

**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-26-900011: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on November 19, 2025. (For possible action)

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**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

At the Board of County Commissioners meeting on November 19, 2025, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board conduct a public hearing on February 18, 2026.

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-26-900011)  
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 19, 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 19, 2025, the following described properties situated in Clark County are reclassified as follows, (See "Exhibit A" for Legal Description(s)):

**ZC-25-0571**

From RS20 (Residential Single-Family 20) Zone to RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive.

**APN:** 176-27-401-013

**ZC-25-0590**

From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone and remove the Neighborhood Protection Overlay (RNP). Generally located north of Eldora Avenue and west of Westwind Road.

**APN:** 163-12-106-004, 163-12-106-005

**ZC-25-0686**

From RS20 (Residential Single-Family 20) Zone to IP (Industrial Park) Zone. Generally located north of Sunset Road and west of Tenaya Way.

**APN:** 163-34-401-024

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:  
AYE:

NAY.

## ABSTAINING:

ABSENT;

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BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY, NEVADA

By \_\_\_\_\_  
MICHAEL NAFT, Chair

ATTEST:

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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))**

ZC-25-0571

LEGAL DESCRIPTION

W ½ NE ¼ SE ¼ SW ¼ E ½ SW ¼ SE ¼ SW ¼, AND SE ¼ SE ¼ SW ¼ OF SECTION 27, TOWNSHIP 22 SOUTH RANGE 60 EAST, M.D.M.,

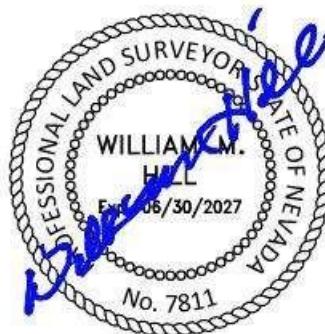
LEGAL DESCRIPTION  
APN 163-12-106-004

BEING PARCEL 1 RECORDED IN FILE 41, PAGE 75 OF PARCEL MAPS, OFFICIAL RECORDS,  
CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE  
NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.,  
CLARK COUNTY, NEVADA

EXCEPTING THEREFROM THAT PUBLIC RIGHT OF WAY DEDICATED TO CLARK COUNTY IN BOOK  
0714, INSTRUMENT NUMBER 0673068, OFFICIAL RECORDS.

CONTAINING 1.31 ACRES.

END OF DESCRIPTION.



8/13/2025

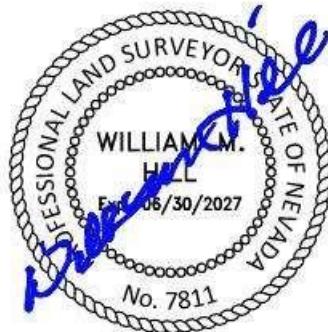
APN 163-12-106-005

BEING PARCEL 2 RECORDED IN FILE 41, PAGE 75 OF PARCEL MAPS, OFFICIAL RECORDS,  
CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE  
NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.,  
CLARK COUNTY, NEVADA

EXCEPTING THEREFROM THAT PUBLIC RIGHT OF WAY DEDICATED TO CLARK COUNTY IN BOOK  
0714, INSTRUMENT NUMBER 0673068, OFFICIAL RECORDS.

CONTAINING 2.04 ACRES.

END OF DESCRIPTION.



LEGAL DESCRIPTION

That certain real property located in the County of Clark, State of Nevada, and described as follows:

THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 60 EAST M.D.M.