

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

---

**Petitioner:** Jennifer Ammerman, Deputy Director, Department of Comprehensive Planning

---

**Recommendation:** ORD-26-900125: 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 6, 2021 and January 7, 2026. (For possible action)

---

**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

At the Board of County Commissioners meetings on October 6, 2021 and January 7, 2026 the attached zone changes were approved to reclassify certain properties and the zoning map.

Staff recommends the Board conduct a public hearing.

**Cleared For Agenda**  
04/08/26

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-26-900125)

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 6, 2021 AND JANUARY 7, 2026.

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 6, 2021, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

**NZC-21-0321**

From R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone. Generally located west of Decatur Boulevard and south of Serene Avenue.

APN: 176-24-711-001 through 222

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on January 7, 2026, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

**ZC-25-0720**

From CR (Commercial Resort) Zone to RS80 (Residential Single-Family 80) Zone. Generally located south of Casino Drive and east of Needles Highway.

APN: 264-34-101-003

**ZC-25-0726**

From RS20 (Residential Single-Family 20) Zone to IL (Industrial Light) Zone. Generally located west of Jones Boulevard and north of Serene Avenue.

APN: 176-23-601-018 ptn

**ZC-25-0736**

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

APN: 140-07-601-014

**ZC-25-0741**

From IP (Industrial Park) Zone to CG (Commercial General) Zone. Generally located south of Blue Diamond Road and east of Santa Margarita Street.

APN: 176-23-201-019

**ZC-25-0778**

From H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located east of Fremont Street and south of Olive Street (alignment).

APN: 162-01-202-009

**ZC-25-0786**

From CP (Commercial Professional) Zone to CG (Commercial General) Zone. Generally located west of Jones Street and north of Perkins Avenue.

APN: 070-13-710-050

**ZC-25-0802**

From RS20 (Residential Single-Family 20) Zone to RM50 (Residential Multi-Family 50) Zone. Generally located west of Parvin Street (alignment) and south of Loretta Lane.

APN: 191-05-601-019

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 \_\_\_\_\_ 2026.

INTRODUCED by \_\_\_\_\_

PASSED ON THE \_\_\_\_\_ day of \_\_\_\_\_

VOTE:

AYES:

\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

NAYS:

\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

ABSTAINING:

\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

ABSENT:

\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By \_\_\_\_\_
MICHAEL NAFT, Chair

ATTEST:

\_\_\_\_\_
LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the \_\_\_\_\_ day of
\_\_\_\_\_, 2026.

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

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

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

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

**NZC-21-0321**

**LEGAL DESCRIPTION**

The Northeast quarter (NE  $\frac{1}{4}$ ) of the Northeast quarter (NE  $\frac{1}{4}$ ) of the Southeast quarter (SE  $\frac{1}{4}$ ) of Section 24 and the North half (N  $\frac{1}{2}$ ) of the Southeast quarter (SE  $\frac{1}{4}$ ) of the Northeast quarter (NE  $\frac{1}{4}$ ) of the Southeast quarter (SE  $\frac{1}{4}$ ) of Section 24, Township 22 south, Range 60 East, M.D.M., Clark County, Nevada.

Excepting therefrom those dedicated portions of Serene Avenue and Decatur Boulevard described in that certain document recorded as Instrument Number 20220413-0001831, Clark County Nevada, Official Records. Said parcel contains 13.02 Acres, more or less.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A PORTION OF LOT FOUR (4) OF FILE 75, PAGE 97 AND A PORTION OF LOT ONE (1) OF FILE 87, PAGE 40 OF PARCEL MAPS, SITUATE IN THE SOUTH HALF (S ½) OF SECTION 27 AND THE NORTH HALF (N ½) OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 66 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" G.L.O. BRASS CAP AT THE SOUTHEAST CORNER (SE COR.) OF SECTION 27, TOWNSHIP 32 SOUTH, RANGE 66 EAST, M.D.M.;

THENCE SOUTH 89°18'34" WEST, 2,645.71 FEET TO THE SOUTH QUARTER CORNER (S ¼ COR.) OF SECTION 27, TOWNSHIP 32 SOUTH, RANGE 66 EAST, M.D.M.;

THENCE SOUTH 89°37'02" WEST, 2,637.93 FEET TO A 3" BRASS CAP AT THE SOUTHWEST CORNER (SW COR.) OF SECTION 27, TOWNSHIP 32 SOUTH, RANGE 66 EAST, M.D.M., AND THE POINT OF BEGINNING; SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 01°08'36" WEST, A RADIAL DISTANCE OF 578.15 FEET;

THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 29°39'38", (CHORD BEARING AND DISTANCE BEING NORTH 74°01'35" EAST, 295.96 FEET), 299.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 30°48'14" EAST, A RADIAL DISTANCE OF 25.00 FEET;

THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 104°42'51", (CHORD BEARING AND DISTANCE BEING, SOUTH 06°50'21" WEST, 39.59 FEET), 45.69 FEET;

THENCE SOUTH 44°28'55" WEST, 5.00 FEET;

THENCE SOUTH 45°31'05" EAST, 450.92 FEET;

THENCE SOUTH 51°08'56" EAST, 192.70 FEET;

THENCE SOUTH 00°17'52" WEST, 37.00 FEET;

THENCE SOUTH 15°17'52" EAST, 126.27 FEET;

THENCE NORTH 89°42'08" WEST, 772.54 FEET;

THENCE NORTH 00°54'05" WEST, 553.11 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS PARCEL "F" ON THAT RECORD OF SURVEY FILED IN FILE 137 OF RECORD OF SURVEYS, AT PAGE 99.

