

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-24-900846)

ORDINANCE NO. 5224
(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 16, 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 16, 2024, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-24-0409

From RS20 (Residential Single-Family 20) Zone to RM18 (Residential Multi-Family 18) Zone. Generally located 630 feet east of Fort Apache Road and the north side of Oquendo Road.

APN:163-32-101-009

ZC-24-0427

From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Windmill Lane and the west side of Warbonnet Way.

APN:176-16-501-005 ptn

ZC-24-0438

From RS20 (Residential Single-Family 20) Zone to RS2 (Residential Single-Family 2) Zone. Generally located on the south side of Agate Avenue and the west side of Warbonnet Way.

APN:176-21-601-003; 176-21-601-004

ZC-24-0453

From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Rochelle Avenue, 330 feet west of El Capitan Way.

APN:163-20-201-008

ZC-24-0474

From RS20 (Residential Single-Family 20) Zone to IL (Industrial Light) Zone. Generally located on the west side of Tenaya Way and the south side of Arby Avenue (alignment).

APN:176-03-402-002; 176-03-402-003

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subsections, clauses, phrases, or sentences contained in the Clark County Code in conflict herewith are hereby repealed.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 22nd day of
January 2025.

INTRODUCED by Commissioner Tick Segerblom

PASSED ON THE 5th day of
February 2025.

VOTE:

AYES:

Tick Segerblom
William McCurdy II
April Becker
James B. Gibson
Justin Jones
Marilyn K. Kirkpatrick
Michael Naft

NAYS:

None

ABSTAINING:

None

ABSENT:

None

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By 
Tick Segerblom (Feb 10, 2025 09:12 PST)
TICK SEGERBLOM, Chair

ATTEST:



LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the 20th day
of February, 2025.

Exhibit "A"
Legal Description(s)

(see next page for attachment(s))

zc-24-0409

LEGAL DESCRIPTION

THE WEST HALF (W $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B.&M.

2C-24-046.7

APN: 176-16-501-005
GRANTOR: Lennar

Exhibit 'A'

Explanation:

This legal description describes the portion of the subject property described for a zone change in support of the "Warbonnet & Windmill" project.

Legal Description

THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.



