

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

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-25-900561: 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 June 4, 2025. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meeting on June 4, 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
09/03/25

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-25-900561)

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 JUNE 4, 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 June 4, 2025, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-23-0879

From RS20 (Residential Single-Family 20) Zone to RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Giles pie Street, 130 feet north of Well spring Avenue.

APN:

177-28-203-002; 177-28-203-003

ZC-25-0210

From H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the northeast corner of Cimarron Road and Blue Diamond Road.

APN:

176-21-601-033 ptn

ZC-25-0220

From PF (Public Facility) Zone to RM18 (Residential Multi-Family 18) Zone. Generally located on the northeast corner of Vegas Valley Drive and Sloan Lane.

APN:

161-10-202-001

ZC-25-0281

From H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the east side of Tenaya Way.

APN:

176-22-601-033; 176-22-601-034

ZC-25-0289

From RS3.3 (Residential Single-Family 3.3) Zone to RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Tee Pee Lane between Tropicana Avenue and Tompkins Avenue.

APN:

163-19-813-000 ptn; 163-19-813-001 ptn

ZC-25-0309

From H-2 (General Highway Frontage) Zone to IP (Industrial Park) Zone. Generally located on the east side of Las Vegas Boulevard North and south side of Craig Road (alignment).

APN:

140-04-302-001

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
_____ 2025.

INTRODUCED by _____

PASSED ON THE _____ day of
_____ 2025.

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 _____, 2025.

Exhibit "A"
Legal Description(s)

(see next page for attachment(s))

2C-23-
0879

LEGAL DESCRIPTION

APN: 177-28-203-002

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS:

LOT ONE (1) AS SHOWN BY MAP ON FILE IN FILE 60 OF PARCEL MAPS, PAGE 80 RECORDED MAY 19, 1989, AS BOOK 890519, AS INSTRUMENT NO. 0000627, OF OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

APN: 177-28-203-003

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS:

LOT TWO (2) AS SHOWN BY MAP ON FILE IN FILE 60 OF PARCEL MAPS, PAGE 80 RECORDED MAY 19, 1989, AS BOOK 890519, AS INSTRUMENT NO. 0000627, OF OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

1043 2C-25-
0210



2727 SOUTH RAINBOW BOULEVARD * LAS VEGAS, NEVADA 89146-5148
PHONE 702-873-7550 * FAX 702-362-2597

W.O. 8426
February 05, 2025
BY: BT
P.R. BY: TJ
PAGE 1 OF 2
APN: PTN.176-21-601-033

A circular seal for a Professional Land Surveyor is visible, with the text "PROFESSIONAL LAND SURVEYOR" and "Nevada" around the perimeter. Overlaid on the seal is a handwritten signature and the date "02/10/2025".

EXPLANATION:

THIS LEGAL DESCRIBES PARCELS OF LAND GENERALLY LOCATED NORTHEASTERLY OF BLUE DIAMOND ROAD AND CIMARRON ROAD FOR ZONING PURPOSES.

EXHIBIT "A"
LEGAL DESCRIPTION
ZONING

BEING THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.,

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CLARK COUNTY BY DEED RECORDED APRIL 23, 2007, IN BOOK 20070423 AS DOCUMENT NO. 04255, OF OFFICIAL RECORDS. (CIMARRON ROAD)

