## CLARK COUNTY BOARD OF COMMISSIONERS
### ZONING / SUBDIVISIONS / LAND USE
### AGENDA ITEM (ORD-0897-17)

<table>
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<th>ISSUE:</th>
<th>Zoning Map Amendment</th>
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<td>PETITIONER:</td>
<td>Nancy Amundsen, Director, Comprehensive Planning Department</td>
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<td>RECOMMENDATION:</td>
<td>That the Board of County Commissioners conduct a public hearing to consider 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 June 21, 2017. (For possible action)</td>
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**FISCAL IMPACT:** None.

**BACKGROUND:**

At the Board of County Commissioners June 21, 2017 meeting, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board conduct a public hearing.

Respectfully Submitted,

[Signature]

NANCY AMUNDESEN
Director, Comprehensive Planning

NA\ab

09/20/17
SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-0897-17)
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 JUNE 21, 2017.

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, 2017, the following described properties are reclassified as follows:

NZC-0539-13
From R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone. That property situated in Clark County and described as follows:

Windmill/Lindell as shown by map thereof on file in Book 153, Page 22 in the Office of the County Recorder.

GENERALLY LOCATED: SOUTH SIDE OF WINDMILL LANE AND THE EAST SIDE OF LINDELL ROAD.

APN: 176-13-511-001 THROUGH 070
ZC-0148-17

From R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone. That property situated in Clark County and described as The NE1/2, SE1/4, SW1/4 of Section 23, Township 21 South, Range 60 East.

GENERALLY LOCATED: NORTH SIDE OF HARMON AVENUE, 675 FEET WEST OF JONES BOULEVARD.

APN: 163-23-603-001
From H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone. That property situated in Clark County and described as follows:

Parcel 1: That parcel of land being a portion of the SW1/4, NE1/4, of Section 1, Township 21 South, Range 61 East and more particularly described as follows:

BEGINNING at the concrete monument being the intersection of the 200 foot right-of-way Northerly line of State Highway U.S. Nos. 93-95-466 with the Northerly sixteenth section line of said Section 1, also bearing to the West quarter corner of said Section 1 South 56°02'15" West, 2436.51 feet; Thence Southerly along said highway right-of-way line bearing South 42°27' East, 1015.57 feet to a point; Thence North 47°33' East, 200 feet to the TRUE POINT OF BEGINNING; Thence continuing North 47°33' East, 200 feet to a point; Thence South 42°27' East, 100 feet; Thence South 47°33' West, 200 feet; Thence North 42°27' West, 100 feet to the TRUE POINT OF BEGINNING.

Parcel 2: That parcel of land being a portion of the SW1/4, NE1/4 of Section 1, Township 21 South, Range 61 East, and more particularly describe as follows:

BEGINNING at the concrete monument being the intersection of the 200 foot right-of-way Northerly line of State Highway U.S. Nos. 93-95-466 with the Northerly sixteenth section line of said Section 1, also bearing to the West quarter corner of said Section 1, South 56°02'15" West, 2436.51 feet; Thence Southerly along said highway right-of-way line bearing South 42°27' East, 1015.57 feet to a point, being the TRUE POINT OF BEGINNING; Thence continuing South 42°27' East, 100.00 feet to a point; Thence North 47°33' East 200.00 feet to a point; Thence North 42°27' West and parallel to said highway right-of-way line, 100.00 feet; Thence South 47°33' West, 200.00 feet to a point on the aforesaid highway right-of-way line, also being the TRUE POINT OF BEGINNING, said parcel of land is also known as Lot 9 of the unrecorded Plat of “K & M SUBDIVISION”. This description was contained in that certain Trustee’s Deed upon sale, recorded May 19, 2011, as Instrument NO. 201105190002819.

GENERALLY LOCATED: EAST SIDE OF FREEMONT STREET, 425 FEET NORTH OF OAKEY BOULEVARD (ALIGNMENT)

APN: 162-01-601-003
     162-01-601-005
From R-E (Rural Estates Residential) Zone, R-1 (Single Family Residential) Zone, and R-2 (Medium Density Residential) Zone to R-E (Rural Estates Residential) Zone, R-1 (Single Family Residential) Zone, and R-2 (Medium Density Residential) Zone to establish an RNP-1 (Residential Neighborhood Preservation Overlay) District. That property situated in Clark County lying within the boundary of a Rural Neighborhood Preservation Area more particularly described as follows:

The NE1/4, NW1/4, of Section 29, Township 21 South, Range 62 East; Lots 8, 13-18, 21-25, 29-33, 37-41, 45-50, 55-58, 65, 66, 68 as shown on Philmar Acres, in Book 3, Page 48; Lots 12-18 of Sunflower Villas as shown in Book 127, Page 92

**GENERALLY LOCATED:**

EAST SIDE OF PALM STREET AND THE NORTH AND SOUTH SIDES OF SUNFLOWER AVENUE.

**APN:**

161-29-111-004 THROUGH 009
161-29-111-013 THROUGH 017
161-29-111-022 THROUGH 025
161-29-111-028 THROUGH 032
161-29-111-037 THROUGH 046
161-29-111-051 AND 052
161-29-111-060 THROUGH 067
161-29-111-071 AND 072
161-29-112-012 THROUGH 018

**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 6th day of September 2017.

INTRODUCED by Steve Sisolak
PASSED ON THE _____________ day of __________________________________________ 2017.

VOTE:
AYES:


NAYS:


ABSTAINING:


ABSENT:


BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By ________________________________
STEVE SISOLAK, Chair

ATTEST:

_______________________________
LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the _____ day
of _____________________________, 2017.