5/28/24

Verland K. Pierson, PLS
Professional Land Surveyor
Nevada License No. 18176



20-24-0427

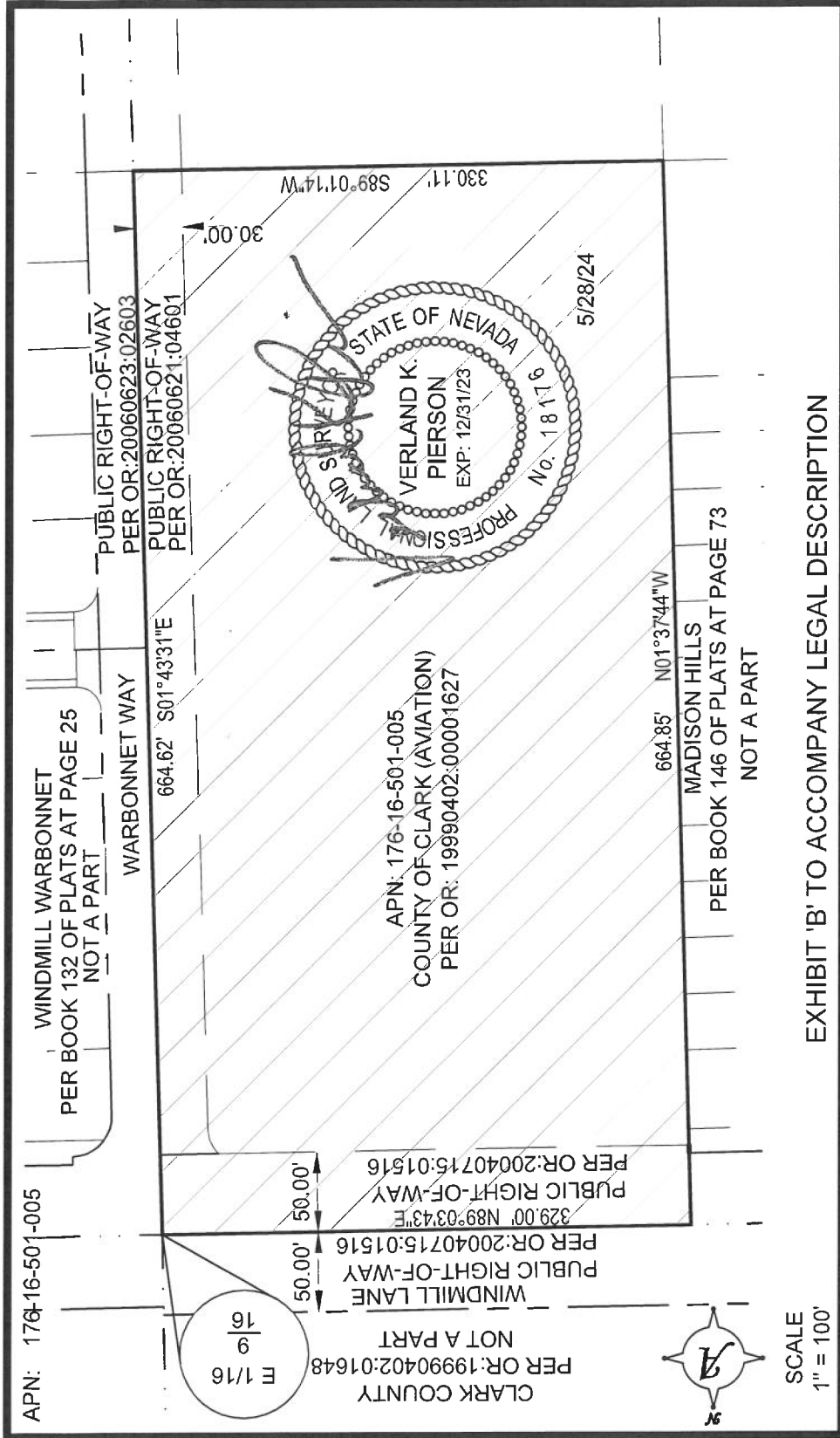
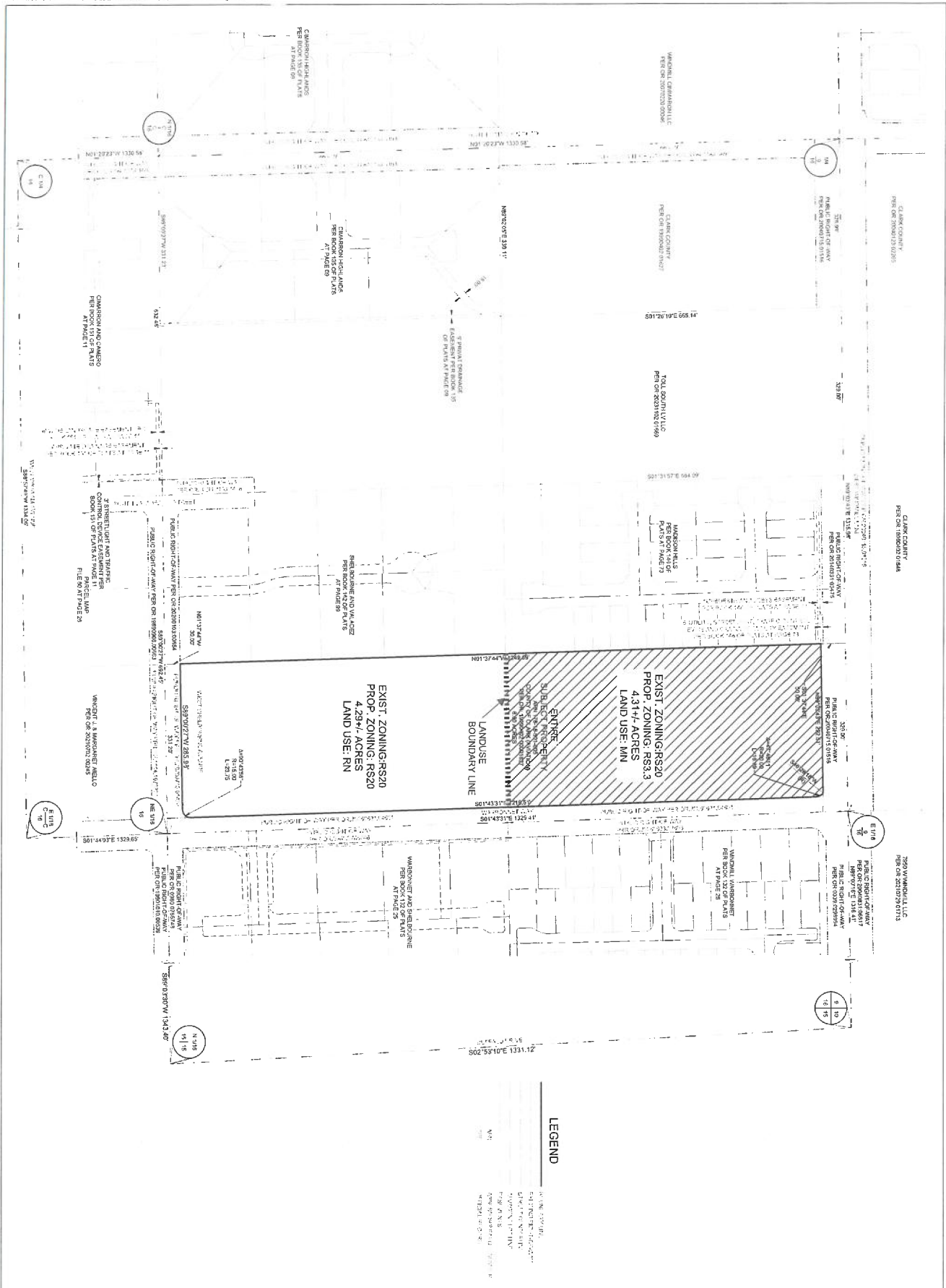


