

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-24-900766)
ORDINANCE NO. 5204
(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 OCTOBER 2, 2024.

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 October 2, 2024, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-24-0394: From RS80 (Residential Single-Family 80) Zone to CG (Commercial General) Zone. Generally located on the north side of Cottonwood Cove Road and the east side of Gasline Road.

APN: 243-35-501-005 through 243-35-501-008

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subsections, clauses, phrases, or sentences contained in the Clark County Code in conflict herewith are hereby repealed.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 20th day of
November 2024.

INTRODUCED by Commissioner Tick Segerblom

PASSED ON THE 4th day of
December 2024.

VOTE:

AYES: Tick Segerblom
William McCurdy II

James B. Gibson
Justin Jones
Marilyn K. Kirkpatrick
Ross Miller
Michael Naft

NAYS:

None


ABSTAINING:

None

ABSENT:

None

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By 
Tick Segerblom (Dec 5, 2024 14:50 PST)

TICK SEGERBLOM, Chair

ATTEST: *Carl Bates for*

LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the 19th day
of December, 2024.

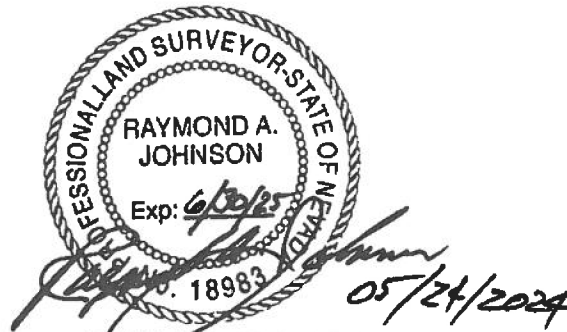
Exhibit "A"
Legal Description(s)

(see next page for attachment(s))



