

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

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-25-901025: 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 October 4, 2022 and October 8, 2025. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meetings on October 4, 2022 and October 8, 2025, 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
01/07/26

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-25-901025)

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 OCTOBER 4, 2022 AND OCTOBER 8, 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 October 4, 2022, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

NZC-22-0392

From C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone. Generally located on the east side of Warbonnet Way and the north side of Sunset Road.

APN: 163-33-813-004 & 005

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on October 8, 2025, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-25-0510

From RS5.2 (Residential Single-Family 5.2) Zone to RM18 (Residential Multi-Family 18) Zone. Generally located south of Robindale Road and east of Interstate 215.

APN: 177-11-301-003; 177-11-301-005

ZC-25-0513

From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive.

APN: 177-29-301-003

ZC-25-0517

From RS20 (Residential Single-Family 20) Zone and RS3.3 (Residential Single-Family 3.3) Zone to RS2 (Residential Single-Family 2) Zone and remove the Neighborhood Protection (RNP) Overlay. Generally located west of Valley View Boulevard and north of Cactus Avenue.

APN: 177-30-801-005; 177-30-801-031 ptn; 177-30-813-001

ZC-25-0541

From RS5.2 (Residential Single-Family 5.2) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Viking Road and east and west of Euclid Street.

APN: 162-13-401-001; 162-13-402-001

ZC-25-0585

From an RS20 (Residential Single-Family 20) Zone to RS10 (Residential Single-Family 10) Zone. Generally located east of La Cienega Street and north of Neal Avenue.

APN: 191-04-502-003

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 _____
TICK SEGERBLOM, 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))

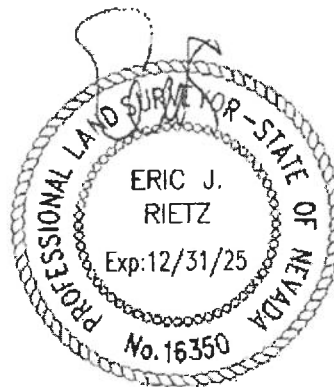
LOT 1-A

BEING A PORTION OF LOT 1 OF SOUTHWEST 5" AS SHOWN ON MAP THEREOF IN BOOK 157 OF PLATS, PAGE 76 OF CLARK COUNTY OFFICIAL RECORDS, ALL LYING IN THE WEST HALF (WI 12) OF THE SOUTHWEST QUARTER (SWIM) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY NEVADA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID WEST HALF, SAID POINT BE-INC THE EAST 1/16TH CORNER OF SAID SECTION 33 AND THE CENTERLINE INTERSECTION OF WARBONNET WAY AND SUNSET ROAD, THENCE COINCIDENT WITH THE WEST LINE OF SAID WEST HALF (WIP), NORTH $00^{\circ}29'42''$ WEST, 563.36 FEET; THENCE SOUTH $89^{\circ}25'47''$ EAST, 30.01 FEET THE EAST RIGHT OF WAY LINE OF WARBONNET WAY SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH $89^{\circ}25'47''$ EAST, 315.79 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH $00^{\circ}32'56''$ EAST, COINCIDENT WITH SAID EAST LINE, 244.01 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH $89^{\circ}27'32''$ WEST, 315.96 FEET TO SAID EAST RIGHT OF WAY LINE; THENCE NORTH $00^{\circ}29'42''$ WEST, COINCIDENT WITH SAID EAST RIGHT OF WAY LINE, 250.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 78,038 SQUARE FEET MORE OR LESS

BASIS OF BEARINGS: NORTH $00^{\circ}29'42''$ WEST - BEING THE CENTERLINE BEARING OF WARBONNET WAY AS SHOWN ON MAP THEREOF IN BOOK 157 OF CLARK COUNTY OFFICIAL RECORDS OF PLATS, PAGE 76



2/26/24

LEGAL DESCRIPTION

Being a portion of Lot 1 of "1GT SOUTHWEST 5" as shown on map thereof in Book 157 of Plats, Page 76 of Clark County official records, all lying in the West half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 21 South, Range 60 East, M.D.M., Clark County Nevada. more particularly described as follows:

Commencing at the Southwest corner of said West half, said point being the East 1/16th corner of said Section 33 and the centerline intersection of Warbonnet Way and Sunset Road, thence coincident with the South line of said West half (W 1/2), South 89°30'20" East, 345.31 feet;

Thence departing said South line, North 00°29'40" East, 55.00 feet to the Southeast corner of said Lot 1, said point being on the Northerly right of way line of Sunset Road (55.00 feet) from centerline and the Point of Beginning;

Thence North 89°30'20" West, coincident with said Northerly right of way line, 291.77 feet;

Thence on a radial line, North 00°29'40" East, 5.00 feet to the beginning of a 25.00 foot radius nontangent curve to the right;

Thence along the arc of said curve, through a central angle of 89°00'138", an arc distance of 38.84 feet to a point on the Easterly right of way line of Warbonnet Way (30.00 feet from centerline);

Thence North 00°29'42" West, coincident with said Easterly line, 228.60 feet;

Thence departing said Easterly line, North 89°27'32" East, 315.96 feet to the East line of said Lot 1,

Thence South 00°32'56" East, coincident with said East line, 263.89 feet to the Point of Beginning.

