CLARK COUNTY BOARD OF COMMISSIONERS

ZONING / SUBDIVISIONS / LAND USE

AGENDA ITEM

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

RECOMMENDATION: ORD-19-900334: That the Board of County Commissioners conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners in Assessor’s Books 162 and 176 and through various zone change applications on April 3, 2019 and April 17, 2019. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners April 3, 2019 and April 17, 2019 meetings, the attached zone changes were approved to reclassify certain properties and amend the zoning map. Additionally, in accordance with the provisions of Title 30 for certain zone changes in Assessor’s Books 162, and 176 the attached zone changes are complete and 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.

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 APRIL 3, 2019, APRIL 17, 2019 AND ASSESSOR’S BOOKS 162 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 April 3, 2019 the following described properties are reclassified as follows:

NZC-19-0060

From R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone and M-D (Designed Manufacturing) Zone. That property situated in Clark County and described as being a portion of Government Lot 159 within the SW 1/4, SE 1/4 of Section 5, Township 22 South, Range 61 East and more particularly described as follows:

COMMENCING at the East 1/16 corner, common to Sections 5 and 8, Township 22 South, Range 61 East, said point being on the centerline of Warm Springs Road and the Southeast corner of said Lot 159; Thence departing said centerline and along the East line of Lot 159, North 00°15'29" West, 324.68 feet to the Northeast corner of Lot 159; Thence Westerly along the Northerly line of Lot 159, North 88°54'10" West, 172.84 feet to the POINT OF BEGINNING; Thence departing said Northerly line South 00°19'14" East, 269.91 feet to a point on the Northerly right-of-way of said Warm Springs Road; Thence Westerly along said right-of-way, North 88°58'54" West, 159.43 feet to a point on the Westerly line of Lot 159; Thence Northerly along said Westerly line, North 00°14'26" West, 270.12 feet to the Northwest corner of Lot 159; Thence Easterly along the Northerly line of Lot 159, South 88°54' 10" East, 159.06 feet to the POINT OF BEGINNING.

GENERALLY LOCATED: NORTH OF WARM SPRINGS ROAD AND WEST OF WINDY STREET.

APN: 177-05-801-030
From R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone. That property situated in Clark County and described as a portion of the SE1/4, SE1/4 of Section 5; Township 22 South, Range 61 East, being all of Lot 1 as shown in File 48, Page 45 of Parcel Maps and more particularly described as follows:

COMMENCING at the Southwest corner SE1/4, SE1/4 of said Section 5, said point being the centerline intersection of Warm Springs Road and Windy Street; Thence North 00°00'11" East, along the centerline of Windy Street, 324.69 feet; Thence South 88°39'01" East, 30.01 feet to a point on the East right-of-way line of Windy Street, said point being the Northwest corner of said Lot 1 and the POINT OF BEGINNING; Thence continuing South 88°39'01" East along the North boundary line thereof, 101.83 feet to the Northeast corner of said Lot 1; Thence South 00°01'08" East along the East boundary line thereof, 274.50 feet to a point on the North right-of-way line of Warm Springs Road, said point being the Southeast corner of said Lot 1; Thence North 88°43'45" West along the North right-of-way line of Warm Springs Road, 77.45 feet to the beginning of a curve to the right having a radius of 25.00 feet; Thence along said curve through a central angle of 88°43'34" with an arc distance of 38.71 feet to a point on the East right-of-way line of Windy Street; Thence North 00°00'11" West along the East right-of-way line of Windy Street, 250.19 feet to the POINT OF BEGINNING.

GENERALLY LOCATED: NORTHEAST CORNER OF WARM SPRINGS ROAD AND WINDY STREET

APN: 177-05-801-031
From R-U (Rural Open Land) Zone to R-A (Residential Agricultural) Zone. That property situated in Clark County and described as That portion of the SW1/4, NW1/4 of Section 26, Township 15 South, Range 67 East and more particularly described as Parcel 2 as shown by map thereof on file, in File 49 of Parcel Maps, Page 63.

