

CLARK COUNTY BOARD OF COMMISSIONERS
ZONING / SUBDIVISIONS / LAND USE
AGENDA ITEM

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-25-900939: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on October 19, 2022 and September 3, 2025. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meetings on October 19, 2022 and September 3, 2025, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board conduct a public hearing.

Cleared For Agenda
12/03/25

BILL NO. 11-19-25-4

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-25-900939)

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 OCTOBER 19, 2022 AND SEPTEMBER 3, 2025.

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 19, 2022, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

NZC-22-0425

From M-D (Designed Manufacturing) Zone to M-1 (Light Manufacturing) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Levi Avenue.

APN: 176-35-211-001

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on September 3, 2025, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-25-0430

From H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located north of Las Vegas Boulevard and west of Lamb Boulevard.

APN: 140-07-601-012; 140-07-601-019; 140-07-601-020

ZC-25-0447

From CG (Commercial General) Zone to RS2 (Residential Single-Family 2) Zone. Generally located south of Warm Springs Road and west of Pioneer Way.

APN: 176-10-101-004; 176-10-101-005

ZC-25-0516

From RS40 (Residential Single-Family 40) Zone to RS20 (Residential Single-Family 20) Zone. Generally located west of Paiute Street and south of Jensen Avenue.

APN: 041-22-701-018

ZC-25-0523

From RS80 (Residential Single-Family 80) Zone and H-2 (General Highway Frontage District) Zone to IL (Industrial Light) Zone. Generally located south of Washburn Road and west of Mount Hood Street.
APN: 123-34-310-029; 123-34-310-033

ZC-25-0526

From RS40 (Residential Single-Family 40) Zone to CG (Commercial General) Zone. Generally located west of Moapa Valley Boulevard and south of Whipple Avenue.
APN: 041-27-101-007

ZC-25-0531

From RS20 (Residential Single-Family 20) Zone to CP (Commercial Professional) Zone. Generally located east of Giles Street and north of Ford Avenue.
APN: 177-16-301-020; 177-16-301-022

SECTION 3. 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 4. 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 5. 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 _____ day of
_____ 2025.

INTRODUCED by _____

PASSED ON THE _____ day of
_____ 2025.

VOTE:
AYES:

NAYS:

ABSTAINING:

ABSENT:

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By _____
TICK SEGERBLOM, Chair

ATTEST:

LYNN MARIE GOYA, County Clerk

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

Exhibit "A"
Legal Description(s)

(see next page for attachment(s))

Exhibit "A"
Legal Description(s)

(see next page for attachment(s))

LEGAL DESCRIPTION

The west half (w $\frac{1}{2}$) of the northwest quarter (nw $\frac{1}{4}$) of the southwest quarter (sw $\frac{1}{4}$)
of the northwest quarter (nw $\frac{1}{4}$) of section 35 together with the southwest quarter (sw $\frac{1}{4}$)
of the southwest quarter (sw $\frac{1}{4}$) of the northwest quarter (nw $\frac{1}{4}$) section 35, township 22 south, range
60 east, M.D.M., Clark County, Nevada.

Containing 15.08 acres more or less.

PARCEL 1A: (APN 140-07-601-012)

BEING A PORTION OF PARCEL TWO (2), AS SHOWN BY MAP THEREOF IN FILE 93 OF PARCEL MAPS, PAGE 61, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 7; THENCE NORTH 00°19'01" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 870.57 FEET; THENCE SOUTH 89°40'59" WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LAMB BOULEVARD (100.00 FEET WIDE), SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 54°08'23" WEST A DISTANCE OF 779.30 FEET; THENCE SOUTH 00°23'41" EAST A DISTANCE OF 161.77 FEET; THENCE NORTH 89°36'19" EAST A DISTANCE OF 245.00 FEET; THENCE SOUTH 00°23'41" EAST A DISTANCE OF 244.42 FEET; THENCE SOUTH 59°18'21" EAST A DISTANCE OF 23.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7; THENCE NORTH 89°36'19" EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 20.00 FEET; THENCE NORTH 00°23'41" WEST A DISTANCE OF 386.77 FEET; THENCE NORTH 54°06'23" EAST A DISTANCE OF 396.09 FEET; THENCE NORTH 89°40'59" EAST A DISTANCE OF 24.80 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED LAMB BOULEVARD (100.00 FEET WIDE); THENCE NORTH 00° 19'01" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF A DISTANCE OF 45.00 FEET; THENCE SOUTH 89°40'49" WEST A DISTANCE OF 30.65 FEET; THENCE SOUTH 54°06'23" WEST A DISTANCE OF 91.42 FEET; THENCE NORTH 00°19'01" WEST A DISTANCE OF 33.53 FEET; THENCE NORTH 35°53'37" WEST A DISTANCE OF 60.16 FEET; THENCE NORTH 00°19'01" WEST A DISTANCE OF 37.59 FEET; THENCE NORTH 54°06'23" EAST A DISTANCE OF 159.65 FEET; THENCE NORTH 89°40'59" EAST A DISTANCE OF 10.15 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED LAMB BOULEVARD (100.00 FEET WIDE); THENCE NORTH 00°19'01" WEST ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 38.00 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THE DOCUMENT RECORDED JUNE 2, 2016 IN BOOK 20160602, AS INSTRUMENT NO. 0000054, OF OFFICIAL RECORDS.