ZC-25-0720

**ZC-25-0726**

LEGAL DESCRIPTION 176-23-601-018

Mount Diablo Meridian, Nevada

T. 22 S., R. 60 E.,  
Sec. 23, E1/2 SW1/4 SE1/4 NE1/4 and SW1/4 SE1/4 SE1/4 NE1/4.

The area described contains 7.50 acres

ORDER NO. : 5115043843

**EXHIBIT A**

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

## Parcel I:

That portion of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 7, Township 20 South, Range 62 East, M.D.B.&M., according to the Official Plat of said land on file in the Office of the Bureau of Land Management, Clark County, Nevada, and being more particularly described as follows:

Being a portion of Lot Three (3), as shown by map thereof on file in File 93 of Parcel Maps, Page 61, in the Office of the County Recorder of said 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 1/4) of said Section 7; thence South 89°36'19" West along the South line thereof a distance of 418.05 feet; thence North 59°16'21" West a distance of 23.36 feet to the True Point of Beginning; thence continuing North 59°16'21" West a distance of 286.20 feet; thence North 00°23'41" West a distance of 96.50 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 to the True Point of Beginning.

(Said land also known as Lot Three (3) of that certain Boundary Line Adjustment Survey on file in File 101 of Surveys, Page 50, recorded March 29, 1999 in Book 990329 as Document No. 00941, in the Office of the County Recorder of Clark County, Nevada.)

## Parcel II:

A non-exclusive easement for ingress, egress, driveway access and reciprocal and mutual non-exclusive easements for parking purposes as set forth in that certain Reciprocal Easement Agreement recorded July 14, 2000 in Book 20000714 as Document No. 00388 of Official Records, Clark County, Nevada.

APN: 140-07-601-014

ZC-25-0741

APN: 176-23-201-019

THE PORTION OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M, DESCRIBED AS FOLLOWS: LOT TWO (2) AS SHOWN BY MAP THEREOF IN FILE 113 OF PARCEL MAPS, PAGE 91 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 1, TOWNSHIP 21 SOUTH, RANGE 61 EAST, MOUNT DIABLO MERIDIAN, IN THE COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE CONCRETE MONUMENT BEING THE INTERSECTION OF THE NORTHEASTERLY LINE OF U.S. 93-95-466 (200 FEET WIDE) WITH THE NORTHERLY 1/16 SECTION LINE OF SAID SECTION 1, FROM WHICH THE WEST ¼ CORNER OF SAID SECTION 1 BEARS SOUTH 56°02'15" WEST A DISTANCE OF 2436.51 FEET; THENCE SOUTH 42°27' EAST, ALONG THE NORTHEASTERLY LINE OF SAID U.S. HIGHWAY, 355.57 FEET TO THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND CONVEYED TO LEWIS H. SIMS, ET UX, BY DEED RECORDED APRIL 19, 1960, AS DOCUMENT NO. 194779 OF OFFICIAL RECORDS OF SAID COUNTY, SAID MOST SOUTHERLY CORNER BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 47°33' EAST, ALONG THE SOUTHEASTERLY LINE OF SAID CONVEYED PARCEL, 200.00 FEET; THENCE SOUTH 42°27' EAST, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID U.S. HIGHWAY, 80.00 FEET TO THE MOST NORTHERLY CORNER OF THAT PARCEL OF LAND CONVEYED TO M.D. CLOSE, SR., ET UX, BY DEED RECORDED DECEMBER 5, 1961, AS DOCUMENT NO. 267479 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 47°33' WEST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL CONVEYED BY DOCUMENT NO. 267479, A DISTANCE OF 200.00 FEET TO THE NORTHEASTERLY LINE OF SAID U.S. HIGHWAY; THENCE NORTH 42°27' WEST, ALONG SAID NORTHEASTERLY LINE, 80.00 FEET TO THE TRUE POINT OF BEGINNING.**

**EXHIBIT A - LEGAL DESCRIPTION**

That portion of the Southeast Quarter (SE ¼) of Section 13, Township 16 South, Range 67 East, M.D.M., described as follows:

COMMENCING at the Northeast corner of Lot One (1) in Block Two (2) of OVERTON TOWNSITE, as shown in Book in Book 1 of Plats, Page 8 and amended in Book 3 of Plats, Page 5 of recorded Plats, Official Records, Clark County, Nevada;

THENCE South 00°10'19" East, along the East line of said Lot One (1), a distance of 2.30 feet, to the Point of Beginning.;

THENCE continuing South 00°10'19" East, along aid East line of Lot One (1), a distance of 97.70 feet;

THENCE South 89°38'52" West, 224.96 feet;

THENCE North 00°57'22" West, 96.12 feet;

THENCE North 88°42'04" East, 87.40 feet;

THENCE North 89°35'24" East, 138.90 feet, to the Point of Beginning.

The above legal previously appeared in Grant Deed recorded September 28, 2005, Instrument No. 0005914 in Book 20050928, of Official Records.

ZC-25-0802

APN 191-05-601-019

The South Half (S  $\frac{1}{2}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) of the Northeast Quarter (NE  $\frac{1}{4}$ ) of Section 5, Township 23 South, Range 61 East, M.D.B.&M.