

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

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

Recommendation: ORD-26-900185: 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 January 21, 2026. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meeting on January 21, 2026, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board conduct a public hearing.

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-26-900185)

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 JANUARY 21, 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 January 21, 2026, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-25-0745

From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Warm Springs Road and east of Topaz Street.

APN: 177-12-196-002 ptn

ZC-25-0763

From CG (Commercial General) Zone to RS2 (Residential Single-Family 2) Zone. Generally located south of Richmar Avenue and west of Ensworth Street.

APN: 177-20-801-001 ptn

ZC-25-0771

From CP (Commercial Professional) Zone to CG (Commercial General) Zone. Generally located east of Arden Street and south of Charleston Boulevard.

APN: 161-05-510-282

ZC-25-0812

From an RS20 (Residential Single-Family 20) Zone to IP (Industrial Park) Zone. Generally located east of Arville Street and north of Richmar Avenue.

APN: 177-19-701-017

ZC-25-0815

From H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located east of Boulder Highway and south of Glen Avenue.

APN: 161-07-102-001

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
_____ 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 for
APN 177-12-196-002

ZC-25-0745

Page 1 of 3

A portion of that certain parcel described in Book 920924, Instrument 01423 on file in the Official Records of the Clark County Recorder, Clark County, Nevada, lying in the Northeast Quarter (NE 1/4), of the Northwest Quarter (NW 1/4) of Section 12, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada.

COMMENCING at the northwest corner of said Northeast Quarter (NE 1/4);

Thence North 88°52'59" East, along the north line of said Northeast Quarter (NE 1/4), a distance of 203.63 feet;

Thence South 1°07'01" East, departing said north line, 50.00 feet to the southerly right-of-way line of Warm Springs Road as described in Book 329, Instrument 266034 on file with said Recorder, and the northeast corner of said parcel, also being the **POINT OF BEGINNING**;

Thence departing said right-of-way line along the easterly boundary of said parcel the following three (3) courses:

1. South 31°29'36" West, 77.84 feet;
2. Thence South 19°32'41" West, 244.15 feet
3. Thence South 88°56'41" West, 45.35 feet to the beginning of a non-tangent curve, concave northwesterly, having a radius of 555.37 feet;

A radial line from said point bears North 49°47'48" West

Thence northerly along said curve, through a central angle of 26°21'40", an arc length of 255.52 feet;

Thence North 13°50'32" East, 64.01 feet;

Thence North 14°00'17" East, 4.96 feet;

Thence North 88°52'59" East, 21.89 feet;

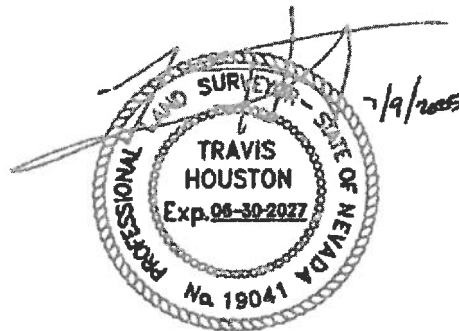
Thence North 1°07'01" West, 4.00 feet to the north line of said parcel;

Thence North 88°52'59" East, along said north line, 14.29 feet to the **POINT OF BEGINNING**.

