

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

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

Recommendation: ORD-26-900393: 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 17, 2023 and April 8, 2026. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meetings on May 17, 2023 and April 8, 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
06/17/26

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-26-900393)
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 17, 2023 AND APRIL 8, 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 17, 2023 the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

NZC-23-0081

From R-T (Manufactured Home Residential) to M-1 (Light Manufacturing). Generally located on the south side of Judson Street and east of Marion Drive.

APN: 140-20-610-004

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on April 8, 2026 the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-25-0171

From RS20 (Residential Single-Family 20) Zone to IP (Industrial Park) Zone. Generally located north of Maule Avenue and east of Spencer Street.

APN: 177-02-603-017; 177-02-603-026

ZC-25-0776

From H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located east of Boulder Highway and north of English Avenue.

APN: 161-28-510-022

ZC-26-0069

From RS40 (Residential Single-Family 40) Zone to RS20 (Residential Single-Family 20) Zone. Generally located north of Riverside Road and west of Sarah Shannon Drive.

APN: 002-35-501-022

ZC-26-0084

From RS20 (Residential Single-Family 20) Zone to RM18 (Residential Multi-Family 18) Zone. Generally located east of Betty Lane and north of Owens Avenue.

APN: 140-21-403-017

ZC-26-0091

From RS20 (Residential Single-Family 20) Zone to IP (Industrial Park) Zone. Generally located west of Cimarron Road and south of Patrick Lane.

APN: 163-33-301-009

ZC-26-0098

From RS20 (Residential Single-Family 20) Zone to CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Gilespie Street.

APN: 177-16-102-029

ZC-26-0103

From RS20 (Residential Single-Family 20) Zone to IP (Industrial Park) Zone. Generally located north and south of Richmar Avenue and east of Decatur Boulevard.

APN: 177-19-306-003; 177-19-402-003

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))

NZC-23-0081

LEGAL DESCRIPTION

LOT 15 IN BLOCK 1 OF STEWART HOLT ACRES, AS SHOWN BY MAP THEREOF
ON FILE IN BOOK 3 OF PLATS, PAGE 34, IN THE OFFICE OF THE COUNTY
RECORDER OF CLARK COUNTY, NEVADA.

ZC-25-0171

LD

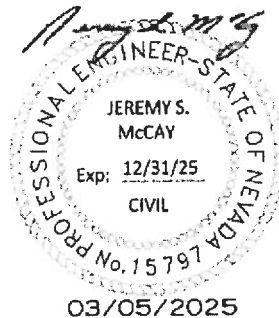
EXHIBIT A

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOTS ONE (1) AND TWO (2) OF THAT CERTAIN PARCEL MAP IN FILE 45 OF PARCEL MAPS, PAGE 29, IN THE OFFICE OF THE CLARK COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND RECORDED DECEMBER 19, 1984 IN BOOK 2038 AS DOCUMENT NO. 1997382, OFFICIAL RECORDS.

APN'S 177-02-603-017 & 026



Jeremy McCay
Digitally signed
by Jeremy McCay
Date: 2025.03.05
09:14:19 -0800

2C-25-0776,

APN 161-28-510-022

**LEGAL DESCRIPTION
DEPICTING PROPERTY BEING REZONED
FROM H-2 TO CG**

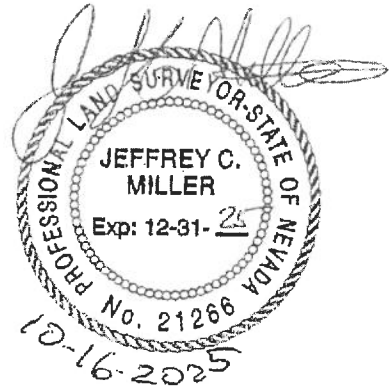
LOT TWENTY FIVE (25) OF GAREHIME TRACT, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 124, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM SOUTHWESTERLY 100 FEET AS CONVEYED IN THAT CERTAIN GRANT DEED RECORDED FEBRUARY 28, 1942 IN BOOK 30, PAGE 79 OF DEEDS, AS INSTRUMENT NO. 134511, CLARK COUNTY, NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT TWENTY FIVE (25); THENCE SOUTH 42°27'00" EAST, 100.00 FEET; THENCE SOUTH 47°33'00" WEST, 335.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF BOULDER HIGHWAY; THENCE ALONG SAID LINE NORTH 42°27'00" WEST, 100.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 47°33'00" EAST, 335.00 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 33,500 SQUARE FEET, MORE OR LESS.