GENERALLY LOCATED: SOUTH OF FREHNER AVENUE AND EAST OF LYMAN STREET.

APN: 041-26-201-003
From R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone. That property situated in Clark County and described as The SW1/4, SE1/4, SW1/4, SW1/4 of Section 12, Township 22 South, Range 60 East.

GENERALLY LOCATED: NORTH OF WINDMILL LANE AND EAST OF JONES BOULEVARD.

APN: 176-12-401-013
SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on April 17, 2019, the following described properties are reclassified as follows:

**ZC-18-0905**

From U-V (Urban Village) Zone to C-1 (Local Business) Zone. That property situated in Clark County and described as that portion of the SW1/4, SE1/4, of Section 15, Township 21 South, Range 61 East and more particularly described as Lot 2 as shown by map thereof in File 7 of Parcel Maps, Page 97.

**GENERALLY LOCATED:** EAST OF SWENSON STREET AND NORTH OF FLAMINGO ROAD.

**APN:** 162-15-801-001
From R-3 (Multiple Family Residential) Zone to H-1 (Limited Resort and Apartment) Zone. That property situated in Clark County described as follows:

A portion of the NE1/4, NE1/4 of Section 20, Township 22 South, Range 61 East and more particularly described as COMMENCING at the Northwest corner of the NE1/4, NE1/4 of said Section 20; Thence South 89°29'07" East along the North line of said Section 20, 331.44 feet to the Northeast corner of the W1/2, NW1/4, NE1/4 of said Section 20; Thence South 00°56'55" East along the East line of said W1/2, 668.35 feet to the Southeast corner of said W1/2; Thence North 89°41'47" West along the South line of said W1/2, 330.43 feet to the Southwest corner of said W1/2; Thence North 01°01'59" West along the West line of said W1/2, 669.59 feet to the POINT OF BEGINNING; together with a portion of the NE1/4, NE1/4 of Section 20, Township 22 South, Range 61 East and more particularly described as the N1/2 S1/2, NE1/4, NE1/4 of Section 20, Township 22 South, Range 61 East; Excepting therefrom the Easterly 1000 feet.

GENERALLY LOCATED: WEST OF LAS VEGAS BOULEVARD SOUTH AND SOUTH OF PEBBLE ROAD.

APN: 177-20-501-004PTN
      177-20-501-008PTN
      177-20-501-014AND-015
      177-20-501-016PTN
From R-E (Rural Estates Residential), H-2 (General Highway Frontage) Zone, C-P (Office and Professional) Zone to M-D (Designed Manufacturing) Zone. That property situated in Clark County and described as a portion of the SW1/4 of Section 8, Township 22 South, Range 61 East and more particularly described as follows:

COMMENCING at the Southwest corner of said Section 8; Thence along the South line of the SW1/4 of said Section 8, South 88° 48' 21" East, 332.17 feet to the Southwest corner of the E1/2, SW1/4, SW1/4, SW1/4 of said Section 8 and the POINT OF BEGINNING; Thence along the West line thereof, North 00° 12' 33" West, 659.85 feet to the South line of the N1/2, SW1/4, SW1/4 of said Section 8; Thence along said South line, North 88° 49' 03" West, 282.15 feet to the East right-of-way line of Valley View Boulevard; Thence along said right-of-way line, North 00° 12' 34" West, 604.18 feet to a point of curvature; Thence continuing along said right-of-way line and along the arc of a curve to the right (concave Southeasterly) having a radius of 25.00 feet, through an included angle of 91° 22' 49", an arc distance of 39.87 feet to the South right-of-way line of Mesa Verde Avenue; Thence along said right-of-way line, South 88° 49' 45" East, 1857.32 feet a point of curvature; Thence continuing along said right-of-way line and along the arc of a curve to the right (concave Southwesterly) having a radius of 20.00 feet, through an included angle of 88° 35' 51", an arc distance of 30.93 feet to the Westerly right-of-way line of Dean Martin Drive; Thence along said right-of-way line the following three courses: 1). South 00° 13' 53" East, 17.26 feet to a point of curvature; 2). Thence along the arc of a curve to the right (concave Northwesterly) having a radius of 530.00 feet, through an included angle of 83° 44' 21", an arc distance of 774.61 feet; 3). Thence South 83° 30' 27" West, 411.01 to the South line of the N1/2, SW1/4, SW1/4 of said Section 8; Thence along said South line, North 88° 49' 03" West, 407.36 feet to the Northeast corner of the E1/2, SW1/4, SW1/4, SW1/4 of said Section 8; Thence along the East line thereof, South 00° 12' 32" East, 287.07 feet to the Westerly right-of-way line of Dean Martin Drive and the beginning of a non-tangent curve, the radius point of which bears South 66° 16' 12" East; Thence along said right-of-way line and along the arc of said curve to the left (concave Southeasterly) having a radius of 465.00 feet, through an included angle of 23° 56' 20", an arc distance of 194.28 feet; Thence continuing along said right-of-way line, South 00° 12' 32" East, 183.19 feet to the South line of the SW1/4 of said Section 8; Thence along said South line, North 88° 48' 21" West, 292.15 feet to the POINT OF BEGINNING.

GENERALLY LOCATED: SOUTHEAST CORNER OF VALLEY VIEW BOULEVARD AND MESA VERDE LANE.

APN: 177-08-401-001 THROUGH -003
From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone. That property situated in Clark County and described as the NW1/4, SE1/4, NE1/4, E1/2, NE1/4, SW1/4, NE1/4 of Section 15, Township 22 South, Range 60 East.

GENERALLY LOCATED: EAST AND WEST SIDES OF MONTESSOURI STREET AND NORTH OF WIGWAM AVENUE.

APN: 176-15-601-018
From R-U (Rural Open Land) Zone and H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone. That property situated in Clark County and described as the S1/2, NE1/4, NE1/4, SW1/4 of Section 17, Township 23 South, Range 61 East.

GENERALLY LOCATED: WEST OF LAS VEGAS BOULEVARD SOUTH AND SOUTH OF ROBAN AVENUE (ALIGNMENT).

APN: 191-17-302-001
From H-2 (General Highway Frontage) Zone to C-P (Office and Professional) Zone. That property situated in Clark County and described as Government Lot 74 and Government Lot 23 lying within the NW1/4 of Section 33, Township 22 South, Range 61 East.

GENERALLY LOCATED: EAST OF LAS VEGAS BOULEVARD SOUTH AND NORTH OF ERIE AVENUE.

APN: 177-33-201-008
From R-E (Rural Estates Residential) Zone to CRT (Commercial Residential Transitional) Zone. That property situated in Clark County and described as that portion of the SW1/4, SE1/4 of Section 11, Township 21 South, Range 60 East, according to the official plat of said land on file in the Office of the Bureau of Land Management and being more particularly described as Parcel 1 and 2 as shown by map thereof on file, in File 50 of Parcel Maps, Page 61.

GENERALLY LOCATED: NORTH OF DESERT INN ROAD AND EAST OF TORREY PINES DRIVE.

APN: 163-11-805-032 AND 033
SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners in Assessor’s Books 162 and 176, the following described properties are reclassified as follows:

NZC-16-0022

From M-D (Designed Manufacturing) Zone to M-1 (Light Manufacturing) Zone. That property situated in Clark County and described as that portion of the S1/2, SW1/4, of Section 32, Township 21 South, Range 61 East and more particularly described as follows:

BEGINNING at the South Quarter corner of Section 32, Township 21 South, Range 61 East, M.D.B. & M., described as follows:

THENCE North 00°47'35" East along the North-South Quarter line of said Section 32, a distance of 716.35 feet to a point;
THENCE North 84°24'51" West a distance of 132.41 feet to a point;
THENCE North 84°24'51" West a distance of 161.32 feet to a point;
THENCE North 00°08'08" East a distance of 30.10 feet to the true point of beginning;

