

BILL NO. 7-8-09-3

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.

ORDINANCE NO. 3798  
(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 IN ASSESSOR'S BOOKS 031, 070, 138, 161, 163, 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 in Assessor's Books 031, 070, 138, 161, 163, and 177 the following described properties are reclassified as follows:

**ZC-018-03**

From R-U (Rural Open Land) Zone to R-A (Residential Agricultural) Zone. That property situated in Clark County described as Parcel 2 as delineated on parcel map on file, in File 5, Page 98 of Parcel Maps, lying within the NW1/4, SW1/4 of Section 35, Township 14 South, Range 66 East.

GENERALLY LOCATED: SOUTHEAST CORNER OF LAWSON DRIVE AND GLENDALE AVENUE.

APN: 031-35-301-001

**ZC-0098-03**

From R-U (Rural Open Land) Zone to C-P (Office and Professional) Zone. That property situated in Clark County and described as the W1/2, W1/2, S1/2, S1/2, NW1/4, NW1/4 of Section 12, Township 16 South, Range 67 East.

GENERALLY LOCATED: NORTHEAST CORNER OF STATE HIGHWAY 12 AND RAMOS RANCH ROAD.

APN: 070-12-101-017

**NZC-0894-04**

From R-T (Manufactured Home Residential) Zone and M-1 (Light Manufacturing) Zone to M-1 (Light Manufacturing) Zone. That portion of the NW1/4, SW1/4 of Section 13, Township 16 South, Range 67 East described as follows:

COMMENCING AT THE Northeast corner of the NW1/4, SW1/4 of said Section 13; Thence South 87°21'00" West along the East-West center section line of said Section 13, 18.00 feet; Thence South 01°38'47" East, 155.00 feet; Thence South 87°21'00" West, 30.00 feet to the POINT OF BEGINNING; Thence South 03°36'47" East, 425.20 feet; Thence South 87°21'00" West, 7.70 feet to a point on the Easterly right-of-way line of the Union Pacific Railroad (100 feet wide); Thence from a tangent bearing North 38°22'33" West curving to the right along the arc of a 2313.50 foot radius curve, concave Northeasterly through a central angle of 10°08'52", an arc length of 498.30 feet to which a radial line bears South 81°48'15" West; Thence North 87°21'00" East, 269.18 feet to the POINT OF BEGINNING.

GENERALLY LOCATED: WEST SIDE OF WHITMORE STREET AND THE EAST SIDE OF THE ST. THOMAS BRANCH UPRR.

APN: 070-13-302-040

**ZC-1124-00**

From R-E (Rural Estates Residential) Zone to C-P (Office and Professional) Zone. That portion of the SW1/4, SW1/4, SE1/4 of Section 11, Township 20 South, Range 60 East described as Lot 1 of parcel map in File 3, Page 64, recorded September 5, 1974, as Document No. 416859.

GENERALLY LOCATED: NORTHEAST CORNER OF CHEYENNE AVENUE AND TORREY PINES DRIVE.

APN: 138-11-801-017

**ZC-0314-06**

From R-2 (Medium Density Residential) Zone to C-2 (General Commercial) Zone. That property situated in Clark County and described as Lot 43 in "PHILMAR ACRES", as shown by map thereof on file in Book 3 of Plats, Page 48.

GENERALLY LOCATED:                   SOUTHWEST CORNER OF TROPICANA AVENUE AND PEARLITE AVENUE.

APN:                                       161-29-111-019

**ZC-0586-03**

From R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone. The E1/2, SE1/4, SW1/4; SW1/4 of Section 30, Township 21 South, Range 60 East; together with the W1/2, SW1/4, SE1/4, SW1/4 of Section 30, Township 21 South, Range 60 East.

GENERALLY LOCATED:               NORTH SIDE OF RUSSELL ROAD AND THE EAST AND WEST SIDES OF CONQUISTADOR STREET (ALIGNMENT).

