

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

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

Recommendation: ORD-26-900297: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners meeting on March 4, 2026.
(For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meeting on March 4, 2026, the attached zone changes were approved to reclassify certain properties and the zoning map.

Staff recommends the Board conduct a public hearing on May 20, 2026.

Cleared For Agenda
05/06/26

BILL NO. _____

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-26-900297)

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 MARCH 4, 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 March 4, 2026, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-25-0853

From RS20 (Residential Single-Family 20) Zone and RS2 (Residential Single-Family 2) Zone to RM32 (Residential Multi-Family 32) Zone. Generally located south of Silverado Ranch Boulevard and east of Gillespie.

APN: 177-28-501-002; 177-28-501-004

ZC-25-0855

From RS20 (Residential Single-Family 20) Zone to CG (Commercial General) Zone. Generally located south of Pioneer Avenue and east of Decatur Boulevard.

APN: 162-18-110-030 through 162-18-110-034

ZC-25-0861

From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Rush Avenue and east of Cameron Street.

APN: 177-30-401-019

ZC-25-0900

From RS80 (Residential Single-Family 80) Zone to RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Riverside Road and east of Sarah Shannon Drive (alignment).

APN: 002-35-501-021 ptn

ZC-25-0902

From H-2 (General Highway Frontage) Zone and CG (Commercial General) Zone to IP (Industrial Park) Zone. Generally located south of Las Vegas Boulevard North and east of Nellis Boulevard.

APN: 140-04-401-003; 140-04-401-005; 140-04-401-006

ZC-26-0022

From RS20 (Residential Single-Family 20) Zone to RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Wigwam Avenue and west of Eastern Avenue.

APN: 177-14-602-012

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 _____ day of _____ 2026.

INTRODUCED by _____

PASSED ON THE _____ day of _____ 2026.

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))

ZC-25-0853
LD

DRC Surveying Nevada, Inc.
7080 La Cienega Street, Suite 200
Las Vegas, NV 89119

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 28, SAME BEING THE CENTERLINE INTERSECTION OF SILVERADO RANCH BOULEVARD AND GILESPIE STREET; THENCE ALONG THE NORTHERLY LINE THEREOF AND SAID CENTERLINE OF SILVERADO RANCH BOULEVARD, SOUTH 87°58'18" EAST, 324.52 FEET; THENCE DEPARTING SAID NORTHERLY LINE AND CENTERLINE, SOUTH 02°01'42" WEST, 50.00 FEET TO THE SOUTH RIGHT OF WAY OF SILVERADO PARKWAY AND TO THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERN RIGHT OF WAY LINE SOUTH 87°58'18" EAST, 57.10 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89°15'03" EAST, 224.01 FEET; THENCE ALONG SAID SOUTHERN RIGHT OF WAY LINE SOUTH 87°58'18" EAST, 94.26 FEET; THENCE SOUTH 02°01'42" WEST, 5.00 FEET TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 90°52'38" TO WHICH A RADIAL LINE BEARS NORTH 02°01'42" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE, 39.65 FEET; THENCE SOUTH 01°09'04" WEST, 481.17 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 27°11'21"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 11.86 FEET TO THE BEGINNING OF A 65.50 FOOT RADIUS REVERSE CURVE, CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 89°55'48" TO WHICH A RADIAL LINE BEARS NORTH 63°57'43" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE, 102.81 FEET; THENCE NORTH 1°09'12" EAST, 28.10 FEET; THENCE NORTH 88°34'38" WEST, 323.15 FEET; THENCE NORTH 01°01'51" EAST, 581.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.70 ACRES MORE OR LESS

BASIS OF BEARINGS

SOUTH 89°58'18" EAST BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN IN BOOK 80, PAGE 20 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE.

Handwritten signature: Dan Plutsky
Notary Seal: DAN PLUTSKY, Notary Public, State of Nevada, Commission Expires 12/31/26
Additional text: 7080, 12/10/25

REVISED

ZC-25-0855 LD
7 OF 4

APN: 162-18-110-030

Legal Description

LOT 5, BLOCK 2, LAS VEGAS SPRING MOUNTAIN ESTATES, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM THE WESTERLY TWENTY (20) FEET OF LOT (5) IN BLOCK TWO (2) OF LAS VEGAS SPRING MOUNTAIN ESTATES, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

AND FURTHER EXCEPTING THEREFROM THE SPANDREL AREA IN THE NORTHWEST CORNER OF LOT FIVE (5) IN BLOCK 2 OF LAS VEGAS SPRING MOUNTAIN ESTATE, BOUNDED ON THE SOUTHEASTERLY SIDE BY A CURVE TO THE SOUTHEAST HAVING A RADIUS OF 20.00 FEET THAT IS TANGENT TO LINES PARALLEL WITH AND DISTANT EASTERLY 20.00 FEET FROM THE WEST LINE AND TANGENT TO THE NORTH LINE OF SAID LOT FIVE (5), BOUNDED ON THE WEST SIDE BY SIDE LAST LINE OF THE WEST 20.00 AND BOUNDED ON THE NORTH LINE OF LOT FIVE (5) IN BLOCK TWO (2) OF LAS VEGAS SPRING MOUNTAIN ESTATES, AS SHOWN BY MPA THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