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

APN: 176-16-501-005 PER BOOK 132 OF PLATS AT PAGE 25 NOT A PART	NAME: JOB NO: DRAWN BY: APN NUMBER: CLIENT: SHEET	LEN012404 ZONE CHANGE LEN012404 RWF 176-16-501-005 LENNAR 2 OF 2
WINDMILL WARBONNET PER BOOK 132 OF PLATS AT PAGE 25 NOT A PART	3283 E. Warm Springs Road, Suite 300 Las Vegas, Nevada 89120 Office Phone: (702) 586-9296 www.actus-nv.com	
	Engineering - Surveying - Consulting - Planning	

2C-24-0427



20-24-0438

LEGAL DESCRIPTION

APN 176-21-601-003

THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE
SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION
21, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.

APN 176-21-601-004

THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE
SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION
21, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.

20-24-0453

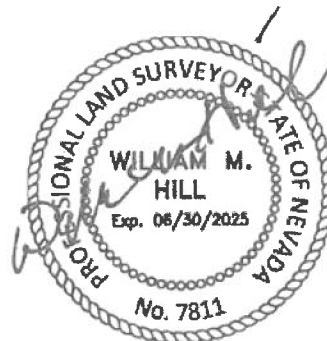
JOB #124024-A-001
DATE: AUGUST 8, 2024

**OVERALL LEGAL DESCRIPTION
ASPEN GROVE
APN 163-20-201-008**

BEING THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

CONTAINING +/- 5.17 ACRES.

END OF DESCRIPTION.



8/08/2024

20-24-0404

LEGAL DESCRIPTION

APN: 176-03-402-002

THE SOUTH HALF (S 1/2) 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 SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M.

EXCEPTING THEREFROM SAID LAND AS CONVEYED TO CLARK COUNTY BY DEED RECORDED DECEMBER 8, 1980 IN BOOK 1322 AS DOCUMENT NO. 12817 41 OF OFFICIAL RECORDS.

FURTHER DESCRIBED AS LOT ONE (1) OF THAT CERTIFICATE OF LAND DIVISION 191-80 RECORDED DECEMBER 8, 1980 IN BOOK 1322 AS DOCUMENT NO. 12817 40 OF OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION OF LAND BY THAT CERTAIN ORDER OF VACATION RECORDED AUGUST 22, 2007, IN BOOK 20070822 AS DOCUMENT NO. 0005535, OF OFFICIAL RECORDS CLARK COUNTY, NEVADA.

