

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

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**Petitioner:** Sami Real, Director, Department of Comprehensive Planning

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**Recommendation:** ORD-25-900654: 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 July 20, 2022, August 17, 2022, and July 2, 2025. (For possible action)

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**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

At the Board of County Commissioners meetings on July 20, 2022, August 17, 2022 and July 2, 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**  
10/08/25

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-25-900654)

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 JULY 20, 2022, AUGUST 17, 2022 and JULY 2, 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 July 20, 2022, the following described property situated in Clark County is reclassified as follows, (See “Exhibit A” for Legal Description(s)):

**NZC-22-0208**

From C-1 (Local Business) Zone to M-D (Designed Manufacturing) Zone. Generally located on the west side of Buffalo Drive and the north side of Eldorado Lane.

APN: 176-09-511-003

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on August 17, 2022, the following described property situated in Clark County is reclassified as follows, (See “Exhibit A” for Legal Description(s)):

**NZC-22-0317**

From R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single-Family Residential) Zone. Generally located on the west side of Dean Martin Drive and the north side of Pyle Avenue.

APN: 177-29-210-001 thru 070

SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on July 2, 2025, the following described property situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

**ZC-25-0221**

From RS3.3 (Residential Single-Family 3.3) Zone to CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard, 275 feet east of Christy Lane.

APN: 140-21-701-004

**ZC-25-0354**

From RS20 (Residential Single-Family 20) Zone to CG (Commercial General) Zone. Generally located east of McLeod Drive and south of Oquendo Road.

APN: 162-36-601-013

**ZC-25-0375**

From RS80 (Residential Single-Family 80) Zone to IL (Industrial Light) Zone. Generally located on the southwest corner of Cottonwood Avenue (alignment) and Cooper Street.

APN: 070-12-501-003; 070-12-501-004

**ZC-25-0377**

From RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located east of Decatur Boulevard and north of Sloan Road.

APN: 191-19-101-008

**ZC-25-0380**

From RS80 (Residential Single-Family 80) Zone to IL (Industrial Light) Zone. Generally located east of Nelson Street and south of Washburn Road.

APN: 123-34-310-014; 123-34-310-015; 123-34-310-018

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:

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NAYS:

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ABSTAINING:

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ABSENT:

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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))**

N2C-22-  
0208

BEING A PART OF LOT 1 OF TOWNE STORAGE BUFFALO RECORDED IN BOOK 155, PAGE 52 OF PLATS ON FILE IN THE CLARK COUNTY NEVADA RECORDERS OFFICE, LYING WITHIN THE EAST HALF 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 9, SAID POINT ALSO BEING THE CENTERLINE INTERSECTION OF ELDORADO LANE AND BUFFALO DRIVE; THENCE ALONG THE EAST LINE THEREOF AND THE CENTERLINE OF BUFFALO DRIVE, NORTH 00°22'44" WEST, 178.33 FEET; THENCE DEPARTING SAID EAST LINE AND THE CENTERLINE OF BUFFALO DRIVE, SOUTH 89°37'16" WEST, 45.00 FEET TO THE WESTERLY RIGHT OF WAY OF BUFFALO DRIVE AND THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT OF WAY, SOUTH 00°22'44" EAST, 123.86 FEET; THENCE SOUTH 89°37'16" WEST, 5.00 FEET TO THE BEGINNING OF A NON- TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 89°37'16" WEST; THENCE SOUTHWESTERLY AND TO THE RIGHT ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°35'58", AN ARC LENGTH OF 39.10 FEET TO THE NORTHERLY RIGHT OF WAY OF ELDORADO LANE; THENCE ALONG SAID RIGHT OF WAY, SOUTH 89°13'14" WEST, 258.99 FEET TO THE WEST LINE OF SAID LOT 1; THENCE ALONG SAID WEST LINE, NORTH 00°23'06" WEST, 152.70 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 89°58'34" EAST, 288.84 FEET TO THE WESTERLY RIGHT OF WAY OF BUFFALO DRIVE AND THE POINT OF BEGINNING.

ALSO SHOWN AS LOT 2A ON RECORD OF SURVEY ON FILE 209, PAGE 82 OF SURVEYS, AND RECORDED NOVEMBER 13, 2018 IN BOOK 20181113 AS DOCUMENT NO. 01949 OF OFFICIAL RECORDS IN CLARK COUNTY, NEVADA.