2727 SOUTH RAINBOW BOULEVARD *
LAS VEGAS, NEVADA 89146-5148 PHONE 702-873-7550 * FAX 702-362-2597

W.O.8282
May 21, 2024
BY: BT
P.R. BY: TJ
PAGE 1 OF 2

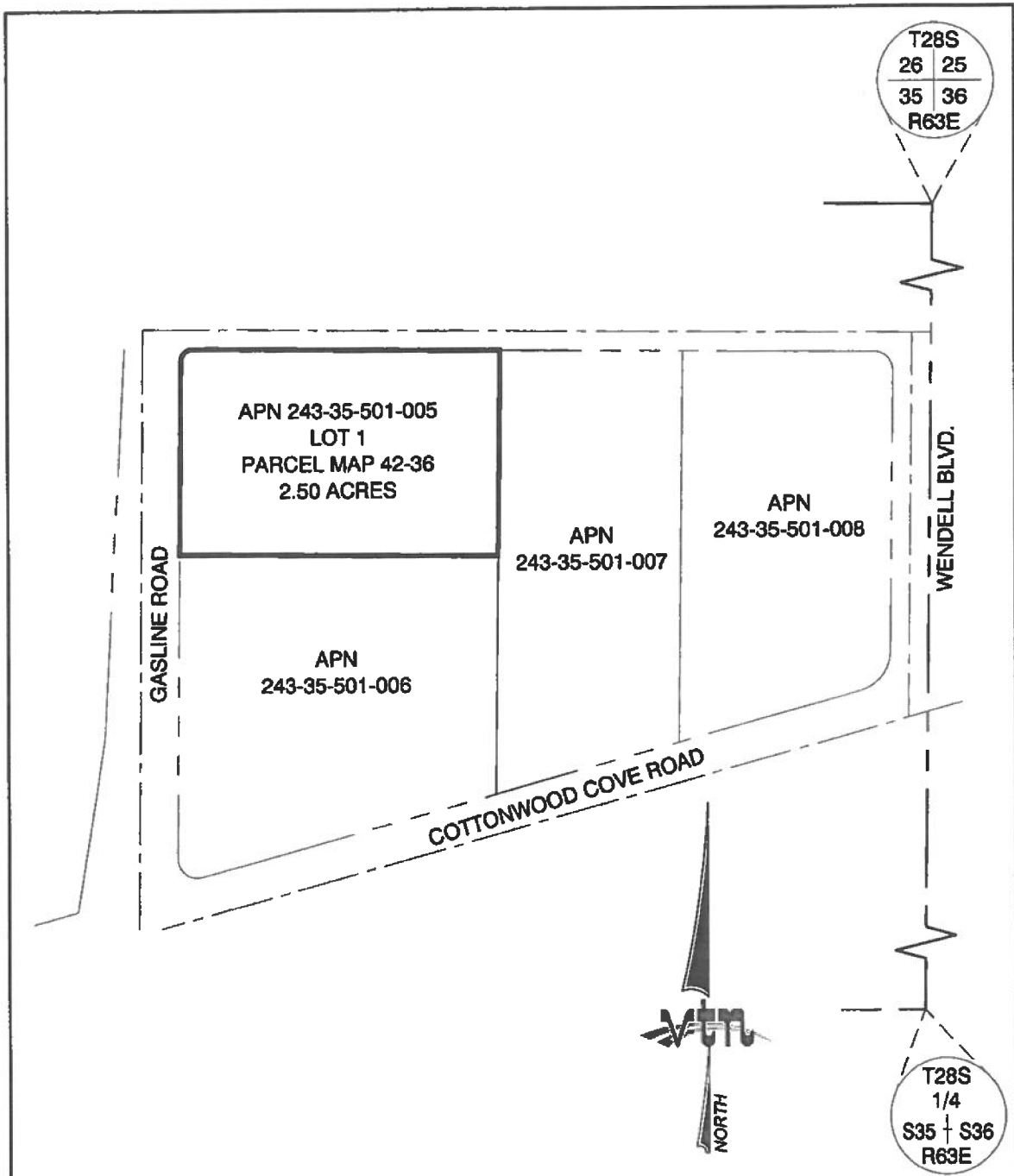


**LEGAL DESCRIPTION
BOUNDARY
APN: 243-35-501-005**

BEING ALL OF LOT 1 OF THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN FILE 42 OF PARCEL MAPS, AT PAGE 36, LOCATED WITHIN THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 63 EAST, M.D.M., CLARK COUNTY, NEVADA.


CONTAINING 2.50 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

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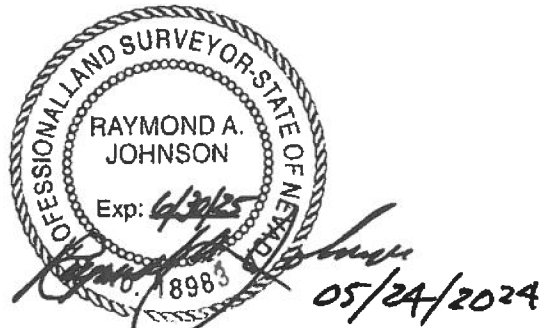
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 2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NV 89146-5148	EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION	SCALE	HORZ. 1"=200' VERT. N/A
		W.O. NO.	8282
	BOUNDARY LEGAL FOR APN 243-35-501-005	DRAWN BY:	WLB
		DATE:	MAY 2024
		SHEET	2 OF 2