PARCEL 1B: (APN 140-07-601-019)

THAT PORTION OF THE SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼) IN SECTION 7, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

LOT ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN FILE 106 OF PARCEL MAPS, PAGE 14, RECORDED NOVEMBER 26, 2005 IN BOOK 20051126 AS INSTRUMENT NO. 001162, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 1C: (APN 140-07-601-020)

THAT PORTION OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M. DESCRIBED AS FOLLOWS:

LOT TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 106 OF PARCEL MAPS, PAGE 14, RECORDED NOVEMBER 26, 2005 IN BOOK 20051126 AS INSTRUMENT NO. 001162, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS, DELIVERIES, DRIVEWAY AND PARKING PURPOSES AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 15, 1998 IN BOOK 980715 AS INSTRUMENT NO. 02007

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS, DELIVERIES, DRIVEWAY AND PARKING PURPOSES AS SET FORTH IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED JULY 14, 2000 IN BOOK 20000714 AS INSTRUMENT NO. 00388 OF OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION

176-10-101-004

176-10-101-005

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED BY THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED JANUARY 10, 1980 IN BOOK 1171 AS INSTRUMENT NO. 1130771, OFFICIAL RECORDS.

ALSO KNOW AS LOT 1 OF THAT CERTAIN CERTIFICATE OF LAND DIVISION LD 210-79 RECORDED JANUARY 10, 1980 IN BOOK 1171 AS INSTRUMENT NO. 1130770, OFFICIAL RECORDS.

TOGETHER WITH:

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED BY THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED JANUARY 10, 1980 IN BOOK 1171 AS INSTRUMENT NO. 1130771, OFFICIAL RECORDS.

ALSO KNOWN AS LOT 2 OF THAT CERTAIN CERTIFICATE OF LAND DIVISION LD 210-79 RECORDED JANUARY 10, 1980 IN BOOK 1171 AS INSTRUMENT NO. 1130770, OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION AS VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED JULY 20, 2004 IN BOOK 20040720 AS INSTRUMENT NO. 005601, OFFICIAL RECORDS.

CONTAINS 4.21 ACRES, MORE OR LESS

ZC-25-0523

1 of 2

Parcel: 123-34-310-029

Lots Fifteen (15) and Sixteen (16) in Block Four (4) of North Las Vegas Heights, as shown by map thereof on file in Book 2 of Plats, page 1, in office of the County Recorder of Clark County, Nevada.

ZC-25-0523

2 of 2

Parcel: 123-34-310-033

Lots Three (3) and Four (4) in Block Five (5) of North Las Vegas Heights, as shown by map thereof on file in Plat Book two (2), page one (1), in the office of the County Recorder of Clark County, Nevada.

Legal Description

APN-041-27-101-007

A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE
NORTHWEST QUARTER (E 1/2 OF NE 1/4 OF NW 1/4) OF SECTION 27, TOWNSHIP
15 SOUTH, RANGE 67 EAST OF THE M.D.B. & M, CLARK COUNTY, NEVADA, DESCRIBED AS
FOLLOWS:

PARCEL ONE (1) OF THAT CERTAIN PARCEL MAP ON FILE IN FILE 28 OF PARCEL
MAPS, PAGE 40, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, AND
RECORDED OCTOBER 5, 1979 IN BOOK 1129 AS DOCUMENT NO.
1088083 OF OFFICIAL RECORDS.

ZC-25-0531

LEGAL DESCRIPTION

APN 177-16-301-020

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

LOT ONE (1) AS SHOWN BY MAP THEREOF IN FILE 50 OF PARCEL MAPS, PAGE 98 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

APN 177-16-301-022

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

LOT THREE (3) AS SHOWN BY MAP THEREOF IN FILE 50 OF PARCEL MAPS, PAGE 98 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.