APN:                                       163-30-414-001 THROUGH 109

**ZC-0286-07**

From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone. That portion of the SW1/4, NE1/4 of Section 2, Township 22 South, Range 61 East, described as Parcel 4 of that certain amended parcel map in File 35 of Parcel Maps, Page 58, and recorded August 31, 1981, in Book 1456, as Document No. 1415051.

GENERALLY LOCATED:               NORTH SIDE OF MAULE AVENUE AND 800 FEET EAST OF SPENCER STREET.

APN:                                       177-02-603-025

**NZC-1122-06**

From R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone. A portion of land situated within the W1/2, W1/2, SE1/4 of Section 4 Township 22 South, Range 61 East described as follows:

COMMENCING at the Southwest corner of the Southeast corner of said Section 4; Thence North 00°35'05" West, along the West line of said SE1/4, 474.75 feet to the POINT OF BEGINNING; Thence North 00°35'05" West, 356.58 feet to the Southwest corner of Lot 1, as shown by map thereof, in File 21, Page 58 of Parcel Maps; Thence North 89°23'09" East, 145.52 feet; Thence South 00°36'33" East, 178.39 feet; Thence North 89°25'30" East, 145.60 feet; Thence North 00°38'10" West, 178.49 feet; Thence South 89°23'09" West, 145.52 feet; Thence North 00°36'33" West, 148.39 feet; Thence South 89°20'48" West, 145.45 feet; Thence North 00°35'05" West, 326.58 feet to the North line of Government Lot 55; Thence North 89°16'06" East, 145.53 feet; Thence North 00°38'10" West, 30.00 feet to the Southeast corner of Lot 1, as shown by Map thereof in File 39, Page 86 of Parcel Maps; Thence North 00°38'10" West, 133.77 feet; Thence North 87°30'06" West, 145.59 feet; Thence North 00°35'05" West, 154.60 feet to the Southwest corner of Lot 4, as shown by Map thereof in File 25, Page 32 of Parcel Maps; Thence North 89°11'27" East, 145.16 feet; Thence North 00°36'25" West, 148.38 feet; Thence South 89°09'04" West, 145.10 feet; Thence North 00°35'05" West, 178.30 feet to the South line of Government Lot 32 of said Section 4; Thence North 89°06'47" East, 290.03 feet to the Southeast corner of said Government Lot 32; Thence North 00°38'10" West, 193.50 feet to the South line of Lot 1, as shown by map thereof in File 22, Page 40 of Parcel Maps, on file; Thence North 89°02'06" East, 299.86 feet; Thence North 89°02'06" East, 30.00 feet; Thence South 00°41'14" East, 848.78 feet; Thence continuing South 00°41'14" East, 982.29 feet to the Northeast corner of Government Lot 76 of said Section 4; Thence South 89°30'11" West, 331.49 feet to the Southwest corner of Lot 3 as shown by Map thereof in File 24, Page 58 of Parcel Maps, on file; Thence North 00°38'10" West, 148.49 feet; Thence South 89°27'51" West, 145.68 feet to the Northeast corner of Lot 4 of said Parcel Map; Thence South 89°27'51" West, 145.68 feet to the POINT OF BEGINNING.

GENERALLY LOCATED: EAST SIDE OF GILSPIE STREET, 300 FEET NORTH OF WARM SPRINGS ROAD.

APN: 177-04-701-005 THROUGH 008

177-04-701-010

177-04-701-017

177-04-801-001 AND 002

177-04-801-006

177-04-801-010 AND 011

177-04-801-016

177-04-801-022 THROUGH 024

**ZC-1260-06**

From H-2 (General Highway Frontage) Zone to H-1 (Limited Resort and Apartment) Zone. The W1/2, NE1/4, NW1/4, SW1/4, SE1/4 of Section 17, Township 22 South, Range 61 East.

GENERALLY LOCATED: SOUTH SIDE OF FORD AVENUE, EAST OF I-15.

APN: 177-17-810-001 THROUGH 017

**ZC-1724-00**

From R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone. The E1/2, NE1/4, SE1/4, SE1/4 of Section 23, Township 22 South, Range 61 East.

GENERALLY LOCATED: SOUTHWEST CORNER OF EASTERN AVENUE AND RICHMAR AVENUE.

