

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

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

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**Recommendation:** ORD-21-900256: 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 August 19, 2020, March 17, 2021, April 7, 2021, and April 21, 2021, and in Assessor's Books 140, 163, and 176. (For possible action)

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**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

At the Board of County Commissioners' meetings on August 19, 2020, March 17, 2021, April 7, 2021, and April 21, 2021, and in Assessor's Books 140, 163, and 176, 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-21-900256)  
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 AUGUST 19, 2020, MARCH 17, 2021, APRIL 7, 2021, APRIL 21, 2021 AND IN ASSESSOR'S BOOKS 140, 163, AND 176.

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 August 19, 2020, the following described properties situated in Clark County are reclassified as follows:

**ZC-20-0311**

From R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone. That property situated in Clark County and described as the NE1/4, SE1/4, SW1/4, SW1/4 of Section 30, Township 22 South, Range 61 East.

GENERALLY LOCATED: NORTH OF CACTUS AVENUE AND WEST OF CAMERON STREET

APN: 177-30-401-007

**ZC-20-0286**

From R-E (Rural Estates Residential) and C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone.  
That property situated in Clark County and described as Lot 2 as shown by map thereof on file in File 117 of Parcel  
Maps, Page 66 in the Office of the County Recorder.

GENERALLY LOCATED:           NORTH OF SILVERADO RANCH BOULEVARD AND EAST OF  
  ULLOM DRIVE

APN:                               177-19-403-005 AND 009

From R-U (Rural Open Land), H-2 (General Highway Frontage), and M-1 (Light Manufacturing) Zone to M-D (Designed Manufacturing) Zone. That property situated in Clark County and described as follows:

The S1/2, NW1/4, SW1/4, SE1/4; together with the N1/2, SW1/4, SW1/4, SE1/4 of Section 19, Township 23 South, Range 61 East.

GENERALLY LOCATED:	EAST OF ARVILLE STREET AND SOUTH OF SLOAN ROAD
APN:	191-19-801-001 AND 002

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on March 17, 2021, the following described properties situated in Clark County are reclassified as follows:

**ZC-20-0489**

From H-2 (General Highway Frontage) Zone, C-P (Office and Professional) Zone, and R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone. That property situated in Clark County and described as follows:

The SW1/4, SE1/4, NW1/4, SE1/4 of Section 13, Township 22 South, Range 60 East; Excepting therefrom the interest in and to the West 30.00 feet and the South 30.00 feet as conveyed for road purposes by Deed recorded July 7, 1972, as Document No. 204058; TOGETHER WITH the NW1/4, SE1/4 of Section 13, Township 22 South, Range 60 east and more particularly described as Lots 1 and 2 as shown by map thereof, in File 8 of Parcel Maps, Page 62; TOGETHER WITH the NE1/4, SE1/4 of Section 13, Township 22 South, Range 60 East and more particularly described as Lots 1 and 2 as shown by map thereof on file, in File 58 of Parcel Maps, Page 36, and recorded September 29, 1988, In Book 880929, as Document No. 00546; together with that abandoned portion of State Highway 160, appurtenant thereto, as provided in that Resolution of Abandonment recorded May 16, 1990, in Book 900516, as Document No. 00505.

GENERALLY LOCATED: EAST AND WEST SIDE OF EDMOND STREET AND NORTH OF FORD AVENUE

APN: 176-13-701-018 THROUGH 022

From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone. That property situated in Clark County and described as a portion of the SW1/4, SE1/4 of Section 35, Township 21 South, Range 60 East; together with a portion of the SE1/4, SE1/4 of Section 35, Township 21 South, Range 60 East and more particularly described as follows:

The NE1/4, NW1/4, SE1/4, SE1/4 of Section 35, Township 21 South Range 60 East; together with the NE1/4, NE1/4, SE1/4, SW1/4 of Section 35, Township 21 South Range 60 East; together with the NE1/4, NW1/4, SW1/4, SE1/4 of Section 35, Township 21 South Range 60 East; together with the NW1/4, NW1/4, SE1/4, SE1/4 of Section 35, Township 21 South Range 60 East; together with the NW1/4, NE1/4, SE1/4, SW1/4 of Section 35, Township 21 South Range 60 East; together with the N1/2, NE1/4, SW1/4, SE1/4 of Section 35, Township 21 South Range 60 East; together with the NW1/4, NW1/4, SW1/4, SE1/4 of Section 35, Township 21 South, Range 60 East; together with those portions of said land as described in that certain Order of Vacation recorded September 19, 2007, in Book 20070919, as Instrument No. 03550; Excepting therefrom those portions as conveyed by Deed recorded April 4, 2003, in Book 20030404, as Instrument No. 01622; further excepting therefrom that portion conveyed by Deed recorded September 19, 2007, in Book 20070919, as Instrument 03553 and 03554; further Excepting therefrom that portion conveyed by Deed recorded September 19, 2007, in Book 20070919, as Instrument No. 03555; further Excepting therefrom those portions as conveyed by Deed recorded January 24, 2003, in Book 20030124, as Instrument No. 02301.

