

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

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-25-900511: 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 April 16, 2025. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meeting on April 16, 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
08/20/25

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-25-900511)
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 APRIL 16, 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 April 16, 2025, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-24-0671

From CP (Commercial Professional) Zone to CG (Commercial General) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road.
APN: 177-09-403-023; 177-09-403-026 through 177-09-403-029

ZC-25-0068

From RS20 (Residential Single-Family 20) Zone to IP (Industrial Park) Zone and remove the Neighborhood Protection Overlay (RNP). Generally located on the north side of Pebble Road, 330 feet east of Torrey Pines Drive.
APN: 176-14-801-026

ZC-25-0086

From CG (Commercial General) Zone and RS20 (Residential Single-Family 20) Zone to RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue.
APN: 177-29-401-002; 177-29-401-004; 177-29-404-005; 177-29-404-007

ZC-25-0104

From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northeast corner of Torrey Pines Drive and Levi Avenue.
APN: 176-35-501-009

ZC-25-0122

From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Le Baron Avenue and the east side of Hinson Street.

APN: 177-30-603-001

ZC-25-0146

From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Hinson Street and Richmar Avenue (alignment).

APN: 177-19-801-008

ZC-25-0158

From PF (Public Facility) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Buffalo Drive and the north side of Mesa Vista Avenue.

APN: 163-27-301-001

ZC-25-0166

From RS20 (Residential Single-Family 20) Zone and CG (Commercial General) Zone to IP (Industrial Park) Zone. Generally located on the southwest corner of Sunset Road and Rainbow Boulevard.

APN: 176-03-501-005; 176-03-501-014; 176-03-501-017

ZC-25-0170

From RS5.2 (Residential Single-Family 5.2) Zone to CG (Commercial General) Zone. Generally located on the north side of Sahara Avenue and the east side of Lamont Street.

APN: 161-05-810-245; 161-05-810-246

ZC-25-0180

From CP (Commercial Professional) Zone to CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard, 150 feet east of Lucerne Street.

APN: 161-05-510-007 ptn

ZC-25-0182

From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Mesa Vista Avenue and Tioga Way.

APN: 163-27-301-006

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
_____ 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))

ZC-24-
0671

LEGAL DESCRIPTION OF WINDMILL-HAVEN COMMERCIAL SUBDIVISION

PWR; 3/25/24

LOTS 1, 2 AND 3 SHOWN ON FILE 58 OF PARCEL MAPS, PAGE 55 AND

LOTS 1 AND 2 SHOWN ON FILE 52 OF PARCEL MAPS, PAGE 9.

LYING WITHIN THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW ¼)

OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4)

OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M.,

CLARK COUNTY, NEVADA.

APN 177-09-403-023, 026, 027, 028, AND 029. 3.9 ACRES.

2C-25-
0068

LEGAL DESCRIPTION

APN 176-14-801-026

THE SOUTHEAST QUARTER (SE1/4), OF THE SOUTHWEST QUARTER (SW1/4), OF THE SOUTHWEST QUARTER (SW1/4), OF THE SOUTHEAST QUARTER (SE1/4), SECTION 14, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUTNY, NEVADA

ZC-25-
0086

LEGAL DESCRIPTION

PARCEL 1 (APN: 177-29-401-002):

THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 61 EAST M.D.M., CLARK COUNTY, NEVADA.

PARCEL 2 (APN: 177-29-401-004):

THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 61 EAST M.D.M., CLARK COUNTY, NEVADA

PARCEL 3 (APN: 177-29-404-005):

THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 61 EAST M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE SOUTHERLY 62.38 FEET

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED BY DEED RECORDED JANUARY 27, 2022 IN BOOK 20220127 AS INSTRUMENT NO. 02014, OFFICIAL RECORDS CLARK COUNTY, NEVADA.

PARCEL 4 (APN: 177-29-404-007):

THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 61 EAST M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE SOUTHERLY 62.38 FEET.

ZC-24-
0104

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED LAS VEGAS, IN THE COUNTY OF CLARK, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

PARCEL ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN FILE 90 OF PARCEL MAPS, PAGE 53, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

CONTAINING 2.01 ACRES

26-25-
0122

EXHIBIT A

LEGAL DESCRIPTION

177-30-603-001

A PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 IF THE SOUTHEAST
1/4 IF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 RANGE 61 E, M.D., CLARK COUNTY, NEVADA.

