

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

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

Recommendation: ORD-26-900472: 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 May 6, 2026 and May 20, 2026. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meetings on May 6, 2026 and May 20, 2026, 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
07/22/26

BILL NO. 7-8-26-3

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-26-900472)
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 MAY 6, 2026 AND MAY 20, 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 May 6, 2026, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-25-0836

From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Smoke Ranch Road and west of Apricot Lane.

APN: 138-13-801-069; 138-13-801-072

ZC-26-0038

From H-2 (General Highway Frontage) Zone and RS20 (Residential Single-Family 20) Zone to CN (Commercial Neighborhood) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue.

APN: 177-18-401-001

ZC-26-0166

From RS20 (Residential Single-Family 20) Zone to CG (Commercial General) Zone. Generally located north of Windmill Lane and west of Bermuda Road.

APN: 177-09-804-010, 177-09-804-011

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on May 20, 2026, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-26-0081

From RS20 (Residential Single-Family 20) Zone to CG (Commercial General) Zone. Generally located north of Pyle Avenue and east of Arville Street.

APN: 177-30-605-003

ZC-26-0126

From RS20 (Residential Single-Family 20) Zone and a CP (Commercial Professional) Zone to IP (Industrial Park) Zone. Generally located north of Patrick Lane and west of Topaz Street.

APN: 162-36-202-025, 162-36-202-026

ZC-26-0193

From RS80 (Residential Single-Family 80) Zone to IL (Industrial Light) Zone. Generally located north of Roark Avenue and west of Hinson Street.

APN: 191-19-501-006; 191-19-501-009

ZC-26-0198

From RS80 (Residential Single-Family 80) Zone to IL (Industrial Light) Zone. Generally located north of Huckleberry Lane and east of Arville Street.

APN: 191-19-601-005

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
_____ 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))

LD
ZC-25-0836

Exhibit "A"

PARCEL I:

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS: THE SOUTH ONE HUNDRED FEET (100') OF LOT ONE (1) AND THE SOUTH ONE HUNDRED FEET (100') OF LOT TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 14 OF PARCEL MAPS, PAGE 50, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS: THE NORTH ONE HUNDRED FIFTEEN FEET (115') OF LOT ONE (1) AND THE NORTH ONE HUNDRED FIFTEEN FEET (115') OF LOT TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 14 OF PARCEL MAPS, PAGE 50, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

LD
ZC-26-0038

Zone Change Legal Description

APN: 177-18-401-001

Government Lot Nineteen (19), being a portion of the northwest quarter (NW ¼) of the northwest quarter (NW ¼) of the southwest quarter (SW ¼) of the southwest quarter (SW ¼) of Section 18, Township 22 South, Range 61 East, M.D.M

Per Deed 20190827-0002005

Legal Description

For APN/Parcel ID(s): 177-09-804-010 and 177-09-804-011

PARCEL 1: (APN: 177-09-804-010)

LD
ZC-26-0166

THE NORTH HALF (N 1/2) OF GOVERNMENT LOT 172 IN SECTION 9, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M.

EXCEPTING THEREFROM THE INTEREST IN THAT PORTION OF LAND AS CONVEYED TO CLARK COUNTY BY THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED NOVEMBER 7, 1974 IN BOOK 472 AS INSTRUMENT NO. 431836, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL 2: (APN: 177-09-804-011)

THE SOUTH HALF (S 1/2) OF GOVERNMENT LOT 172 IN SECTION 9, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M.

EXCEPTING THEREFROM THE INTEREST IN THAT PORTION OF LAND AS CONVEYED TO CLARK COUNTY BY THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED NOVEMBER 7, 1974 IN BOOK 472 AS INSTRUMENT NO. 431836, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ZC-26-008P

LEGAL DESCRIPTION

APN 177-30-605-003

THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

2C-26-0126*

Legal Description

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36. TOWNSHIP 21 SOUTH. RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOTS TWO (2) AND THREE (3) AS SHOWN BY MAP THEREOF IN FILE 26 OF PARCEL MAPS, PAGE 98, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

2.91 AC

LEGAL DESCRIPTION

191-19-501-006

ZC-26-0193

Legal Description - Revised

5/11/26

Mark N. Donohue

The South half (S $\frac{1}{2}$) of the Southeast quarter (SE $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of section 19 , Township 23 south, Range 61 east M.D.M.

Excepting therefrom that portion as conveyed to Clark County by deed recorded December 14, 1995, in Book 951214 as Document No. 01039, of official records.

Together with that portion of Shrills Street and Roark Avenue as vacated in that certain order of Vacation recorded March 19, 2009 as Instrument No. 20090319-0000916 of official records, which would pass by operation of law.

191-19-501-009

Parcel A:

That portion of the Southwest quarter (SW $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of the Section 19, Township 23 South, Range 61 East, M.D.B. & M., more particularly described as follows;

Parcel one (1) as shown on the certificate of land division 34-85 recorded June 06, 1985 in Book 2121 of official records, as Document No. 2080738.

Parcel B:

That portion of the Southeast quarter (SE $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of Section 19, Township 23 South, Range 61 East, M.D.B. & M., more particularly described as follows;

Parcel two (2) as shown on the certificate of land division 34-85 recorded June 06, 1985 in Book 2121 of official records, as Document No. 2080738.

Excepting therefrom that portion as conveyed to Clark County by deed recorded July 1, 1997 in Book 970701 as Document No. 00589, of official records.

Together with that portion as set forth in that certain order of Vacation recorded March 19, 2009 as Instrument No. 20090319-0000916 of official records, which would pass by operation of law.

ZC-26-
0198-

APN 191-19-601-005

LEGAL DESCRIPTION

LOT FOUR (4), AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PARCEL MAPS, PAGE 32, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

ZC-26-0198
Legal Description - revised
5/11/26
Mark N. Donohue