TOGETHER WITH

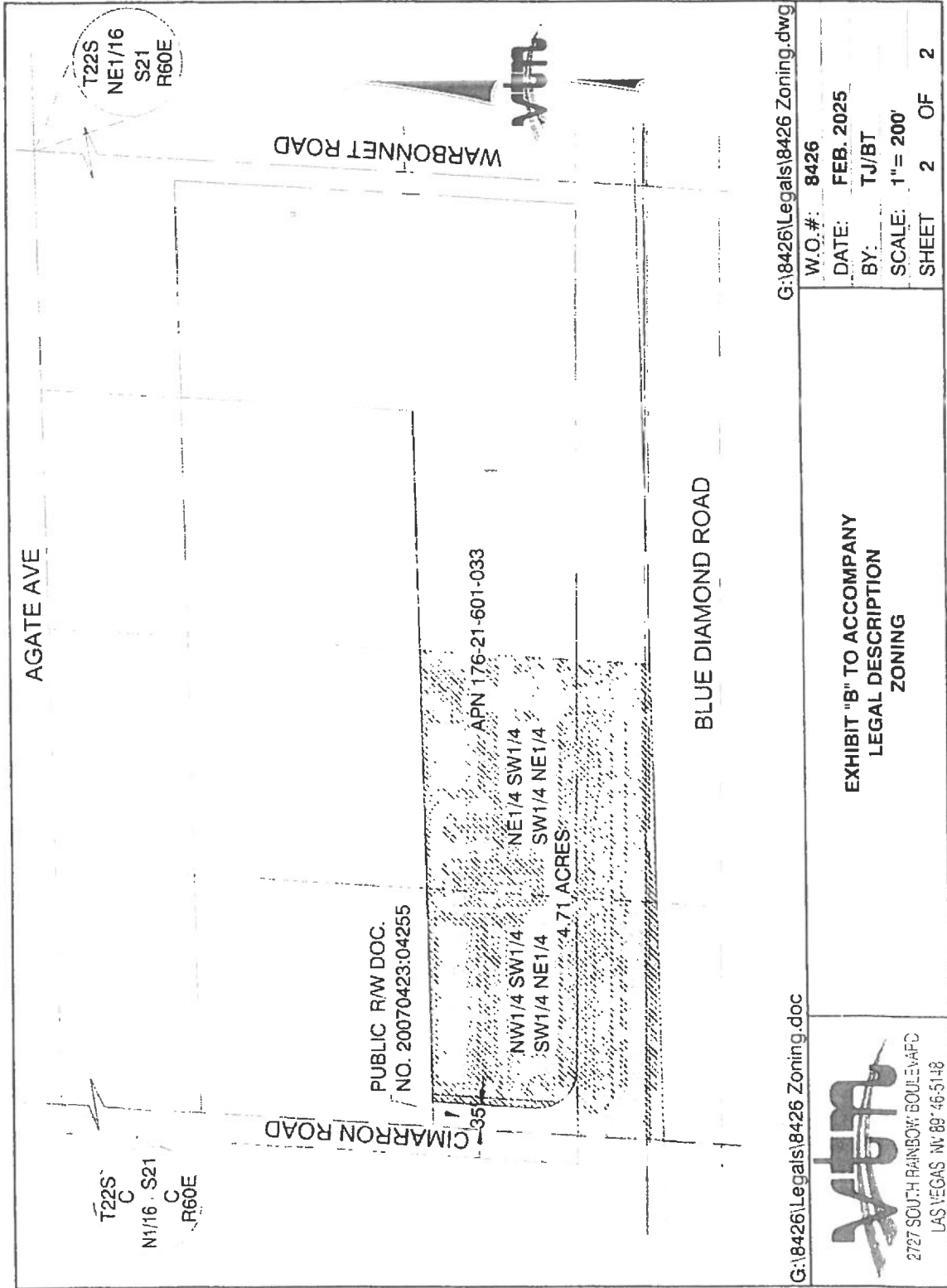
THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.,

CONTAINING 4.71 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

END OF DESCRIPTION.

2083

ZC-25-0210



G:\8426\Legals\8426 Zoning.dwg		G:\8426\Legals\8426 Zoning.dwg	
EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION ZONING		W.O.#: 8426	
		DATE: FEB. 2025	
		BY: TJ/BT	
		SCALE: 1" = 200'	
		SHEET 2	OF 2

WARBONNET
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS NV 89146-5148

(3083)
2C-25-
0210

Legal Description

The Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 21, Township 22 South, Range 60 East, M.D.M.

Excepting therefrom that portion as conveyed to Clark County by Deed recorded April 23, 2007, in Book 20070423 as Document No. 04255, of Official Records.

And

The Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 21, Township 22 South, Range 60 East, M.D.M.

And

The Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 21, Township 22 South, Range 60 East, M.D.M.

And

The Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 21, Township 22 South, Range 60 East, M.D.M.

Excepting therefrom that portion as conveyed to Clark County by Deed recorded April 23, 2007, in Book 20070423 as Document No. 04255, of Official Records.

And

The Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 21, Township 22 South, Range 60 East, M.D.M.

Excepting therefrom that portion as conveyed to Clark County by Deed recorded April 23, 2007, in Book 20070423 as Document No. 04255, of Official Records.

Assessor's Parcel Number: 176-21-601-033

2C-25-

0220

EXHIBIT A

LEGAL DESCRIPTION

That portion of the South Half(S 1/2) of the Northwest Quarter (NW 1/4) of Section 10, Township 21 South, Range 62 East, of the Mount Diablo Base and Meridian, described as follows:

Lot Three (3) as shown by map thereof in File 66 of Parcel Maps, Page 1, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom that portion conveyed to the County of Clark by Deed recorded September 20, 1994 in Book 940920 as Instrument No. 01132 of Official Records.

