

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

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-25-901092: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on November 5, 2025. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meeting on November 5, 2025, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board set a public hearing for February 4, 2026.

BILL NO. _____

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-25-901092)
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 5, 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 5, 2025, the following described properties situated in Clark County are reclassified as follows, (See "Exhibit A" for Legal Description(s)):

ZC-25-0646

From RS3.3 (Residential Single-Family 3.3) Zone to CG (Commercial General) Zone. Generally located south of Naples Drive and west of Paradise Road.

APN: 162-22-304-007, 162-22-304-008

ZC-25-0652

From RS20 (Residential Single-Family 20) Zone to CG (Commercial General) Zone. Generally located north of Silverado Ranch Boulevard and east of Dean Martin Drive.

APN: 177-20-402-014

ZC-25-0669

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

APN: 177-09-403-024; 177-09-403-031 through 177-09-403-033

ZC-25-0673

From RS80 (Residential Single-Family 80) Zone to RS20 (Residential Single-Family 20) Zone. Generally located west of Moapa Valley Boulevard and south of Waite Avenue.

APN: 041-22-301-017

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))

Legal Description

PARCEL A:

PARCEL I:

THAT PORTION OF THE NORTH HALF (N ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B&M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 22, THENCE SOUTH 00°07'10" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 966.26 FEET TO A POINT;

THENCE SOUTH 88°52'02" EAST A DISTANCE OF 665.00 FEET TO A SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY KELLY F. NAPLES, ET UX TO HAROLD B. NAVIS ET UX BY DEED RECORDED JANUARY 19, 1956, BY DOCUMENT NO. 67496, OFFICIAL RECORDS, THE TRUE POINT OF BEGINNING;

THENCE NORTH 01°07'58" EAST, A DISTANCE OF 30.00 FEET TO A POINT;

THENCE NORTH 88°52'02" WEST, A DISTANCE OF 16.00 FEET TO A POINT;

THENCE SOUTH 01°07'52" WEST, A DISTANCE OF 30.00 FEET TO A POINT;

THENCE SOUTH 88°52'02" EAST, A DISTANCE OF 16.00 FEET TO THE TRUE POINT OF BEGINNING

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 12, 2017 IN BOOK 20170512 AS INSTRUMENT NO. 00543, OF OFFICIAL RECORDS CLARK COUNTY, NEVADA

PARCEL II:

THAT PORTION OF THE NORTH HALF (N ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 22, THENCE SOUTH 00°07'10" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 966.26 FEET TO A POINT;

THENCE SOUTH 88°52'02" EAST, A DISTANCE OF 665.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°52'02" EAST, A DISTANCE OF 226.00 FEET TO A POINT;

THENCE NORTH 01°07'58" EAST, A DISTANCE OF 119.79 FEET TO A POINT;

THENCE NORTH 88°52'02" WEST, A DISTANCE OF 242.00 FEET TO A POINT; THENCE SOUTH 01°07'58" WEST, A DISTANCE OF 89.79 FEET TO A POINT; THENCE SOUTH 88°52'02" EAST, A DISTANCE OF 16.00 FEET TO A POINT;

THENCE SOUTH 01°07'58" WEST, DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.

RESERVING FROM THE HEREINABOVE DESCRIBED PARCEL A RIGHT OF WAY AND EASEMENT WITH THE RIGHT OF INGRESS AND EGRESS FOR WATER PIPE LINES ACROSS AND UNDER THE MOST WESTERLY 20.00 FEET THEREOF AS RESERVED IN A DEED FROM KELLY F. NAPLES ET UX TO HAROLD NAVIS ET UX RECORDED JANUARY 19, 1956 IN BOOK 81 AS DOCUMENT NO. 67496, OFFICIAL RECORDS.

THERE IS HEREBY FURTHER CONVEYED A RIGHT OF WAY AND EASEMENT FOR ROAD PURPOSES WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 22;
THENCE SOUTH 00°07'10" WEST ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 796.44 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00°07'10" WEST A DISTANCE OF 50.00 FEET TO A POINT; THENCE SOUTH 88°52'02" EAST, A DISTANCE OF 1031.70 FEET TO A POINT ON THE WEST LINE OF PARADISE VALLEY ROAD (80 FEET WIDE);
THENCE NORTH 14°00'25" WEST A DISTANCE OF 51.80 FEET TO A POINT; THENCE NORTH 88°52'02" WEST A DISTANCE OF 1019.05 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 12, 2017 IN BOOK 20170512 AS INSTRUMENT NO. 00543, OF OFFICIAL RECORDS CLARK COUNTY, NEVADA.

APN 177-20-402-014

ZC-25-0652

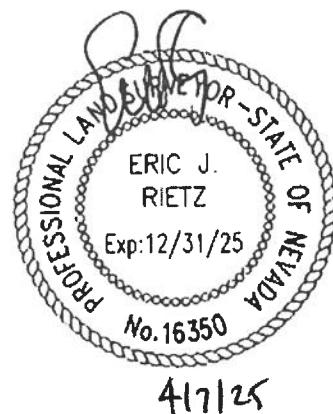
LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING GOVERNMENT LOT 80 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

CONTAINING 5.00 ACRES MORE OR LESS

PREPARED BY ERIC J. RIETZ, PLS
NEVADA LICENSE NO. 16350
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APN: 177-09-403-024, 032, 033, 034

EXHIBIT 'A'

This legal describes a portion of land, generally located West of the centerline intersection of Windmill Lane and Gilespie Street.

