

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

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-25-900803: 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 November 18, 2015, January 3, 2024 and August 6, 2025. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meetings on November 18, 2015, January 3, 2024 and August 6, 2025, the attached zone changes were approved to reclassify certain properties to amend the zoning map.

Staff recommends the Board conduct a public hearing.

Cleared For Agenda
11/05/25

BILL NO. 10-22-25-3

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-25-900803)

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 NOVEMBER 18, 2015, JANUARY 3, 2024, AND AUGUST 6, 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 November 18, 2015, the following described property situated in Clark County is reclassified as follows, (See “Exhibit A” for Legal Description(s)):

NZC-0601-15

From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone. Generally located north of Robindale Road and west of Decatur Boulevard.

APN: 176-12-601-048

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on January 3, 2024, the following described property situated in Clark County is reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-23-0680

From R-E (Rural Estates Residential) Zone to RM18 (Residential Multi-Family 18) (former R-3 (Multiple-Family Residential)) (~~R-4 (Multiple Family Residential High Density)~~) Zone. Generally located on the west side of Ringe Lane and south of Trango Avenue (alignment).

APN: 140-28-301-006; 140-28-301-008 through 010

SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners August 6, 2025, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-23-0830

From RS20 (Residential Single-Family 20) Zone to RS5.2 (Residential Single-Family 5.2) Zone and remove the Neighborhood Protection Overlay (NPO). Generally located north of Frias Avenue and east of Fairfield Avenue.

APN: 177-28-702-017

ZC-25-0107

From H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone; and from H-2 (General Highway Frontage) Zone and RS20 (Residential Single-Family 20) Zone to IP (Industrial Park) Zone. Generally located north of Camero Avenue and east of Hinson Street.

APN: 177-18-502-001; 177-18-602-029

ZC-25-0366

From RS20 (Residential Single-Family 20) Zone to RS2 (Residential Single-Family 2) Zone. Generally located east of Edmond Street and north of Silverado Ranch Boulevard.

APN: 176-24-801-010

ZC-25-0388

From RS20 (Residential Single-Family 20) Zone to RS10 (Residential Single-Family 10) Zone and remove the Neighborhood Protection Overlay (NPO). Generally located west of Edmond Street and north of Raven Avenue.

APN: 176-24-501-067

ZC-25-0431

From RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located east of Stratford Avenue and south of Glen Avenue.

APN: 161-07-103-005

ZC-25-0462

From RS20 (Residential Single-Family 20) Zone to IL (Industrial Light) Zone. Generally located south of Patrick Lane and west of Edmond Street.

APN: 163-36-701-004

SECTION 4. 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 5. 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 6. 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-23-0830

LEGAL DESCRIPTION

APN: 177-28-702-017

THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE
NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 28,
TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

NZC-0601-15

Legal Description

That portion of the South (S 1/2) Quarter of the Northeast Quarter (NE 1/4) of Section 12, Township 22 South, Range 60 East, M.D/B. & M., described as follows:

Parcel 1 as shown by map thereof in File 113 of Parcel Maps, Page 97, in the Office of the County Recorder of Clark County, Nevada.

Commonly known as: Lot 1 3.14 acres vacant land, Las Vegas, NV 89139 in the County of Clark

Parcel Number: 176-12-601-048

EXHIBIT A

PARCEL 1:

The South 80.01 feet of the North 208.03 feet of the following described parcel of land:

That portion of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 28, Township 20 South, Range 62 East M.D.B. & M. Clark County, Nevada, described as follows:

COMMENCING at the Southwest corner of said Section 28, thence North 0°24'02" West along the West line of said Section 28 a distance of 1,344.76 feet to a point; thence North 89°23'02" East along the South line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 28 a distance of 646.00 feet to the true point of beginning; thence North 0°24'02" West a distance of 224.33 feet to a point; thence South 89°23' 18" West a distance of 306.00 feet to a point; thence North

0° 24'02" West and parallel to the West line of said Section 28 to a point on the North line of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 28; thence Easterly along the last mentioned North line a distance of 336.00 feet to a point; thence South 01°24'02" East a distance of 448.07 feet to a point; thence North 89°23'18" East a distance of 30 feet to a point; thence South 0° 24'02" East a distance of 224.33 feet to a point in the South line of Harris Ave., {30 feet wide}; thence South 89°23'02" West a distance of 60 feet to the true point of beginning,

EXCEPTING therefrom the Easterly portion of said land as conveyed to the County of Clark for Road Purposes by Deed Recorded July 26, 1972 in Book 249 as Instrument No. 208886, Official Records, Clark County, Nevada.

