

CLARK COUNTY BOARD OF COMMISSIONERS

ZONING / SUBDIVISIONS / LAND USE

AGENDA ITEM

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

Recommendation: ORD-21-900573: 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 July 21, 2021 and August 18, 2021 meetings, and in Assessor's Books 138, 176, 177. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meetings on July 21, 2021 and August 18, 2021 and in Assessor's Books 138, 176, 177, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board conduct a public hearing.

BILL NO. 10-20-21-2

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-21-900573)
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 JULY 21, 2021, AUGUST 18, 2021 AND IN ASSESSOR’S BOOKS 138, 176 AND 177.

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 July 21, 2021, the following described properties situated in Clark County are reclassified as follows:

ZC-21-0262

From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone. That property situated in Clark County and described as the E1/2, NW1/4, SE1/4, NW1/4, SE1/4 of Section 19, Township 22 South, Range 61 East.

GENERALLY LOCATED: SOUTH OF MERANTO AVENUE (ALIGNMENT) AND WEST OF HINSON STREET (ALIGNMENT)

APN: 177-19-701-015

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on August 18, 2021, the following described properties situated in Clark County are reclassified as follows:

ZC-21-0311

From R-2 (Medium Density Residential) Zone, C-2 (General Commercial) Zone, and H-2 (General Highway) Zone to C-2 (General Commercial) Zone. That property situated in Clark County and described as that portion of the S1/2, SE1/4 of Section 27, Township 21 South, Range 62 East and that portion of the N1/2, NE1/4 of Section 34, Township 21 South, Range 62 East, M.D.M., Clark County, Nevada, more particularly described as follows:

BEGINNING at the Northeast corner of said Section 34; Thence North 89°07'12" West along the North line of said Section 34, 514.48 feet to a point on a tangent curve concave to the Southeast having a radius of 800.00 feet, a radial line to said point bears North 00°52'48" East; Thence Southwesterly along the arc of said curve through a central angle of 21°39'68", an arc distance of 302.45 feet; Thence South 69°13'00" West along a line tangent to the last described curve, 273.21 feet to a point on a tangent curve concave to the North having a radius of 84.00 feet, a radial line to said tangent point bears South 20°47'00" East; Thence Southwesterly, West and Northwesterly along the arc of said tangent curve through a central angle of 68°20'00", an arc distance of 100.18 feet to a point on the Northeasterly right-of-way line of US Highway No.'s 93-95-466 (200.00 feet wide); Thence North 42°27'00" West along said Northeasterly right-of-way line, 188.25 feet to a point on the aforesaid North line of Section 34; Thence continuing North 42°27'00" West along said Northeasterly right-of-way line, 938.12 feet; Thence South 89°08'33" East along a line parallel to the North line of the S1/2, SE1/4 of said Section 27, 1000.00 feet; Thence South 42°27'00" East along a line parallel to said Northeasterly right-of-way line of Highway No.'s 93-95-466, 131.34 feet; Thence South 89°08'33" East along a line parallel to the North line of the S1/2, SE1/4, of said Section 27, 830.03 feet to a point in the East line of the SE1/4 of said Section 27; Thence South 00°02'34" West along the East line of the SE1/4 of said Section 27, 587.64 feet to the POINT OF BEGINNING; Excepting therefrom that portion of said land taken for flood control purposes, as awarded by that Final Order of Condemnation, recorded July 17, 2001, in Book 20010717 as Instrument No. 00169; Excepting therefrom that portion of the S1/2, SE1/4 of Section 27, Township 21 South, Range 62 and described as parcel 1 as shown by map thereof in File 115 of Parcel Maps, Page 24; together with parcel 2 as shown by map thereof in File 115 of Parcel Maps, Page 24; together with parcel 3 as shown by map thereof in File 115 of Parcel Maps, Page 24.

GENERALLY LOCATED: NORTH OF RUSSELL ROAD AND EAST OF BOULDER HIGHWAY
APN: 161-27-801-027 PTN
161-27-896-002 PTN

ZC-21-0338

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone. That property situated in Clark County and described as the SE1/4, SE1/4, NW1/4, NE1/4 of Section 25 Township 22 South, Range 60 East.

GENERALLY LOCATED: WEST OF EDMOND STREET AND NORTH OF LE BARON AVENUE
APN: 176-25-501-019

ZC-21-0355

From R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone. That property situated in Clark County and described as the SE1/4, SE1/4, SE1/4, SW1/4 of Section 19, Township 22 South, Range 60 East; together with the SW1/4, SE1/4, SE1/4, SW1/4 of Section 19, Township 22 South, Range 60 East.

GENERALLY LOCATED: NORTH OF GOMER ROAD AND WEST OF GRAND CANYON DRIVE
APN: 176-19-401-009
 176-19-401-013

ZC-21-0381

From R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone. That property situated in Clark County and described as the NW1/4, SE1/4, NE1/4, NE1/4 of Section 22, Township 22 South, Range 60 East.

GENERALLY LOCATED: SOUTH OF RAVEN AVENUE AND WEST OF RAINBOW BOULEVARD
APN: 176-22-501-014

SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners in Assessor's Books 138, 176, and 177, the following described properties situated in Clark County are reclassified as follows:

ZC-20-0188

From R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone. That property situated in Clark County and described as the SW1/4, SW1/4, of Section 11, Township 20 South, Range 60 East more particularly described as follows:

Parcel 3 as show by Parcel Map in File 2, Page 14 as shown on file in the office of the County Recorder.

GENERALLY LOCATED: NORTH OF CHEYENNE AVENUE AND WEST OF GAREHIME STREET
APN: 138-11-406-013

ZC-0391-14

From R-E (Rural Estates Residential) Zone to [~~C-2 (General Commercial)~~] C-1 (Local Business) Zone. That property situated in Clark County described as Follows:

Parcel 1: That portion of Government Lot 23, in Section 4, Township 22 South, Range 60 East, more particularly described as COMMENCING at the Northeast corner of said Government Lot 23; Thence South 00°39'10" East along said East line thereof, 217.79 feet to the POINT OF BEGINNING; Thence continuing South 00°39'10" East along said East line, 336.34 feet to a point on the Northerly right-of-way line of I-215 as deeded, a political subdivision of the State of Nevada, by that certain Grant, Bargain, Sale Deed recorded in Book 20001012, as Instrument No. 01487, on October 12, 2000; Thence North 73°11'35" West along said Northerly right-of-way line, 238.17 feet; Thence North 00°39'10" West, 267.43 feet; Thence North 89°59'27" East, 227.21 feet to the POINT OF BEGINNING.

GENERALLY LOCATED: NORTH OF THE 215 BELTWAY AND WEST OF GAGNIER
 BOULEVARD (ALIGNMENT)
APN: 176-04-101-022

ZC-2182-04

From M-1 (Light Manufacturing) Zone to M-D (Designed Manufacturing) Zone. That property situated in Clark County and described as Lot 1 of Parcel Map File 121, Page 30 on file in the office of the County Recorder.

GENERALLY LOCATED: SOUTH OF MARTIN AVENUE AND EAST OF VALLEY VIEW BOULEVARD
APN: 177-05-202-018

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.