

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-24-900551)  
ORDINANCE NO. 5182  
(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 17, 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 July 17, 2024, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

**ZC-24-0239**

From IL (Industrial Light) Zone to RS80 (Residential Single-Family 80) Zone. Generally located at the northwest corner of Royalite Street and Oregon Avenue.

APN: 219-06-101-004

**ZC-24-0252**

From RS5.2 (Residential Single-Family 5.2) Zone to CG (Commercial General) Zone. Generally located on the southwest corner of Moapa Valley Boulevard and Jones Street.

APN: 070-13-601-011

**ZC-24-0256**

From H-2 (General Highway Frontage) Zone to IL (Industrial Light) Zone for future industrial development. Generally located on the north side of Blue Diamond Road between Jones Boulevard and El Camino Road (alignment).

APN: 176-23-501-010; 176-23-501-023; 176-23-501-025

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subsections, clauses, phrases, or sentences contained in the Clark County Code in conflict herewith are hereby repealed.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 18th day of  
September 2024.

INTRODUCED by Commissioner Tick Segerblom

PASSED ON THE 2nd day of  
October 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 (Oct 3, 2024 16:18 PDT)

TICK SEGERBLOM, Chair

ATTEST: 

LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the 17th day of October, 2024.

**Exhibit "A"**  
**Legal Description(s)**

**(see next page for attachment(s))**

**EXHIBIT A**

**LEGAL DESCRIPTION**

**The Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 6, Township 25 South, Range 57 East, M.D.B. & M.**

**Except therefrom the East 30.00 feet and the South 30.00 feet and that certain spandrel area in the Southwest corner thereof as conveyed to the County of Clark by Deed recorded February 28, 1978 as Document No. 810523 in the Office of the County Recorder of Clark County, Nevada.**

**And further described as Lot Two (2) as shown on that certain Certificate of Land Division recorded December 12, 1980 in Book 1325 as Document No. 1284872 in the Office of the County Recorder of Clark County, Nevada.**

**Excepting therefrom the mobile home located thereon.**

20-24-0252

#### Legal Description

That portion of the West half (W1/2) of the Northeast quarter (NE1/4) of Section 13, Township 16 South, Range 67 East, M.D.B.&M., described more fully as follows: Commencing at a point 82.5 feet North and 544.5 feet West of the Northeast (NE) corner of block 5 of Overton Townsite Survey, as shown on the map thereof on file in Book 1 of Pats, page 21, in the office of the County Recorder of Clark County, Nevada, which is the North line of "A" Street at its intersection with the West line of First Street extended; thence West 231 feet along the North line of "A" Street to a point; thence N. 0°03'45" W. 742.95 feet to a point on the South Boundary of State Highway 12 Right of Way line; thence S. 50° 30' E. 299.64 feet along the State Highway Right of Way to a point, the intersection of the West line of First Street projected with the South State Highway 12 Right of Way line; thence S. 0° 03' E. 552.36 feet along the West line of First Street projected to the point of true beginning. Containing 3.43 acres more or less.

TOGETHER WITH any and all improvements thereon.

SUBJECT TO easements, restrictions, reservations, and rights of way of record or enforceable in law and equity.

2C-24-0256  
1 of 3

## Legal Description

### Portion of APN 176-23-501-023

The land referred to herein below is situated in the County of Clark, State of Nevada, and described as follows:

THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) AND THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) AND THE NORTH HALF (N  $\frac{1}{2}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) AND THE NORTH HALF (N  $\frac{1}{2}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) AND THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

176-23-501-010

ZC-24-6256

~~FOIA~~

2 of 3

## Legal Description

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THE INTEREST OF THE UNION PACIFIC RAILROAD COMPANY IN THAT PORTION OF SAID LAND WITHIN THE LINES OF THE RIGHT-OF-WAY OF L.A. & S.L. (UNION PACIFIC) RAILROAD.



ZC-24-0256  
3 of 3

### **Legal Description 176-23-501-025**

THE LAND REFERRED TO HEREIN SITUATED IN THE STATE OF NEVADA, COUNTY OF CLARK,  
DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE  
NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) **AND** THE NORTHWEST  
QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE  
1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 60  
EAST M.D.M.

ASSESSOR PARCEL NO.: 176-23-501-025











# Zoning 10/02/2024 #14 Approved item for signature

Final Audit Report

2024-10-04

Created:	2024-10-02 (Pacific Daylight Time)
By:	Ricky McColl (FYM@ClarkCountyNV.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAI0Wn7oh_RV_AH8DYa0-2HeUT9LoTd3B4

## "Zoning 10/02/2024 #14 Approved item for signature" History

-  Document created by Ricky McColl (FYM@ClarkCountyNV.gov)  
2024-10-02 - 11:01:57 AM PDT - IP address: 198.200.132.41
-  Document emailed to tsegerblom@clarkcountynv.gov for signature  
2024-10-02 - 11:52:57 AM PDT
-  Email viewed by tsegerblom@clarkcountynv.gov  
2024-10-03 - 4:18:21 PM PDT - IP address: 152.39.225.75
-  Agreement viewed by tsegerblom@clarkcountynv.gov  
2024-10-03 - 4:18:21 PM PDT - IP address: 152.39.225.75
-  Signer tsegerblom@clarkcountynv.gov entered name at signing as Tick Segerblom  
2024-10-03 - 4:18:44 PM PDT - IP address: 198.200.132.41
-  Document e-signed by Tick Segerblom (tsegerblom@clarkcountynv.gov)  
Signature Date: 2024-10-03 - 4:18:46 PM PDT - Time Source: server- IP address: 198.200.132.41
-  Document emailed to Lynn Goya (Lynn.Goya@ClarkCountyNV.gov) for signature  
2024-10-03 - 4:18:47 PM PDT
-  Agreement viewed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)  
2024-10-04 - 2:23:14 PM PDT - IP address: 198.200.132.69
-  Document e-signed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)  
Signature Date: 2024-10-04 - 2:23:23 PM PDT - Time Source: server- IP address: 198.200.132.69
-  Agreement completed.  
2024-10-04 - 2:23:23 PM PDT

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 # 104095  
Order ID 323616

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 10/09/2024 to 10/16/2024, on the following day(s):

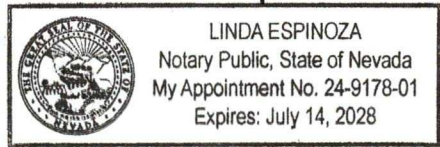
10/09/2024, 10/16/2024

*Leslie McCormick*

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this October 16, 2024

Notary *Linda Espinoza*



ORDINANCE NO. 5182

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 17, 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 18th day of September 2024 and passed on the 2nd day of October 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 17th day of October 2024.

(SEAL) LYNN MARIE GOYA,  
COUNTY CLERK  
and Ex-Officio Clerk of the  
Board of County  
Commissioners

Dated this 2nd of October 2024.

PUB: Oct. 9, 16, 2024  
LV Review-Journal