Together with that portion of Land as vacated by that certain order of vacation recorded August 8, 2003 as Instrument No. 20030808-00460, of Official Records, Clark County, Nevada, title to which would pass through by operation of Law.

For Informational Purposes Only 4 APN: 140-28-301-006

PARCEL 2:

The South 80.01 feet of the North 288.04 feet of the following described parcel of land:

That portion of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the

Southwest Quarter (SW 1/4) of Section 28, Township 20 South, Range 62 East M.D.B. & M. Clark County, Nevada. described as follows:

COMMENCING at the Southwest corner of said Section 28, thence North 0°24'02" West along the West line of said Section 28 a distance of 1,344.76 feet to a point; thence North 89°23'02" East along the South line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 28 a distance of 646.00 feet to the true point of beginning; thence North 0°24'02" West a distance of 224.33 feet to a point; thence South 89°23'18" West a distance of 306.00 feet to a point; thence North 0°24'02" West and parallel to the West line of said Section 28 to a point on the North line of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 28: thence Easterly along the last mentioned North line a distance of 336.00 feet to a point; thence South 0°24'02" East a distance of 448.07 feet to a point; thence North 89°23'18" East a distance of 30 feet to a point; thence South 0°24'02" East a distance of 224.33 feet to a point in the South line of Harris Ave., (30 feet wide); thence South 89°23'02" West a distance of 60 feet to the true point of beginning,

EXCEPTING therefrom the Easterly portion of said land as conveyed to the County of Clark for Road Purposes by Deed Recorded July 26, 1972 in Book 249 as Instrument No. 208886, Official Records, Clark County, Nevada.

Together with that portion of Land as vacated by that certain order of vacation recorded August 8, 2003 as Instrument No. 20030808-00460, of Official Records, Clark County, Nevada, title to which would pass through by operation of Law.

For Informational Purposes Only-APN: 140-28-301-008

PARCEL 3:

The South 80.01 feet of the North 368.05 feet of the following described parcel of land:

That portion of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 28, Township 20 South, Range 62 East M.D.B. & M. Clark County, Nevada. described as follows:

COMMENCING at the Southwest corner of said Section .28, thence North 0°24'02" West along the West line of said Section 28 a distance of 1,344.76 feet to a point; thence North 89°23'02" East along the South line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 28 a distance of 646.00 feet to the true point of beginning; thence North 0°24'02" West a distance of 224.33 feet to a point; thence South 89°23'18" West a distance of 306.00 feet to a point; thence North 0°24'102" West and parallel to the West line of said Section 28 to a point on the North line of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 28; thence Easterly along the last mentioned North

line a distance of 336.00 feet to a point; thence South 0°24'02" East a distance of 448.07 feet to a point; thence North 89° 23'18" East a distance of 30 feet to a point; thence South 0°24'02" East a distance of 224.33 feet to a point on the South line of Harris Ave., (30 feet wide); thence South 89°23'02" West a distance of 60 feet to the true point of beginning,

EXCEPTING therefrom the Easterly portion of said land as conveyed to the County of Clark for Road Purposes by Deed Recorded July 26, 1972 in Book 249 as Instrument No. 208886, Official Records, Clark County, Nevada.

Together with that portion of Land as vacated by that certain order of vacation recorded August 8, 2003 as Instrument No. 20030808-00460, of Official Records, Clark County, Nevada, title to which would pass through by operation of Law,

For Informational Purposes Only - APN: 140-28-301-009

PARCEL 4:

That portion of the South Half (S 1 /2) of the Northwest Quarter (NW 1 /4) of the Southwest Quarter (SW 1/4) of Section 28, Township 20 South, Range 62 East M.D.B. & M. Clark County, Nevada. described as follows;

COMMENCING at the Southwest corner of said Section 28, thence North 0°24'02" West along the West line of said Section 28 a distance of 1,344.76 feet to a point; thence North 89°23'02" East along the South line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 28 a distance of 646.00 feet to the true point of beginning; thence North 0°24'02" West a distance of 224.33 feet to a point; thence South 89°23'18" West a distance of 306.00 feet to a point; thence North 0°24'02" West and parallel to the West line of said Section 28 to a point on the North line of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 28; thence Easterly along the last mentioned North line a distance of 336.00 feet to a point; thence South 0°24'02" East a distance of 448.07 feet to a point; thence North 89°23'18" East a distance of 30 feet to a point; thence South 0°24'02" East a distance of 224.33 feet to a point in the South line of Harris Ave.; (30 feet wide); thence South 89°23'02" West a distance of 60 feet to the true point of beginning,

EXCEPTING Therefrom the North 368.05 Feet of said land,

ALSO EXCEPTING Therefrom the Easterly portion of said land as conveyed to the County of Clark for Road Purposes by Deed Recorded July 26, 1972 In Book 249 as Instrument No. 208886, Official Records, Clark County, Nevada.