Also known as Lot 1-B on that certain Record of Survey on File in File 235 of Surveys, Page 11, recorded November 14, 2023, in Book 20231114 as Instrument No. 00563, Official Records.

Note: The above metes and bounds legal description appeared previously in that certain document recorded February 26, 2024, in Book 20240226 as Instrument No. 00629 of Official Records, Clark County, Nevada.

TITLE REPORT LEGAL DESCRIPTION AND COVERAGE

PROVIDED BY: FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. NCS-1249356-HHLV
EFFECTIVE AS OF: JANUARY 28, 2025

PARCEL 1:

LOTS 1 THROUGH 4, 42 THROUGH 45, 49 THROUGH 51, 52, 53, 54, 57, 58, AND 59 OF AMENDED PLAT OF PARADISE ESTATES UNIT 1 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 49 OF PLATS, PAGE 22 IN THE OFFICE OF THE COUNTY RECORDERS OF CLARK COUNTY, NEVADA.

LOTS 5, 38, 39, 40, 41, 46 OF AMENDED PLAT OF PARADISE ESTATES UNIT 1 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 49 OF PLATS, PAGE 22 IN THE OFFICE OF THE COUNTY RECORDERS OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO LAS VEGAS BELTWAY PER THAT CERTAIN DEDICATION RECORDED SEPTEMBER 02, 2003 IN BOOK 20030902 AS INSTRUMENT NO. 1982, CLARK COUNTY, NEVADA.

LOTS 48, 55, 56 OF AMENDED PLAT OF PARADISE ESTATES UNIT 1 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 49 OF PLATS, PAGE 22 IN THE OFFICE OF THE COUNTY RECORDERS OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THOSE PORTIONS PER THAT CERTAIN DEDICATION IN FEE RECORDED OCTOBER 28, 2024 IN BOOK 20241028 AS INSTRUMENT NO. 00479 CLARK COUNTY, NEVADA.

LOT 47 OF AMENDED PLAT OF PARADISE ESTATES UNIT 1 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 49 OF PLATS, PAGE 22 IN THE OFFICE OF THE COUNTY RECORDERS OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO LAS VEGAS BELTWAY PER THAT CERTAIN DEDICATION RECORDED SEPTEMBER 02, 2003 IN BOOK 20030902 AS INSTRUMENT NO. 1982, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THOSE PORTIONS PER THAT CERTAIN DEDICATION IN FEE RECORDED OCTOBER 28, 2024 IN BOOK 20241028 AS INSTRUMENT NO. 00479 CLARK COUNTY, NEVADA.

AND

STREETS NAMED GOLDBLOCKS AVENUE, MARYLAND PARKWAY, LANI DAWN STREET, MILLIDUKES AVENUE, PENELOPE COURT OF AMENDED PLAT OF PARADISE ESTATES UNIT 1 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 49 OF PLATS, PAGE 22 IN THE OFFICE OF THE COUNTY RECORDERS OF CLARK COUNTY, NEVADA.

PARCEL 2:

LOTS 123 THROUGH 129, LOTS 70, 71 OF PARADISE ESTATES UNIT 2 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 48 OF PLATS, PAGE 67 IN THE OFFICE OF THE COUNTY RECORDERS OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO LAS VEGAS BELTWAY PER THAT CERTAIN DEDICATION RECORDED SEPTEMBER 02, 2003 IN BOOK 20030902 AS INSTRUMENT NO. 1982, CLARK COUNTY, NEVADA.

LOTS 103 THROUGH 122, LOTS 72 THROUGH 102 OF PARADISE ESTATES UNIT 2 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 48 OF PLATS, PAGE 67 IN THE OFFICE OF THE COUNTY RECORDERS OF CLARK COUNTY, NEVADA.

AND

STREETS NAMED MATTHEW AVENUE, O'DONNELL STREET, METCALF AVENUE, ANGELICA STREET OF PARADISE ESTATES UNIT 2 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 48 OF PLATS, PAGE 67 IN THE OFFICE OF THE COUNTY RECORDERS OF CLARK COUNTY, NEVADA.

TITLE REPORT APN'S

177-11-399-001 (PT. OF ROBINDALE, PT. OF MILLIDUKES, PENELOPE, LANI DAWN, MARYLAND PARKWAY R/W'S)
177-11-399-005 (PT. OF MATTHEW, O'DONNELL, METCALF & ANGELICA R/W'S)
177-11-310-001 THRU 177-11-310-005 (LOTS 1 THRU 5 - UNIT 1 AMD)
177-11-310-038 THRU 177-11-310-059 (LOTS 38 THRU 59 - UNIT 1 AMD)
177-11-313-016 THRU 177-11-313-057 (LOTS 102 THRU 70 & LOTS 129 THRU 121 - UNIT 2)
177-11-313-068 THRU 177-11-313-085 (LOTS 120 THRU 103 - UNIT 2)

LEGAL DESCRIPTION

APN 177-29-301-003

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 61 EAST, MOUNT DIABLO MERIDIAN, NEVADA.