2727 SOUTH RAINBOW BOULEVARD *
LAS VEGAS, NEVADA 89146-5148 PHONE 702-873-7550 * FAX 702-362-2597

W.O.8282
May 21, 2024
BY: BT
P.R. BY: TJ
PAGE 1 OF 2

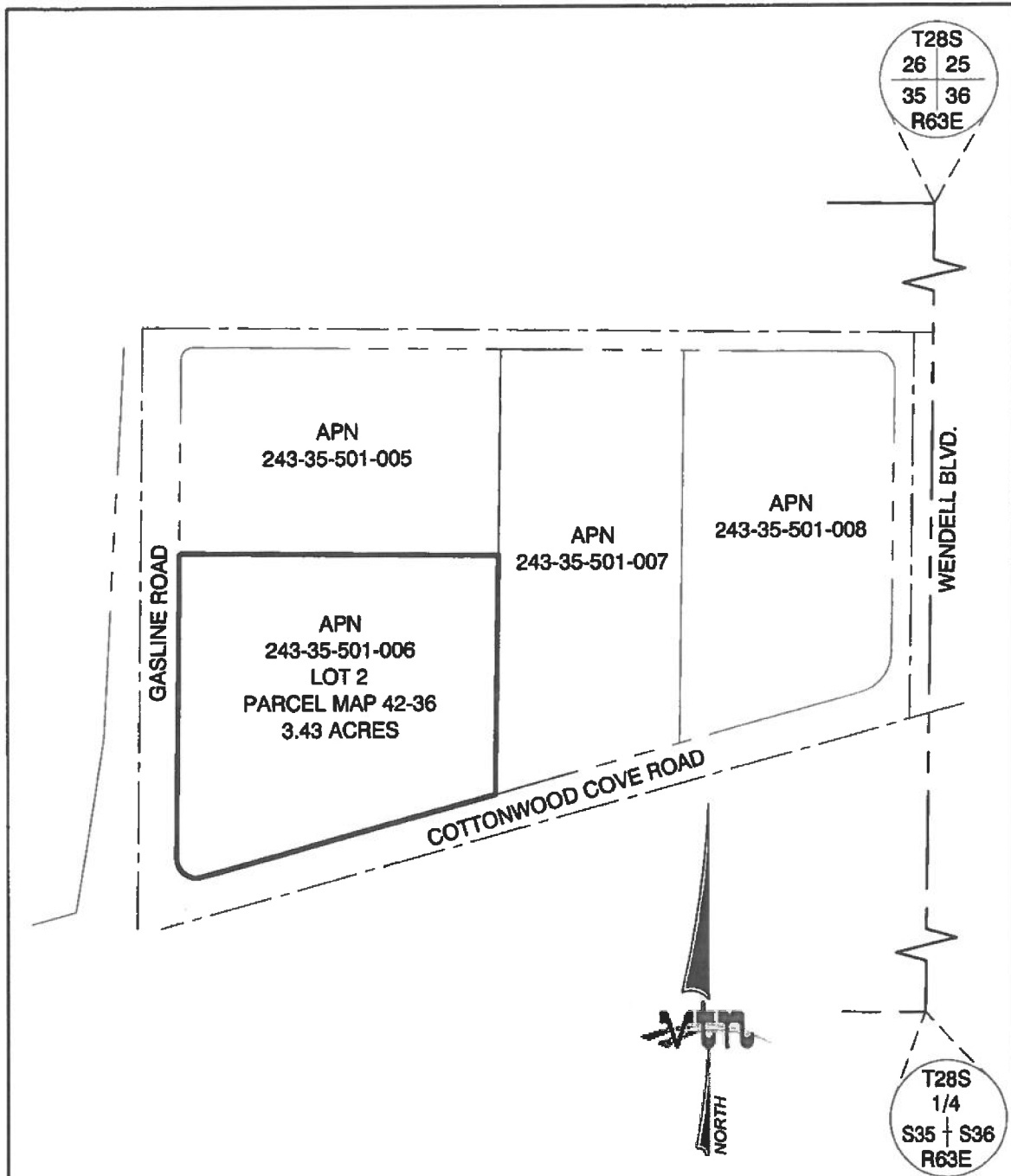


**LEGAL DESCRIPTION
BOUNDARY
APN: 243-35-501-006**

BEING ALL OF LOT 2 OF THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN FILE 42 OF PARCEL MAPS, AT PAGE 36, LOCATED WITHIN THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 63 EAST, M.D.M., CLARK COUNTY, NEVADA.

CONTAINING 3.43 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

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vtm
 2727 SOUTH RAINBOW BOULEVARD
 LAS VEGAS, NV 89146-5148

**EXHIBIT TO ACCOMPANY
 LEGAL DESCRIPTION**

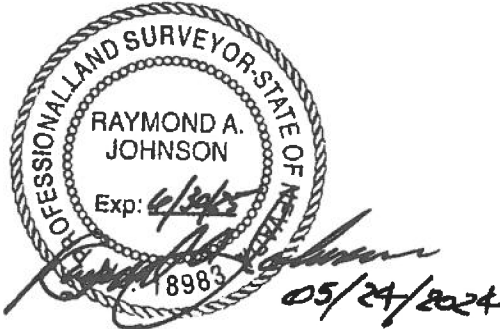
**BOUNDARY LEGAL FOR
 APN 243-35-501-006**