Together with that portion of land as vacated by that certain order of vacation recorded August 8, 2003 as Instrument No. 20030808-00460, of Official Records,

ZC-23-0680

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Clark County, Nevada, title to which would pass through by operation of Law.

For Informational Purposes Only - APN: 140-28-301-010

LEGAL DESCRIPTION

ZC-25-0366

176-24-801-010

THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

20-25-
0388-

The East Half (E1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 24, Township 22 South, Range 60 East, M.D.M.

Assessor's Parcel Number: 176-24-501-067

2C-25-

043/✓

LEGAL

All that property situated in the Northeast Quarter (NE ¼) of the Northwest Quarter (NW¼) of Section 7, Township 21 South, Range 62 East, M.D.M., described as follows:

Commencing at the North Quarter Corner of said Section 7; thence North 89°43'00" West along the North line of said Section 7, a distance of 659.75 feet to a point; thence South 01°10'50" East, a distance of 161.06 feet to the True Point of Beginning; thence North 88°49' 10" East, a distance of 137.70 feet to a point; thence South 01°10'50" East, a distance of 118.65 feet to a point; thence South 26°43'00" West, a distance of 104.53 feet to a point; thence North 52°31'30" West, a distance of 118.70 feet to a point; thence North 01°10'50" West, a distance of 140.00 feet to the True Point of Beginning.

LEGAL DESCRIPTION

ZC-25-0462

PROPERTY

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

APN: 163-36-701-004

THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST
QUARTER (NW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE
60 EAST, M.D.B. & M.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE COUNTY OF CLARK, STATE OF NEVADA
BY DEDICATION RECORDED MARCH 20, 2001 IN BOOK 20010320 AS INSTRUMENT NO. 01755, OFFICIAL
RECORDS, CLARK COUNTY, NEVADA.

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE COUNTY OF CLARK, STATE OF
NEVADA BY DEDICATION RECORDED NOVEMBER 19, 2008 IN BOOK 20081119 AS INSTRUMENT NO.
00296, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION

PARCEL 1

ZC FROM H-2 TO CG

PURPOSE: THIS LEGAL DESCRIPTION DESCRIBES A PROPOSED LOT.

BEING A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 18, THENCE COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST QUARTER (SE1/4) SOUTH 03°21'16" EAST, 330.46 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 88°44'15" WEST, 508.15 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING SOUTH 88°44'15" WEST, 508.15 FEET; THENCE NORTH 02°38'50" WEST, 227.36 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF BLUE DIAMOND ROAD; THENCE COINCIDENT WITH SAID RIGHT OF WAY LINE, NORTH 60°47'52" EAST, 564.52 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 03°00'03" EAST, 492.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4.19 ACRES MORE OR LESS

BASIS OF BEARINGS SOUTH 88°46'51" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 144, PAGE 50 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, NEVADA.

LEGAL DESCRIPTION**PARCEL 2**

ZC FROM H-2 & RS20 TO IP

PURPOSE: THIS LEGAL DESCRIPTION DESCRIBES A PROPOSED LOT.**BEING** A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 18, THENCE COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST QUARTER (SE1/4) SOUTH 03°21'16" EAST, 330.46 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 88°44'15" WEST, 508.15 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 03°00'03" EAST, 792.46 FEET TO THE NORTH RIGHT OF WAY LINE OF CAMERO AVENUE; THENCE COINCIDENT WITH SAID NORTH RIGHT OF WAY LINE. SOUTH 88°43'48" WEST, 789.42 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 107°00'24", AN ARC DISTANCE OF 28.01 FEET TO THE BEGINNING OF A 330.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 74°15'48" EAST, SAID POINT BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HINSON STREET; THENCE COINCIDENT WITH SAID EASTERLY RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°57'23", AN ARC DISTANCE OF 258.93 FEET; THENCE NORTH 29°13'11" WEST 33.78 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, NORTH 88°44'15" EAST, 834.58 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 5.50 ACRES MORE OR LESS

BASIS OF BEARINGS SOUTH 88°46'51" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 144, PAGE 50 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

PREPARED BY ERIC J. RIETZ, PLS
NEVADA LICENSE NO. 16350

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