APN: 176-03-402-003

THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION THREE (3), TOWNSHIP TWENTY-TWO (22) SOUTH, RANGE SIXTY (60) EAST, M.D.B.M.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE COUNTY OF CLARK FOR ROAD PURPOSES BY AN INSTRUMENT RECORDED JANUARY 22, 1974, IN BOOK 396 AS DOCUMENT NO. 355211 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.











Zoning 2/5/2025 Approved item #26 for signature

Final Audit Report

2025-02-10

Created:	2025-02-05 (Pacific Standard Time)
By:	Asano Taylor (TaylorA@ClarkCountyNV.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAkeRYscBUxE-d_OrG6J2tj92rP6GPxqLu

"Zoning 2/5/2025 Approved item #26 for signature" History

-  Document created by Asano Taylor (TaylorA@ClarkCountyNV.gov)
2025-02-05 - 3:51:29 PM PST- IP address: 198.200.132.41
-  Document emailed to tsegerblom@clarkcountynv.gov for signature
2025-02-05 - 4:21:06 PM PST
-  Agreement viewed by Asano Taylor (TaylorA@ClarkCountyNV.gov)
2025-02-10 - 7:24:21 AM PST- IP address: 198.200.132.41
-  Asano Taylor (TaylorA@ClarkCountyNV.gov) replaced signer Lynn Goya (Lynn.Goya@ClarkCountyNV.gov) with Carl Bates (cbates@clarkcountynv.gov)
2025-02-10 - 7:24:38 AM PST- IP address: 198.200.132.41
-  Email viewed by tsegerblom@clarkcountynv.gov
2025-02-10 - 9:11:59 AM PST- IP address: 198.200.132.41
-  Agreement viewed by tsegerblom@clarkcountynv.gov
2025-02-10 - 9:12:00 AM PST- IP address: 198.200.132.41
-  Signer tsegerblom@clarkcountynv.gov entered name at signing as Tick Segerblom
2025-02-10 - 9:12:21 AM PST- IP address: 198.200.132.41
-  Document e-signed by Tick Segerblom (tsegerblom@clarkcountynv.gov)
Signature Date: 2025-02-10 - 9:12:23 AM PST - Time Source: server- IP address: 198.200.132.41
-  Document emailed to Carl Bates (cbates@clarkcountynv.gov) for signature
2025-02-10 - 9:12:24 AM PST
-  Email viewed by Carl Bates (cbates@clarkcountynv.gov)
2025-02-10 - 3:39:02 PM PST- IP address: 198.200.132.69

 Agreement viewed by Carl Bates (cbates@clarkcountynv.gov)

2025-02-10 - 3:39:25 PM PST- IP address: 198.200.132.69

 Document e-signed by Carl Bates (cbates@clarkcountynv.gov)

Signature Date: 2025-02-10 - 3:39:46 PM PST - Time Source: server- IP address: 198.200.132.69

 Agreement completed.

2025-02-10 - 3:39:46 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
329851

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 02/12/2025 to 02/19/2025, on the following day(s):

02/12/2025, 02/19/2025

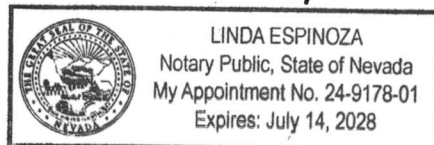
Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this February 19, 2025

Notary

Linda Espinoza



ORDINANCE NO. 5224

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 16, 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 22nd day of January 2025 and passed on the 5th day of February 2025, by the following vote of the Board of County Commissioners:

Aye:

Tick Segerblom
William McCurdy II
April Becker
James B. Gibson
Justin Jones
Marilyn K. Kirkpatrick
Michael Naft

Nay: None

Abstaining: None

Absent: None

This Ordinance shall be in full force and effect from and after the 20th day of February 2025.

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

Dated this 5th day of February
2025.

PUB: Feb. 12, 19, 2025
LV Review-Journal