SCALE	HORZ.	1"=200'
	VERT.	N/A
W.O. NO.	8282	
DRAWN BY:	WLB	
DATE:	MAY 2024	
SHEET	2	OF 2



2727 SOUTH RAINBOW BOULEVARD *
LAS VEGAS, NEVADA 89146-5148 PHONE 702-873-7550 * FAX 702-362-2597

W.O.8282
May 21, 2024
BY: BT
P.R. BY: TJ
PAGE 1 OF 2

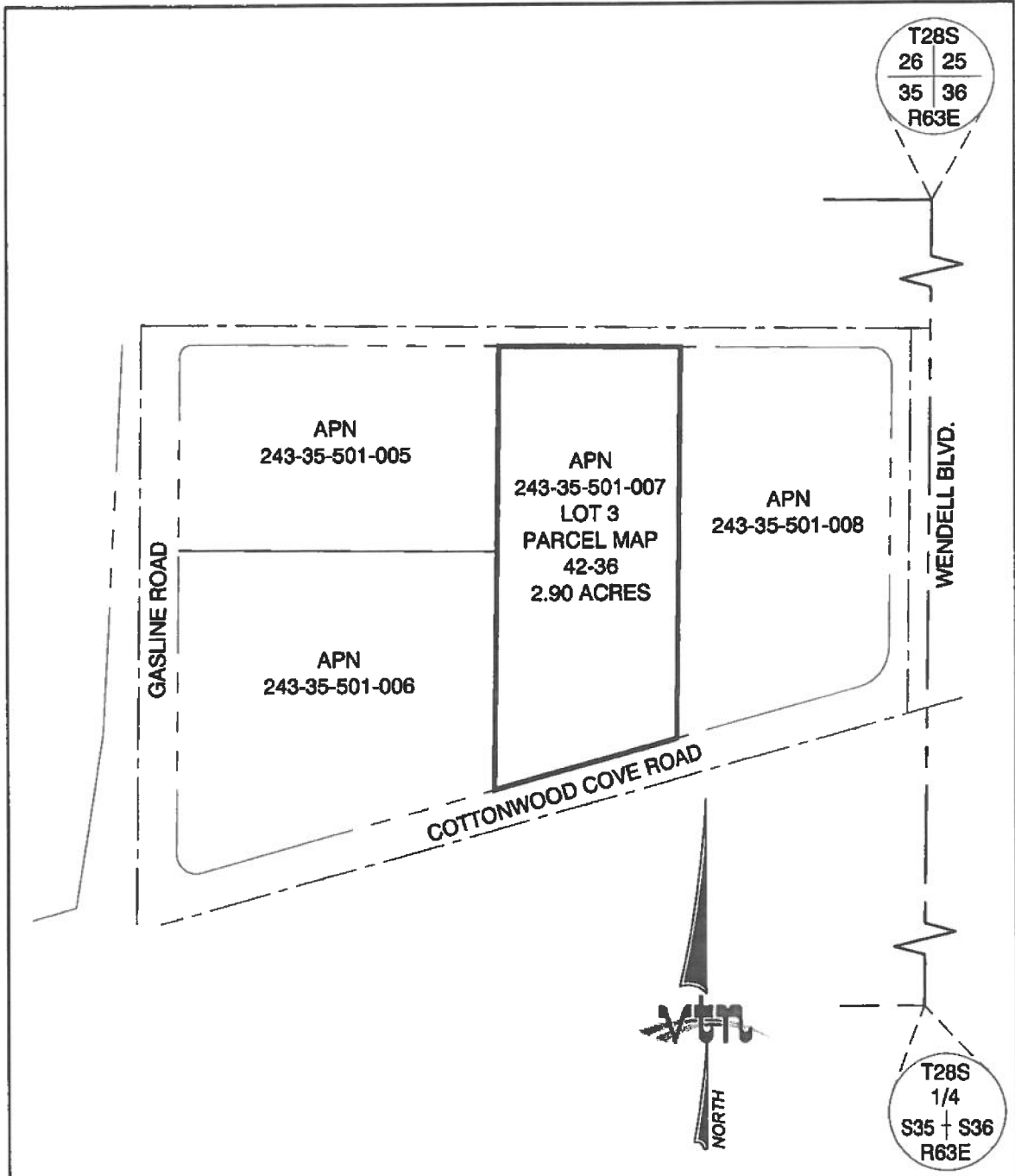


**LEGAL DESCRIPTION
BOUNDARY
APN: 243-35-501-007**

BEING ALL OF LOT 3 OF THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN FILE 42 OF PARCEL MAPS, AT PAGE 36, LOCATED WITHIN THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 63 EAST, M.D.M., CLARK COUNTY, NEVADA.