GENERALLY LOCATED: NORTH OF SUNSET ROAD AND WEST OF KARMS PARK COURT

APN: 163-35-801-006  
163-35-801-012  
163-35-801-027  
162-35-812-010

SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on April 7, 2021, the following described properties situated in Clark County are reclassified as follows:

**ZC-21-0064**

From H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone. That property situated in Clark County and described as the N1/2, NW1/4, NE1/4, SW1/4, SE1/4, NW1/4, NE1/4, SW1/4, N1/2, NE1/4, NE1/4, SW1/4, SE1/4, NE1/4, NE1/4, SW1/4, N1/2, SW1/4, NE1/4, SW1/4 of Section 12, Township 22 South, Range 60 East.

GENERALLY LOCATED: WEST OF BOULDER HIGHWAY AND SOUTH OF ENGLISH AVENUE

APN: 161-28-510-009

SECTION 4. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on April 21, 2021, the following described properties situated in Clark County are reclassified as follows:

**ZC-21-0092**

From R-E (Rural Estates Residential) Zone and R-2 (Medium Density Residential) Zone to R-5 (Apartment Residential) Zone. That property situated in Clark County and described as a portion of Parcel 1 of that certain parcel map on file, in File 122, Page 24 of Parcel Maps, lying within the SE1/4 of Section 27, Township 21 South, Range 62 East and more particularly described as follows:

BEGINNING at the Southeast corner of said Parcel 1; Thence along the Southerly boundary line thereof, from a point to which a radial line bears North 05°01'30" West, curving to the left along an arc having a radius of 1507.90 feet, concave Southerly, through a central angel of 09°09'44", an arc length of 241.13 feet to a point which a radial line bears North 14°11'14" West; Thence leaving said Southerly boundary line North, 42°45'44" West, 551.90 feet to the Northerly boundary line of said Parcel 1; Thence along said Northerly boundary line the following 6 courses: 1) North 48°31'27" East, 253.85 feet; 2) Curving to the left along an arc having a radius of 975.00 feet, concave Northwesterly, through a central angle of 01°21'27", an arc length of 23.10 feet to a point to which a radial line bears South 42°50'00" East; 3) South 89°25'52" East, 127.54 feet; 4) South 42°44'05" East, 333.12 feet; 5) North 89°45'18" East, 50.00 feet; 6) South 00°14'42" East, 302.90 feet to the POINT OF BEGINNING.

GENERALLY LOCATED: NORTH OF RUSSELL ROAD AND EAST OF BOULDER HIGHWAY

APN: 161-27-801-027 PTN



SECTION 5. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners in Assessor's Books 140, 163, and 176, the following described properties situated in Clark County are reclassified as follows:

**NZC-17-0660**

From H-2 (General Highway Frontage) Zone to M-D (Designed Manufacturing) Zone. That property situated in Clark County and described as follows:

That portion of the N1/2, NW1/4 of Section 8, Township 20 South, Range 62 East, beginning at the SE corner of the N1/2 of the NW1/4 of Said Section 8, thence South 88°08'6" West along the South line of the N1/2 of the NW1/4 of Said Section 8, a distance of 670.20 feet to a point on the Southeasterly right of way line of State Highway US 91; thence North 53°51'37" East along said Southeasterly right of way line a distance of 823.25 feet to a point on the East line of the N1/2 of the NW1/4 of Said Section 8; thence South 00°37'06" East along said East line a distance of 463.73 feet to the TRUE POINT OF BEGINNING.

GENERALLY LOCATED: SOUTHWEST CORNER OF LAS VEGAS BOULEVARD AND MARION  
DRIVE

APN: 140-08-203-006 PTN

From R-E (Rural Estates Residential) and P-F (Public Facility) Zone to R-2 (Medium Density Residential) Zone. That property situated in Clark County and described as follows:

Hollywood and Alto Unit 1 as shown in Book 163, Page 030 and Hollywood and Alto Unit 2 as shown in Book 164, Page 42 on file in the Office of the County Recorder.

GENERALLY LOCATED: EAST OF HOLLYWOOD BOULEVARD AND NORTH OR ALTO AVENUE

APN: 140-14-110-001 THROUGH 026

140-14-111-001 THROUGH 027

140-14-210-001 THROUGH 069

140-14-211-001 THROUGH 059

**NZC-17-1103**

From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone. That property situated in Clark County and described as follows:

The SE1/4, NE1/4, NW1/4, SE1/4 of Section 36, Township 21 South, Range 60 East.

GENERALLY LOCATED: SOUTH OF PATRICK LAND AND WEST OF EDMOND STREET

APN: 163-36-701-010

From H-2 (General Highway Frontage) Zone to R-3 (Multiple Family Residential) Zone. That property situated in Clark County and described as follows:

Camden as shown in Book 161, Page 52 of subdivision maps on file in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF BLUE DIAMOND ROAD AND WEST OF DURANGO DRIVE

APN: 176-20-615-001 THROUGH 048

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:

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NAYS:

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ABSTAINING:

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ABSENT:

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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.