CONTAINS 55,280 SQUARE FEET MORE OR LESS.

STEVEN M. DUMOVICH
NEVADA CERT. NO. 14347
TANEY ENGINEERING
6030 S JONES BLVD
LAS VEGAS, NEVADA 89118
702-362-8844

ZC-25
0146

EXHIBIT A
LEGAL DESCRIPTION

177-19-801-007

THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

177-19-801-008

THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

CONTAINS 2.5 ACRES MORE OR LESS.

STEVEN M. DUMOVICH
NEVADA CERT. NO. 14347
TANEY ENGINEERING
6030 S JONES BLVD
LAS VEGAS, NEVADA 89118
702-362-8844

20-25-

0158

DOA SALES UNIT 6A

PARCEL 1: (APN: 163-27-301-001)

THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED BY DEDICATION RECORDED SEPTEMBER 6, 2002 IN BOOK 20020906 AS INSTRUMENT NO. 01071, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE COUNTY OF CLARK FOR FLOOD CONTROL FACILITIES, RECORDED OCTOBER 12, 1999 IN BOOK 991012 AS INSTRUMENT NO. 00520, OFFICIAL RECORDS.

AND REVISED UNDER DOCUMENT RECORDED SEPTEMBER 6, 2002, IN BOOK 20020906 AS DOCUMENT NO. 0001072

ZC-25-

0166

1 of 3

Legal Descriptions

176-03-501-005

EXHIBIT "A"

The West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 3, Township 22 South, Range 60 East, M.D.B.&M., more particularly described as Government Lot Six (6) in Section 3, Township 22 South, Range 60 East, M.D.M.

2C-25-

0166

2 of 3

Legal Description

176-03-501-014

Exhibit A

Legal Description:

Parcel 1:

Government Lot (5) of Section 3, Township 22 South, Range 60 East, M.D.B. & M.

Excepting Therefrom that portion conveyed to Clark County by Deed recorded April 6, 1966 in Book 706, as Instrument No. 567729, Official Records, Clark County.

Further Excepting Therefrom that portion of Government Lot 5 in Section 3, Township 22, Range 60 East, M.D.M., Clark County, Nevada described as follows:

Beginning at the Northeast corner of said Section 3, being the Norrt1east corner of said Government Lot 5, a distance of 648.47 feet to the Southeast corner of said Government Lot 5; Thence South 88°24'13" West along the South line of said Government Lot 5, a distance of 103.73 feet; Thence North 07°27'26" East, 372.43 feet; Thence North 00°50'11" West, 280.50 feet to a point in the North line of said Government Lot 5; Thence North 88°14'14" East along said North line 50.01 feet to the Point of Beginning.

ZC-25-

0166

3 of 3

LEGAL DESCRIPTION

ZC-25-0166

APN 176-03-501-017

THE WEST HALF (W1/2), OF THE SOUTHEAST QUARTER (SE1/4), OF THE NORTHEAST QUARTER (NE1/4), OF THE NORTHEAST QUARTER (NE1/4), SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUTNY, NEVADA, MORE PARTICLARTY DESCRIBED AS GOVERNMENT LOT 35 OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUTNY, NEVADA

20-25 -

0170

LEGAL DESCRIPTION

APN 161-05-810-246

LOTS TWENTY-ONE(21)AND TWENTY TWO(22) IN BLOCK SEVENTY SEVEN(77) OF VEGAS MANOR TRACT NO.2 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 67, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

APN 161-05-810-245

LOTS TWENTY THREE(23) AND TWENTY FOUR(24) IN BLOCK SEVENTY SEVEN(77) OF VEGAS MANOR TRACT NO.2 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 67, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

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20-25-

0180

EXHIBIT A

LEGAL DESCRIPTION

CP (Commercial Professional) Zone to CG (Commercial General) Zone

That portion of the NE1/4, NE1/4 of Section 5, Township 21 South, Range 62 East known as Lots 37 through 42 inclusive of Block 11, VEGAS MANOR TRACT NO.1, Book 1, Page 60 of Subdivision Maps.

ZC-25 -

0182

DOA SALES UNIT 6B

PARCEL 2: (APN: 163-27-301-006)

THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED BY DEDICATION RECORDED JUNE 2, 2017 IN BOOK 20170602 AS INSTRUMENT NO. 00344, OFFICIAL RECORDS.