CONTAINING 2.90 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

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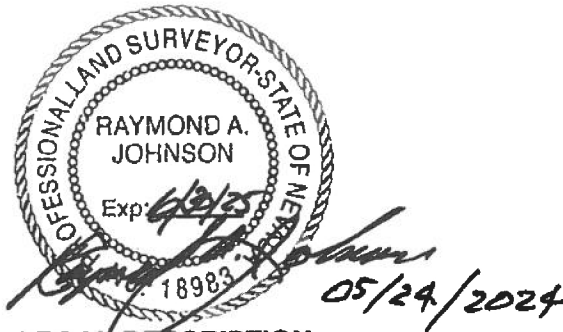
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 2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NV 89148-5148	EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION	SCALE	HORZ. 1"=200'
			VERT. N/A
		W.O. NO.	8282
		DRAWN BY:	WLB
		DATE:	MAY 2024
BOUNDARY LEGAL FOR APN 243-35-501-007		SHEET 2 OF 2	



2727 SOUTH RAINBOW BOULEVARD *
LAS VEGAS, NEVADA 89146-5148 PHONE 702-873-7550 * FAX 702-362-2597

W.O.8282
May 21, 2024
BY: BT
P.R. BY: TJ
PAGE 1 OF 2

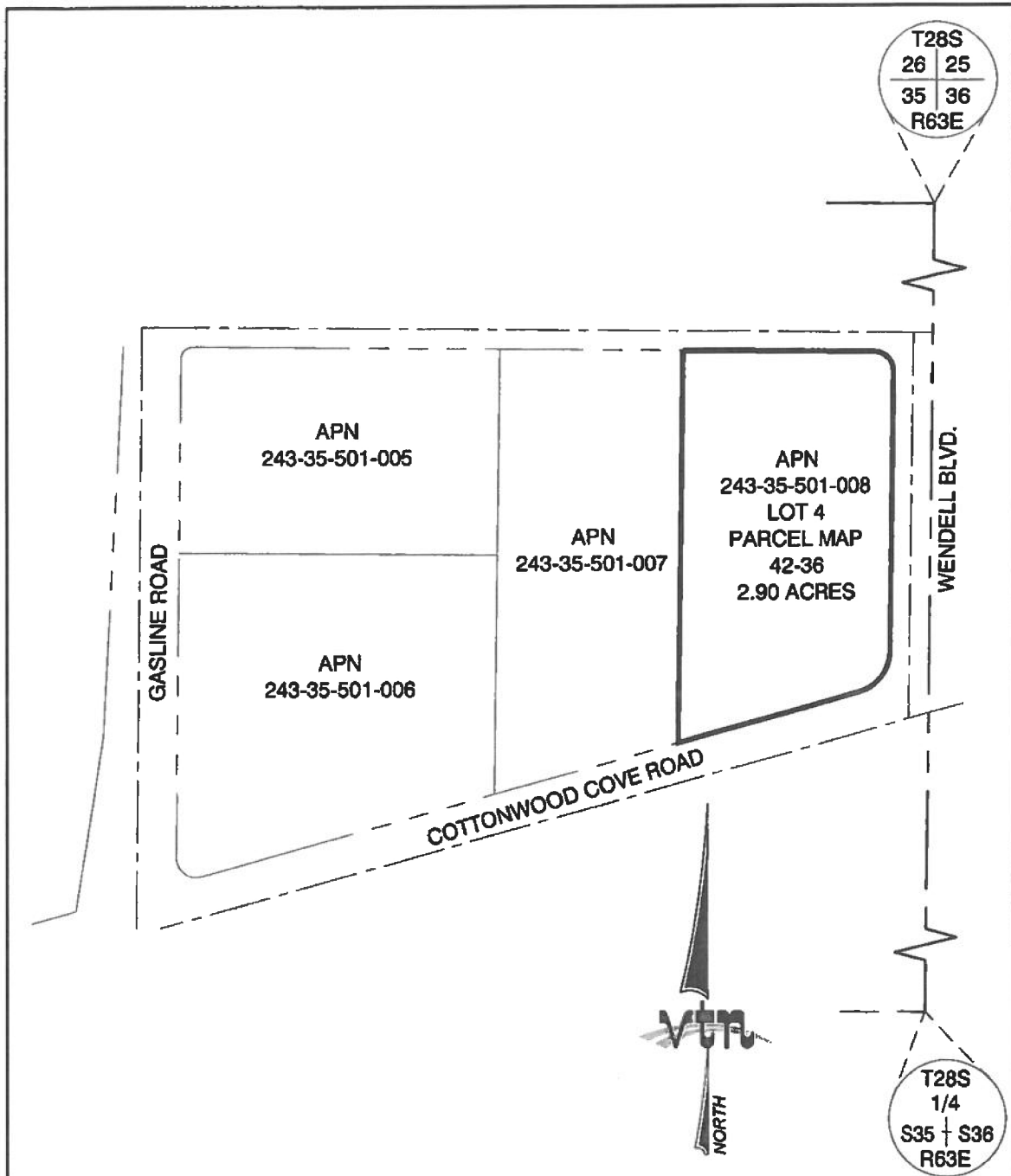


**LEGAL DESCRIPTION
BOUNDARY
APN: 243-35-501-008**

BEING ALL OF LOT 4 OF THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN FILE 42 OF PARCEL MAPS, AT PAGE 36, LOCATED WITHIN THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 63 EAST, M.D.M., CLARK COUNTY, NEVADA.

