.

GENERALLY LOCATED: SOUTH OF STARR AVENUE BETWEEN FAIRFIELD AVENUE AND
BERMUDA ROAD

APN: 191-04-501-016

SECTION 6. 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 7. 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 8. 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.