JEFFREY C. MILLER, P.L.S.
NEVADA CERTIFICATE NO. 21266
BAUGHMAN AND TURNER, INC.
1210 HINSON STREET
LAS VEGAS NV 89102
XPC X024 BOULDER HIGHWAY-ENGLISH



ZC-26-0069

LD

LEGAL DESCRIPTION

002-35-501-022

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.B & M., described as follows:

Parcel One (1) as shown by parcel map for Coal Creek Company, recorded January 19, 2018, filed in File 123, of Parcel Maps, Page 1 as Inst. No. 20180119-01097 in the Official Records of the County Recorder, Clark County, Nevada.

LD
ZC-26-0084

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

LEGAL DESCRIPTION

PARCEL 1 (APN: 140-21-403-017)

THAT PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER (S 1/4) CORNER OF SAID SECTION 21; THENCE NORTH 1°15'48" WEST, A DISTANCE OF 40.00 FEET TO A POINT; THENCE SOUTH 88°44'12" WEST, A DISTANCE OF 910.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0°57'35" WEST, A DISTANCE OF 193.33 FEET TO A POINT; THENCE SOUTH 88°44'12" WEST A DISTANCE OF 380.00 FEET TO A POINT; THENCE SOUTH 0°57'35" EAST, A DISTANCE OF 193.33 FEET TO A POINT; THENCE NORTH 88°44'12" EAST, A DISTANCE OF 380.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED BY GRANT, BARGAIN, SALE DEED TO THE COUNTY OF CLARK RECORDED FEBRUARY 7, 1996, IN BOOK 960207, INSTRUMENT NO. 01109, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ZC-26-0091

LD

LEGAL DESCRIPTION

The east half (E ½) of the southeast quarter (SE ¼) of the northeast quarter (NE ¼) of the southwest quarter (SW ¼) of section 33, township 21 south, range 61 east, M.D.M., Clark County, Nevada

ZC-26-0098
LD

**Zone Change
Legal Description**

THAT PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NW1/4) OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

LOT ONE (1) OF THE CERTAIN PARCEL MAP ON FILE IN FILE 75, PAGE 85 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED MAY 26, 1993 IN BOOK 930526 OF OFFICAL RECORDS AS DOCUMENT NO. 01296.

ZC-26-0103
1 of 2

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 177-19-306-003
ZONE CHANGE

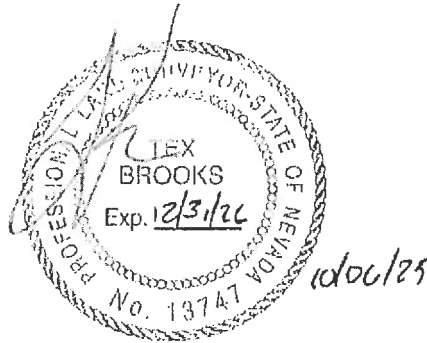
EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A ZONE CHANGE IN SUPPORT
OF THE "SWITCH ARMORY" PROJECT.

DESCRIPTION

THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST
QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST
QUARTER (SW1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M.,
CLARK COUNTY, NEVADA.

TEX J. BROOKS, PLS
NEVADA LICENSE NO. 13747



ZC-26-0103
2 of 2

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 177-19-402-003
ZONE CHANGE

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A ZONE CHANGE IN SUPPORT OF THE "SWITCH ARMORY" PROJECT.

DESCRIPTION

THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

TEX J. BROOKS, PLS
NEVADA LICENSE NO. 13747