THENCE continuing North 00°08'08" East a distance of 215.48 feet to a point;
THENCE South 84°24'55" East a distance of 131.97 feet to a point;
THENCE South 00°08'15" West a distance of 199.48 feet to a point;
THENCE turning to the right through the arc of a circle of radius 135 feet and subtending a central angle of 59°06'45" a distance of 24.89 feet to a point;
THENCE North 84°24'51" West a distance of 115.48 feet to the true point of beginning.

TOGETHER WITH THAT PORTION OF LAND AS VACATED BY CLARK COUNTY IN AN ORDER OF VACATION RECORDED NOVEMBER 30, 1940 IN BOOK 114 AS INSTRUMENT NO. 173564 OF OFFICIAL RECORDS.

PARCEL II:

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF CLARK STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

THAT PORTION OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING at the South Quarter corner of Section 32, Township 21 South, Range 61 East, M.D.B. & M., THENCE North 00°07'00" East along the North-South Quarter line of said Section 32, a distance of 716.75 feet to a point;
THENCE North 84°24'30" West a distance of 132.41 feet to a point;
THENCE North 84°24'51" West a distance of 161.32 feet to a point;
THENCE North 00°08'08" East a distance of 30.10 feet to the true point of beginning being the southwest corner of that parcel of land conveyed by Jimmy Ray to Charles E. Guy and Irene Deere by deed dated August 29, 1956 and recorded as instrument No. 88681 in the office of the County Recorder, Clark County, Nevada; then thence North 00°08'08" East along the westerly boundary of said parcel a distance of 160.28 feet to a point; thence North 84°24'55" West a distance of 125.89 feet to a point; thence South 01°11'31" West, parallel to the westerly boundary of the west half (W 1/2) of the northeast quarter (NE 1/4) of the southeast quarter (SE 1/4) of the southwest quarter (SW 1/4) of said Section 32 and 30 feet distant therefrom, a distance of 145.55 feet to a point; thence turning to the left through the arc of a circle of radius 135 feet and tangent to the last mentioned line and subtending a central angle of 84°20'09" a distance of 22.23 feet to a point; thence tangent to said arc, South 84°24'55" East parallel to the southerly boundary of the west half (W 1/2) of the northeast quarter (NE 1/4) of the southeast quarter (SE 1/4) of the southwest quarter (SW 1/4) of said Section 32 and 30 feet distant therefrom, a distance of 116.36 feet to the true point of beginning.

GENERALLY LOCATED: NORTH OF TECO AVENUE AND WEST OF DEAN MARTIN DRIVE WITHIN PARADISE.

APN: 162-32-402-003
From R-E (Rural Estates) Zone to R-2 (Medium Density Residential) Zone. That property situated in Clark County and described as that portion of the S1/2, SW1/4, of Section 14, Township 22 South, Range 60 East and more particularly described as follows:

Rainbow & Cougar – Unit 1 as shown on file in Book 154, Page 10 in the Office of the County Recorder.

GENERALLY LOCATED: EAST OF RAINBOW BOULEVARD AND NORTH OF TORINO AVENUE WITHIN ENTERPRISE.

APN: 176-14-410-001 THROUGH 024
From R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone. That property situated in Clark County and described as that portion of the S1/2, SE1/4, of Section 22, Township 22 South, Range 60 East and more particularly described as follows:

Rainbow/Richmar Self-Storage 1 as shown on file in Book 155, Page 59 in the Office of the County Recorder.

GENERALLY LOCATED: SOUTHWEST CORNER OF RAINBOW BOULEVARD AND RICHMAR AVENUE WITHIN ENTERPRISE.

APN: 176-22-810-001

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 5th day of June, 2019.
INTRODUCED by Marilyn Kirkpatrick
PASSED ON THE day of

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 _________________________, 2019.