Legal Description

Being Lot 1, 3 and 4 as shown in that certain Parcel Map recorded in File 21 of Parcel Maps at Page 32, together with Lot 2 as shown in that certain Parcel Map recorded in File 21 of Parcel Maps at Page 14, on file in the office of the Clark County, Nevada Recorder, together with that portion of Public Right-of-Way to be Vacated, lying within 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, described as follows:

Commencing at the Southeast Corner of said Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) also being the centerline intersection of Windmill Lane and Gilespie Street; thence along the South line of said Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) also being the centerline of said Windmill Lane, North 89°49'18" West, a distance of 482.42 feet; thence departing said South Line and centerline, North 00°10'42" East, a distance of 45.00 feet to the Point of Beginning; thence North 00°00'52" East, a distance of 286.76 feet to the Northwest Corner of said Lot 2; thence along the North line of said Lot 2, South 89°50'26" East, a distance of 296.62 feet to the Northeast Corner of said Lot 1; thence along the East line of said Lot 1, South 00°01'46" West, a distance of 140.93 feet to the Northwest Corner of said Lot 3; thence along the North line thereof, South 89°49'52" East, a distance of 150.79 feet to the future right of way of Gilespie Street; thence along said future Right-of-Way South 00°02'18" West, a distance of 86.81 feet; thence continuing along said future Right-of-Way North 89°57'42" West, a distance of 5.00 feet to the East line of said Lot 3 also being the beginning of a non-tangent curve concave northwest and having a radius of 54.00 feet, from which beginning the radius bears North 89°57'42" West; thence along said East line and said curve to the right through a central angle of 90°08'24", an arc length of 84.95 feet to the South line of said Lot 3; thence departing said South line and said curve along the future Right-of-Way of Windmill Lane South 00°10'42" West, a distance of 5.00 feet; thence continuing along said future Right-of-Way North 89°49'18" West, a distance of 388.16 feet to the Point of Beginning.

Containing 2.43 Acres more or less, as shown on the attached Exhibit "B" display map to accompany legal description attached hereto and made a part hereof.

Basis of Bearing

North 89°49'18" West, being the centerline of Windmill Lane also being the South line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 09, Township 22 South, Range 61 East, M.D.M., as recorded in File 91 of Parcel Maps at Page 08, on file in the office of the Clark County, Nevada, Recorder.

End of Legal Description



LEGAL DESCRIPTION

SITUATE WITHIN THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 67 EAST, M.D.M., CLARK COUNTY, NEVADA.

BEING THOSE PORTIONS OF PARCELS 1, 2, 3, 4 OF THAT CERTAIN PARCEL MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS FILE 47, PAGE 59 OF PARCEL MAPS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 2 OF THAT CERTAIN PARCEL MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS FILE 131, PAGE 7 OF PARCEL MAPS;

THENCE SOUTH 00°26'15" EAST ALONG THE WEST LINE OF SAID PARCEL 2 AND THE SOUTHERLY PROLONGATION THEREOF, 532.01 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED AUGUST 7, 2025 IN BOOK 20250807 AS INSTRUMENT NO. 01564, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE NORTH 89°59'54" EAST ALONG SAID SOUTH LINE, 600.02 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MOAPA VALLEY BOULEVARD (60.00 FEET WIDE); THENCE SOUTH 00°26'15" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 484.28 FEET TO THE SOUTH LINE OF SAID PARCEL 4;

THENCE NORTH 89°57'41" WEST ALONG SAID SOUTH LINE, 1,001.51 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT CERTAIN QUITCLAIM DEED, RECORDED FEBRUARY 11, 2003 IN BOOK 20030211 AS INSTRUMENT NO. 02101, OFFICIAL RECORD, CLARK COUNTY, NEVADA;

THENCE ALONG THE EAST AND NORTH LINES OF SAID PARCEL THE FOLLOWING TWO (2) COURSES: NORTH 00°29'26" WEST, 311.20 FEET;

THENCE NORTH 89°57'41" WEST, 287.61 FEET TO THE WEST LINE OF SAID PARCEL 3;

THENCE NORTH 00°19'43" WEST ALONG SAID WEST LINE AND THE NORTHERLY PROLONGATION THEREOF, 704.18 FEET TO THE NORTH LINE OF SAID PARCEL 1;

THENCE NORTH 89°59'54" EAST ALONG SAID NORTH LINE, 688.05 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 20.674 ACRES.

SHEET 1 OF 2

BASIS OF BEARINGS

NORTH 00°26'15" WEST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 67 EAST, M.D.M., AS DETERMINED FROM TRUE (GEODETIC) NORTH AS MEASURED USING GLOBAL POSITIONING SYSTEM TECHNIQUES WITH A COORDINATE REFERENCE FRAME NAD83 (2011) (EPOCH: 2010.0000).

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ZC-25-0673
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