

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

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

Recommendation: ORD-26-900227: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on February 4, 2026 and February 18, 2026. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meetings on February 4, 2026 and February 18, 2026, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board conduct a public hearing on May 6, 2026.

BILL NO. _____

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-26-900227)
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 FEBRUARY 4, 2026 AND FEBRUARY 18, 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 February 4, 2026, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-25-0767

From RS20 (Residential Single-Family 20) Zone to IP (Industrial Park) Zone. Generally located west of Edmond Street and the south of Russell Road.

APN: 163-36-501-004; 163-36-501-013

ZC-25-0795

From RS20 (Residential Single-Family 20) Zone to IL (Industrial Light) Zone. Generally located east of Mohawk Street and south of Sobb Avenue (alignment).

APN: 163-36-701-022; 163-36-801-030

ZC-25-0844

From RS20 (Residential Single-Family 20) Zone to CP (Commercial Professional) Zone. Generally located north of Richmar Avenue and east of Arville Street.

APN: 177-19-701-018

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on February 18, 2026, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-25-0715

From RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located east of Jones Boulevard and north of Oquendo Road.

APN: 163-35-501-040

ZC-25-0790

From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Linn Lane and north of Lake Mead Boulevard.

APN: 140-21-601-012

ZC-25-0873

From RS20 (Residential Single-Family 20) Zone to IL (Industrial Light) Zone. Generally located east of Nellis Boulevard and south of Cheyenne Avenue.

APN: 140-16-101-005

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)

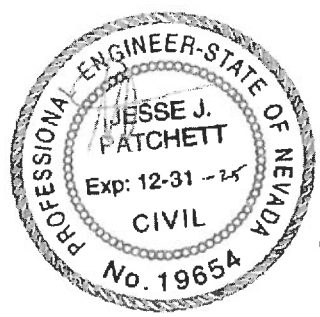
(see next page for attachment(s))

ZC-25-0767
1 of 2.

Legal Description

APN 163-36-501-004

The Northeast quarter (NE ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 36, Township 21, Range 60 East, M.D.B. & M.



9/17/25

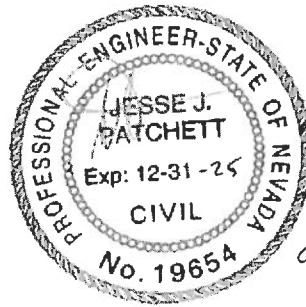
20-25-0767

2 of 2

Legal Description

APN 163-36-501-013

The Southeast quarter (SE ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 36, Township 21, Range 60 East, M.D.B. & M.



9/17/25

ZC-25-0795
APN: 163-36-701-022 1 of 2.

Legal Description

THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B.&M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM SAID LAND AS CONVEYED TO CLARK COUNTY BY GRANT, BARGAIN, SALE DEED RECORDED APRIL 03, 1998, IN BOOK 980403 AS INSTRUMENT NO. 02452, OF OFFICIAL RECORDS.

20-25-0795
20f2.

APN: 163-36-801-030

Legal Description

THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B.&M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF LANDS CONVEYED IN DOCUMENT RECORDED APRIL 17, 2000, IN BOOK 20000417 AS INSTRUMENT NO. 01068, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION OF LANDS CONVEYED IN DOCUMENT RECORDED DECEMBER 06, 2001, IN BOOK 20011206 AS INSTRUMENT NO. 01080, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION OF LANDS CONVEYED IN DOCUMENT RECORDED DECEMBER 27, 2002, IN BOOK 20021227 AS INSTRUMENT NO. 01025, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION OF LANDS CONVEYED IN DOCUMENT RECORDED OCTOBER 31, 2024, IN BOOK 20241031 AS INSTRUMENT NO. 01668, OF OFFICIAL RECORDS.

ZC-25-0844 *

The East one-half (E1/2) of the Southwest quarter (SW ¼) of the Southwest quarter (SW ¼) of the Northwest quarter (NW ¼) of the Southeast quarter (SE ¼) of Section 19, Township 22 South, Range 61 East, M.D.B. & M, Clark County, Nevada.

ZC-25-0715

LEGAL DESCRIPTION

**THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE
NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION
35, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.**

**EXCEPTING THEREFROM THOSE PORTION CONVEYED TO THE COUNTY OF CLARK IN
THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED JANUARY 27, 2022, IN
BOOK 20220127 AS INSTRUMENT NO. 02595, IN THE OFFICE OF THE COUNTY
RECORDER OF CLARK COUNTY, NEVADA.**

ZC-25-0790

LEGAL DESCRIPTION

APN 140-21-601-012

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B. & M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 21;

THENCE SOUTH 00°13'47" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 2640.00 FEET TO A POINT;

THENCE SOUTH 89°57'06" WEST AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 21 A DISTANCE OF 1320.01 FEET TO A POINT;

THENCE NORTH 00°13'47" EAST AND PARALLEL TO THE SAID EAST LINE A DISTANCE OF 330.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°13'47" EAST AND PARALLEL TO THE SAID EAST LINE A DISTANCE OF 330.00 FEET TO A POINT;

THENCE NORTH 89°57'06" EAST AND PARALLEL TO THE SAID NORTH LINE A DISTANCE OF 330.00 FEET TO A POINT;

THENCE SOUTH 00°13'47" WEST AND PARALLEL TO THE SAID EAST LINE A DISTANCE OF 330.00 FEET TO A POINT;

THENCE SOUTH 89°57'06" WEST AND PARALLEL TO THE SAID NORTH LINE A DISTANCE OF 330.00 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 29, 2001, IN BOOK 20010629 AS INSTRUMENT NO. 03242 OF OFFICIAL RECORDS.

ZC-25-0873

EXHIBIT "A"

PARCEL TWO (2):

THE NORTH HALF (N ½) OF THE SOUTH HALF (S ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B. & M.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO CLARK COUNTY FOR ROAD PURPOSES.

REVISED
ZC-25-0873
DD 1/6/2026