ZC-25-0855 LD
2 OF 4

APN: 162-18-110-031

Legal Description

LAS VEGAS SPRING MOUNTAIN EST

PLAT BOOK 3 PAGE 52

PT LOT 6 BLOCK 2

COMMONLY KNOWN AS: 3411 FRONTIER ST. LAS VEGAS, NV 89102

ZC-25-0855 LD

3 of 4

APN: 162-18-110-032, 162-18-110-033

Legal Description

LOT SEVEN (7) IN BLOCK TWO (2) OF LAS VEGAS SPRING MOUNTAIN ESTATES, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

ZC-25-0855

4 of 4

APN: 162-18-110-034

Legal Description

LOT EIGHT (8) IN BLOCK TWO (2) OF LAS VEGAS SPRING MOUNTAIN ESTATES, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY NEVADA.

COMMONLY KNOWN AS: 3447 FRONTIER STREET, LAS VEGAS, NEVADA.

ZC-25-0861

177-30-401-019

THAT PORTION OF THE NORTH HALF (N ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

PARCEL THREE (3) AS SHOWN BY MAP THEREOF IN FILE 103 OF PARCEL MAPS, PAGE 60, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

002-35-501-021

THAT PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 70 EAST, M. D. M., CLARK COUNTY, NEVADA, BEING A PORTION OF LOT 1 AS SHOWN BY MAP THEROF IN PARCEL MAP ON FILE 56, PAGE 66, IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA, RECORDED MAY 27, 1988 IN BOOK 880527 AS DOCUMENT No. 00703, OFFICAL RECORDS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER

(NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 35, (FURTHER KNOWN AS COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID PARCEL MAP);

THENCE NORTH 00°51'39" WEST, A DISTANCE OF 72.35 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°51'39" WEST, ALONG THE EAST BOUNDARY OF SECTION 35, A DISTANCE OF 317.36 FEET;

THENCE SOUTH 89°08'21" WEST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 00°51'39" EAST, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89°08'21" WEST, A DISTANCE OF 110.00 FEET;

THENCE SOUTH 25°51'43" EAST, A DISTANCE OF 317.06 FEET;

THENCE NORTH 89°08'21" EAST, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING;

CONTAINS 25,050 SQUARE FEET

Legal Description

ZC-05-0902 LD

1 of 1

All that certain real property situated in the County of Clark, State of Nevada, described as follows:

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 62 EAST DESCRIBED AS FOLLOWS:

PARCELS TWO (2), THREE (3), AND FOUR (4), AS SHOWN BY MAP THEREOF ON FILE IN BOOK 56 OF PARCEL MAPS, PAGE 3, RECORDED MARCH 29, 1988 IN BOOK 880329 AS DOCUMENT NUMBER 00620 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY.

LEGAL DESCRIPTION

APN 177-14-602-012

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE EASTERLY 30 FEET AND THE SOUTHERLY 40 FEET AS CONVEYED TO CLARK COUNTY BY GRANT DEED RECORDED FEBRUARY 23, 1971, IN BOOK 103 AS INSTRUMENT NO. 82211, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION OF THE LAND CONVEYED TO CLARK COUNTY BY GRANT, BARGAIN, SALE DEED RECORDED MAY 06, 1976, IN BOOK 619 AS INSTRUMENT NO. 578587, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A SPANDREL AREA IN THE SOUTHEAST CORNER THEREOF BOUNDED AS FOLLOWS: ON THE EAST SIDE BY THE WEST LINE OF THE EAST THIRTY (30) FEET, ON THE SOUTH SIDE BY THE NORTH LINE OF THE SOUTH FORTY (40) FEET AND ON THE NORTHWESTERLY SIDE BY THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF TWENTY (20) FEET THAT IS TANGENT TO THE WEST LINE OF SAID EAST THIRTY (30) FEET AND TANGENT TO THE NORTH LINE OF SAID SOUTH FORTY (40) FEET.

TOGETHER WITH THAT PORTION OF LAND AS VACATED IN THAT CERTAIN ORDER OF VACATION (VAC-58-86) RECORDED DECEMBER 17, 1986, IN BOOK 861217 AS INSTRUMENT NO. 00562, OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION OF LAND AS VACATED IN THAT CERTAIN ORDER OF VACATION (VS-21-0273) RECORDED FEBRUARY 22, 2023, IN BOOK 20230222 AS INSTRUMENT NO. 02552, OFFICIAL RECORDS.