APN: 177-23-803-001

**NZC-1689-05**

From R-E (Rural Estates Residential) Zone to R-3 (Residential Urban Density) Zone. Situate in Clark County, lying within the NE1/4, SE1/4 of Section 26, Township 22 South, Range 61 East, being Lot 4-1 as shown by map recorded in File 93 of Parcel Maps, Page 53; Excepting therefrom that portion of said Lot 4-1 which lies Northwesterly of the intersection of Ione Avenue and Jeffreys Street more particularly describe as follows: COMMENCING at the Southeast corner of Said NE1/4; Thence along the East line of said N1/4 North 00°19'29" East, 988.81 feet to a point on the centerline of said Ione Avenue; Thence, along said centerline North 89°43'35" West, 501.32 feet to a point on the Northwesterly right-of-way line of said Ione Avenue, said point also being the POINT OF BEGINNING; Thence North 89°43'35" West, 162.14 feet; Thence South 00°20'50" West, 162.14 feet to a point on a curve on the Northwesterly right-of-way line of said Jeffreys Street; Thence along said right-of-way line, from a tangent which bears North 24°58'02" East, along the arc of a curve to the right, having a radius of 330.00 feet, through a central angle of 40°41'10", an arc distance of 234.34 feet to the POINT OF BEGINNING.

Together with a portion of Lot 4-2 as shown by said parcel map described as BEGINNING at the Northeast corner of said SE1/4, said point also being the NE1/4 of said Lot 4-2; Thence along the East line of said NE1/4 South 00°18'49" West, 375.99 feet; Thence North 89°41'04" West, 633.64 feet to a point on the East right-of-way line of Jeffreys Street and the West line of said Lot 4-2 as shown on said parcel map; Thence along said West line North 00°16'58" East, 380.19 feet to the Northwest corner of said Lot 4-2; Thence along the North line thereof South 89°19'19" East, 633.85 feet to the POINT OF BEGINNING.

**GENERALLY LOCATED:** EAST SIDE OF JEFFREYS STREET, 500 FEET NORTH OF ST. ROSE PARKWAY.

**APN:** 177-26-616-001 THROUGH 169

**ZC-0797-01**

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone. Lot 4 of "SOUTHERN HIGHLANDS NO. 5" as filed in Book No. 94 of Plats, Page 58.

**GENERALLY LOCATED:** NORTHWEST CORNER OF DEAN MARTIN DRIVE AND STARR AVENUE.

**APN:** 177-32-415-001 THROUGH 092

177-32-418-001 THROUGH 072

**ZC-1925-04**

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone. Parcel 3 of that certain map on file, in File 101, Page 38 of Parcel Maps, situate in the SE1/4, SW1/4 of Section 32, Township 22 South, Range 61 East.

**GENERALLY LOCATED:** EAST OF DEAN MARTIN DRIVE AND NORTH OF STARR AVENUE.

**APN:** 177-32-419-001 THROUGH 076

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 8th day of  
July 2009.

PROPOSED by Rory Reid

PASSED ON THE 22nd day of  
July 2009.

VOTE:

AYES:

Susan Brager

Lawrence L. Brown III

Tom Collins

Chris Giunchigliani

Steve Sisolak

Lawrence Weekly

NAYS:

None

ABSTAINING:

None

ABSENT:

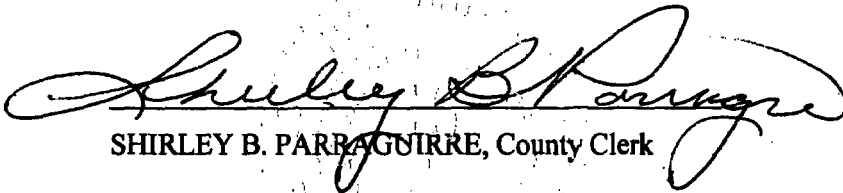
Rory Reid

BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY, NEVADA

By

Chair

ATTEST:

  
SHIRLEY B. PARRAGUIRRE, County Clerk

This ordinance shall be in force and effect from and after the 5th day  
of August, 2009.