CONTAINING 2.90 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

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 2727 SOUTH RAINBOW BOULEVARD
 LAS VEGAS, NV 89146-5148

**EXHIBIT TO ACCOMPANY
 LEGAL DESCRIPTION**

**BOUNDARY LEGAL FOR
 APN 243-35-501-008**

SCALE	HORZ.	1"=200'
	VERT.	N/A
W.O. NO.	8282	
DRAWN BY:	WLB	
DATE:	MAY 2024	
SHEET	2	OF 2











Zoning 12/4/2024 #23 Approved item for signature

Final Audit Report

2024-12-05

Created:	2024-12-04 (Pacific Standard Time)
By:	Asano Taylor (TaylorA@ClarkCountyNV.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJ02zCBNpACf3a4vUd089vtS2BM_HpWHq

"Zoning 12/4/2024 #23 Approved item for signature" History

-  Document created by Asano Taylor (TaylorA@ClarkCountyNV.gov)
2024-12-04 - 1:51:54 PM PST - IP address: 198.200.132.41
-  Document emailed to tsegerblom@clarkcountynv.gov for signature
2024-12-04 - 2:08:47 PM PST
-  Email viewed by tsegerblom@clarkcountynv.gov
2024-12-05 - 2:49:41 PM PST - IP address: 198.200.132.41
-  Agreement viewed by tsegerblom@clarkcountynv.gov
2024-12-05 - 2:49:42 PM PST - IP address: 198.200.132.41
-  Signer tsegerblom@clarkcountynv.gov entered name at signing as Tick Segerblom
2024-12-05 - 2:50:13 PM PST - IP address: 198.200.132.41
-  Document e-signed by Tick Segerblom (tsegerblom@clarkcountynv.gov)
Signature Date: 2024-12-05 - 2:50:15 PM PST - Time Source: server- IP address: 198.200.132.41
-  Document emailed to Carl Bates (cbates@clarkcountynv.gov) for signature
2024-12-05 - 2:50:17 PM PST
-  Agreement viewed by Carl Bates (cbates@clarkcountynv.gov)
2024-12-05 - 3:25:58 PM PST - IP address: 198.200.132.69
-  Document e-signed by Carl Bates (cbates@clarkcountynv.gov)
Signature Date: 2024-12-05 - 3:26:14 PM PST - Time Source: server- IP address: 198.200.132.69
-  Agreement completed.
2024-12-05 - 3:26:14 PM PST

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

CC CLERK
ATTN: COMMISSION CLERK
RM 6037
500 S GRAND CENTRAL PKWY
LAS VEGAS NV 89155

Account #
Order ID

104095
326861

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal/Las Vegas Sun, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal/Las Vegas Sun, in 2 edition(s) of said newspaper issued from 12/11/2024 to 12/18/2024, on the following day(s):

12/11/2024, 12/18/2024

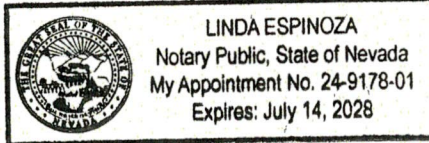
Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this December 18, 2024

Notary

Linda Espinoza



ORDINANCE NO. 5204

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 OCTOBER 2, 2024.

NOTICE IS HEREBY GIVEN that typewritten copies of the above numbered and entitled Ordinance are available for inspection by all interested parties at the Office of the County Clerk of Clark County, Nevada, at her Commission Division Office on the first floor of the Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada, and that said Ordinance was proposed by Commissioner Tick Segerblom on the 20th day of November 2024 and passed on the 4th day of December 2024, by the following vote of the Board of County Commissioners:

Aye: Tick Segerblom
William McCurdy II
James B. Gibson
Justin Jones
Marilyn K. Kirkpatrick
Ross Miller
Michael Naft

Nay: None

Abstaining: None

Absent: None

This Ordinance shall be in full force and effect from and after the 19th day of December 2024.

(SEAL) LYNN MARIE GOYA,
COUNTY CLERK and Ex-Officio
Clerk of the Board of County
Commissioners
Dated this 4th day of December
2024.

PUB: Dec. 11, 18, 2024
LV Review-Journal