APN: 161-10-202-001

2C-25

0281

ESCROW NO: 10006132-027-FB

EXHIBIT A

PARCEL I:

That portion of the Southwest Quarter (SW $\frac{1}{4}$) of Northeast Quarter (NE $\frac{1}{4}$) of Section 22, Township 22 South, Range 60 East M.D.M., Clark County, Nevada described as follows:

Lot Two (2) of that certain Parcel Map on file in File 107 of Parcel Maps, Page 76, and as amended by those Certificates of Amendments recorded October 22, 2004 in Book 20041022 as Document No. 02693, 02694, and 02695 in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom that portion of said land as conveyed to the County of Clark by Deed recorded October 08, 2004 in Book 20041008 as Document No. 04239, of Official Records.

PARCEL II:

That portion of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 22, Township 22 South, Range 60 East M.D.M., Clark County, Nevada described as follows:

Lot Three (3) of that certain Parcel Map on file in File 107 of Parcel Maps, Page 76, and as amended by those Certificates of Amendments recorded October 22, 2004 in Book 20041022 as Document No. 02693, 02694, and 02695 in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom that portion of said land as conveyed to the County of Clark by Deed recorded October 08, 2004 in Book 20041008 as Document No. 04238, of Official Records.

APN's 163-19-813-000 & 001
(S.19, T21S, R60E)
APRIL 2, 2025
JOB NO. 24LRN0166

1082
26-25-
0289

LEGAL DESCRIPTION

SITUATE WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19,
TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

BEING A PORTION OF AMENDED FINAL MAP OF APACHE PINES, THE PLAT OF SAID SUBDIVISION BEING ON FILE IN
THE CLARK COUNTY RECORDER'S OFFICE AS BOOK 101, PAGE 74 OF PLATS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER
(SE 1/4) OF AFOREDESCRIBED SECTION 19, SAID POINT ALSO BEING THE CENTERLINE INTERSECTION OF TEE PEE
LANE (60.00 FEET WIDE) AND TOMPKINS AVENUE (60.00 FEET WIDE); THENCE ALONG THE NORTH LINE OF SAID
SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) SAID LINE ALSO BEING THE CENTERLINE OF
SAID TOMPKINS AVENUE, SOUTH 89°09'06" EAST 666.74 FEET;
THENCE DEPARTING SAID NORTH LINE ALONG THE EASTERLY BOUNDARY OF AFOREDESCRIBED APACHE PINES,
SOUTH 00°56'17" WEST, 1,019.08 FEET;
THENCE NORTH 89°19'10" WEST, 333.95 FEET;
THENCE SOUTH 00°58'15" WEST, 290.02 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF TROPICANA
AVENUE (100.00 FEET WIDE);
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 89°22'31" WEST, 105.04 FEET TO A POINT OF NON-
TANGENCY TO WHICH POINT A RADIAL BEARS SOUTH 36°16'28" EAST;
THENCE DEPARTING SAID NORTH RIGHT-OF-WAY CURVING TO THE LEFT ALONG THE ARC OF A 25.00 FOOT RADIUS
CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 52°45'17", AN ARC LENGTH OF 23.02 FEET;
THENCE NORTH 00°58'15" EAST, 52.85 FEET TO A TANGENT POINT OF CURVATURE;
THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 477.00 FOOT RADIUS CURVE, CONCAVE EASTERLY,
THROUGH A CENTRAL ANGLE OF 10°57'37", AN ARC LENGTH OF 91.25 FEET TO A POINT OF REVERSE CURVATURE
TO WHICH A RADIAL LINE BEARS NORTH 78°04'08" WEST;
THENCE CURVING TO THE LEFT ALONG THE ARC OF A 436.50 FOOT RADIUS CURVE, CONCAVE WESTERLY,
THROUGH A CENTRAL ANGLE OF 10°57'37", AN ARC LENGTH OF 83.50 FEET;
THENCE NORTH 00°58'15" EAST, 28.98 FEET;
THENCE NORTH 89°22'31" WEST, 255.46 FEET TO A POINT ON THE WEST LINE OF AFOREDESCRIBED SOUTHEAST
QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) SAID POINT ALSO BEING ON THE CENTERLINE OF
AFOREMENTIONED TEE PEE LANE;
THENCE ALONG SAID WEST LINE, NORTH 01°00'12" EAST, 1,036.12 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 710,035 SQUARE FEET (16.300 ACRES)

20-25
0289 (2012)

BASIS OF BEARINGS

NORTH 01°00'12" EAST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS BOOK 101 PAGE 74 OF PLATS.

JERRY E. PASCOE
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 9883
L. R. Nelson Consulting Engineers
6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1884
702-798-7978



2C-25 -
0309

EXHIBIT "A"

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

LOT ONE (1) AS SHOWN BY MAP THEREOF IN FILE 22 OF PARCEL MAPS, PAGE 5, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.