N2C-22-

0317

## LEGAL DESCRIPTION

File map of Dean Martin and Le Baron, as shown by map thereof on file in Book 174 of Plats, Page 33, in the office of the County Recorder of Clark County, Nevada

2C-25-

0221

**LEGAL DESCRIPTION**

APN 140-21-701-004

THAT PORTION OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOT TWO (2) OF THAT CERTAIN PARCEL MAP ON FILE IN FILE 41 OF PARCEL MAPS, PAGE 42, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.



2C-25-

0354

**Legal Description of Patrick/McLeod Parcel # 162 - 36 - 601 - 013**

**BASIS OF BEARING**

*(N. 0°47'00"W.) BEING THE WEST LINE OF THE NE 1/4 OF SECTION 36,  
T. 21 S., R. 41 E., M. 10 N., CLARK COUNTY, NEVADA. AS SHOWN ON  
FILE AT THE RECORDER'S OFFICE OF SAID COUNTY, FILE 1, PAGE  
19 OF RECORD OF SURVEYS.*

Parcel Four (4) as shown by map thereof on file in Book 25 of Parcel Maps, Page 88 recorded May 7, 1979 as Document No. 1010094, in the Office of the County Recorder of Clark County, Nevada.

Property commonly known as: Vacant Land

2C-25-

0375

## LEGAL DESCRIPTION

APN: 070-12-501-004 and 070-12-501-003

### PARCEL 1:

THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 12, TOWNSHIP 16, RANGE 67 EAST, FURTHER DESCRIBED AS FOLLOWS:

LOT TWO (2) AS SHOWN ON FILE IN FILE 43 OF PARCEL MAPS, PAGE 85, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NV.

### PARCEL 2:

THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 12, TOWNSHIP 16, RANGE 67 EAST, FURTHER DESCRIBED AS FOLLOWS:

LOT ONE (1) AS SHOWN ON FILE IN FILE 43 OF PARCEL MAPS, PAGE 85, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NV.

2C-25-  
0377

## LEGAL DESCRIPTION

### PARCEL ONE (1)

THE WEST HALF OF GOVERNMENT LOT SEVEN (7) IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

ALSO DESCRIBED AS LOT ONE (1) ON CERTIFICATE OF LAND DIVISION RECORDED MAY 30, 1990 IN BOOK 900530 AS DOCUMENT NO. 01130 IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

### PARCEL TWO (2)

THE EAST HALF OF GOVERNMENT LOT SEVEN (7) IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

ALSO DESCRIBED AS LOT TWO (2) ON CERTIFICATE OF LAND DIVISION RECORDED MAY 30, 1990 IN BOOK 900530 AS DOCUMENT NO. 01130 IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

EXCEPT THAT PORTION CONVEYED TO COUNTY OF CLARK, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA BY DEED RECORDED MAY 30, 1990 IN BOOK 900530 AS DOCUMENT NO. 01131 IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

### PARCEL THREE (3)

GOVERNMENT LOT EIGHT (8) IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA ALSO DESCRIBED AS LOTS ONE (1) AND TWO (2) ON CERTIFICATE OF LAND DIVISION RECORDED NOVEMBER 14, 1985 IN BOOK 2217 AS DOCUMENT NO. 2176356 IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

1043 26-25-  
0380

Parcel: 123-34-310-014

Lots Six (6) and Seven (7) in Block Three (3) of North Las Vegas Heights Subdivision as shown by map thereof on file in Book 2 of Plats, page 1, in office of County Recorder of Clark County, Nevada.

2083 ZC-25 -  
0380

Parcel: 123-34-310-015

Lots Four (4) and Five (5) in Block Three (3) of North Las Vegas Heights Subdivision as shown by map thereof on file in Book 2 of Plats, page 1, in office of County Recorder of Clark County, Nevada.

3083 ZC-25-

0380

Parcel: 123-34-310-018

Lots Eighteen (18) and Nineteen (19) in Block Three (3) of North Las Vegas Heights  
Subdivision East ½ of the Southwest ¼ of section 34 township 19 South range 62 East as  
shown by map thereof on file in Book 2 of Plats, page 1, in office of County Recorder of  
Clark County, Nevada.