APN 177-30-801-005, 177-30-813-001 &
A PORTION OF 177-30-801-031

BEING THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

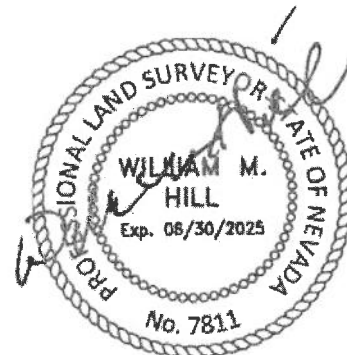
TOGETHER WITH THE LARGE LOT ONE (1) OF THE FINAL MAP OF "MONARCH VALLEY PHASE 1" AS SHOWN BY MAP THEREOF IN FILE IN BOOK 166 OF PLATS, PAGE 74, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

TOGETHER WITH LOT 1 OF THE PARCEL MAP (MSM-25-600014) BEING A PORTION OF PARCEL 2 OF THE PARCEL MAP RECORDED IN FILE 126, PAGE 13 OFFICIAL RECORDS, CLARK COUNTY, NEVADA, FURTHER DESCRIBED AS THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND THE NORTHEAST QUARTER (NE 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 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE AREA DEDICATED TO CLARK COUNTY IN BOOK 20200622, DOCUMENT NUMBER 01110, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING 12.64 ACRES.

END OF DESCRIPTION.



3/28/2025

APN: 162-13-401-001

THE NORTH HALF (N 1/2) OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 21 SOUTH RANGE 61 EAST, M,D,B, & M.

EXCEPTING THEREFROM THE INTEREST IN THE EASTERLY TWENTY-FIVE FEET (25') AS
CONVEYED TO THE COUNTY OF CLARK BY THAT CERTAIN DEED RECORDED MARCH 1, 1963, BOOK 425, INSTRUMENT NO. 342875, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THE INTEREST IN THOSE PORTIONS OF LAND AS
CONVEYED TO THE COUNTY OF CLARK BY THOSE CERTAIN DEEDS RECORDED OCTOBER 2, 1987 IN BOOK 871002, INSTRUMENT NO. 00569 AND 00570, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

APN: 162-13-402-001

THAT PORTION OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:

COMMENCING AT A CERTAIN BRONZE MARKER ESTABLISHED BY THE UNITED STATES
BUREAU OF LAND MANAGEMENT, DENOTING THE NORTHEAST CORNER OF SAID
SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID
SECTION 13; THENCE SOUTH 88°23' WEST, ALONG THE NORTH LINE OF SAID
SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) A DISTANCE
OF 340.56 FEET TO THE NORTHEAST CORNER OF THE WEST HALF (W 1/2) OF THE
NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 13, AS SHOWN ON SURVEY MAP THEREOF ON FILE IN REGISTERED PROFESSIONAL ENGINEERS FILE 3, PAGE 47, IN
THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, BEING THE
TRUE POINT OF BEGINNING; THENCE SOUTH 01°24' WEST ALONG THE EAST LINE OF
THE SAID WEST HALF (W 1/2) 319.61 FEET; THENCE SOUTH 88°23' WEST PARALLEL
WITH THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST
QUARTER (SW1/4) OF SECTION 13 A DISTANCE OF 341.83 FEET TO THE WEST LINE OF
THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST
QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 13;
THENCE NORTH 01°37' EAST ALONG SAID WEST LINE 319.68 FEET TO THE AFOREMENTIONED NORTH LINE; THENCE NORTH 88°23' EAST ALONG SAID NORTH LINE 340.56 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE WEST 30 FEET AND THE NORTH 30 FEET
AND THAT
CERTAIN SPANDREL AREA IN THE NORTHWEST CORNER THEREOF AS
GRANTED TO CLARK COUNTY, NEVADA, FOR ROADS, UTILITIES AND
OTHER PUBLIC PURPOSES.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY
APPEARED IN
THAT CERTAIN DOCUMENT RECORDED DECEMBER 29, 2015, IN BOOK
20151229, AS INSTRUMENT NO. 0001460, OF OFFICIAL RECORDS, CLARK
COUNTY, NEVADA.

ZC-25-0585

LEGAL DESCRIPTION FOR 191-04-502-003

SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, AND FURTHER DESCRIBED AS FOLLOWS:

THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE
SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE
NORTHEAST QUARTER (NE 1/4) OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 61 EAST,
M.D.B. & M.

EXCEPT THE INTEREST IN AND TO THE WEST 30 FEET OF SAID LAND AS
CONVEYED TO CLARK COUNTY, NEVADA FOR ROADS, UTILITIES PURPOSES, BY
DEED RECORDED JULY 26, 1972 IN BOOK 249 AS DOCUMENT NO. 208899, OF OFFICIAL
RECORDS.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN
THE PATENT FROM THE UNITED STATES OF AMERICA.