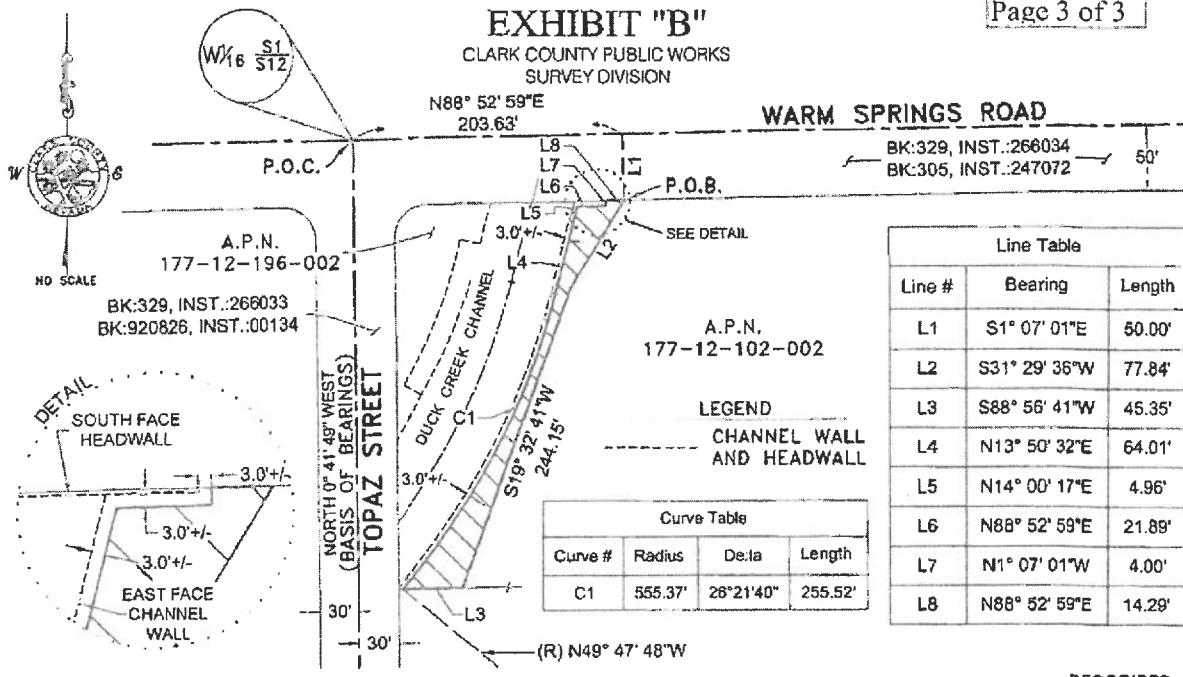
BASIS OF BEARINGS

North 0°41'49" West, being the bearing of the west line of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 12, Township 22 South, Range 61 East, M.D.M. Clark County, Nevada, as shown in File 139, Page 22 of Surveys, on file in the Official Records of the Clark County Recorder, Clark County, Nevada.

This description was prepared from documents of record and the result of a field survey. See **EXHIBIT "B"** attached hereto, and by this reference made a part hereof.



Travis Houston, P.L.S.
Nevada Certificate No. 19041
Clark County Surveyor's Office



OWNER: COUNTY OF CLARK (FLOOD CHANNEL)
PARCEL NUMBER: 177-12-196-002
SECTION, TOWNSHIP, RANGE: SECTION 12, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M.
TOTAL AREA: 5192 SQFT (0.12 ACRES) MORE OR LESS
REFERENCES: FILE 139, PAGE 22 OF SURVEYS; BOOK: 920824, INST. 01423

NOTE: AREA SHOWN IS DERIVED FROM DOCUMENTS OF RECORD AND THE RESULTS OF A FIELD SURVEY

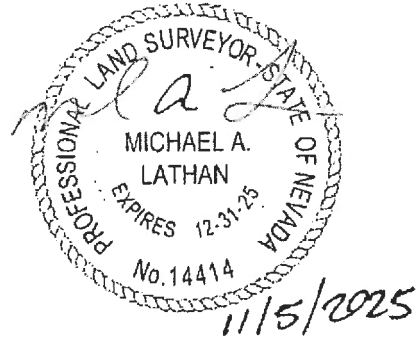
ZC-25-0763
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A.P.N. 177-20-801-001

EXHIBIT 'A'

TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 47425.0001\Lgl_Richmar-Ensworth-Zoning.doc
Date: November 5, 2025
Page 1 of 1



EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES PARCELS OF LAND GENERALLY LOCATED AT THE SOUTHWEST CORNER OF RICHMAR AVENUE AND ENSWORTH STREET FOR ZONING PURPOSES.

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 72 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 72, BEING THE CENTERLINE INTERSECTION OF RICHMAR AVENUE AND ENSWORTH STREET; THENCE ALONG THE EAST LINE OF SAID GOVERNMENT LOT 72 AND SAID CENTERLINE OF ENSWORTH STREET, SOUTH 01°13'57" EAST A DISTANCE OF 689.65 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 72, BEING THE CENTERLINE INTERSECTION OF SAID ENSWORTH STREET AND GARY AVENUE; THENCE DEPARTING SAID EAST LINE AND SAID CENTERLINE OF ENSWORTH STREET, SOUTH 87°23'50" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 72 A DISTANCE OF 324.36 TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 72 AT THE EAST RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 15; THENCE DEPARTING SAID SOUTH LINE, NORTH 01°19'05" WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 72 AND SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 313.68 FEET; THENCE DEPARTING SAID WEST LINE AND SAID EAST RIGHT-OF-WAY LINE, NORTH 88°46'03" EAST A DISTANCE OF 85.73 FEET; THENCE NORTH 01°13'57" WEST A DISTANCE OF 67.86 FEET; THENCE SOUTH 88°46'03" WEST A DISTANCE OF 85.83 FEET TO SAID WEST LINE OF GOVERNMENT LOT 72 AND SAID EAST RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 15; THENCE ALONG SAID WEST LINE AND SAID EAST RIGHT-OF-WAY LINE, NORTH 01°19'05" WEST A DISTANCE OF 312.46 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 72 AT THE CENTERLINE OF SAID RICHMAR AVENUE; THENCE DEPARTING SAID WEST LINE AND SAID EAST RIGHT-OF-WAY LINE, NORTH 88°10'00" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 72 AND SAID CENTERLINE OF RICHMAR AVENUE A DISTANCE OF 325.32 FEET TO THE **POINT OF BEGINNING**, AS SHOWN ON **EXHIBIT 'B'**, ATTACHED HERETO AND MADE A PART HEREOF

CONTAINING AN AREA OF 5.02 ACRES.

BASIS OF BEARINGS

NORTH 88°10'00" EAST, BEING THE BEARING OF THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 102, PAGE 13 OF PARCEL MAPS.

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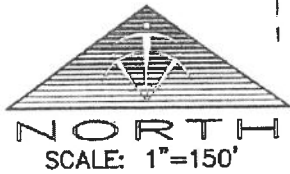
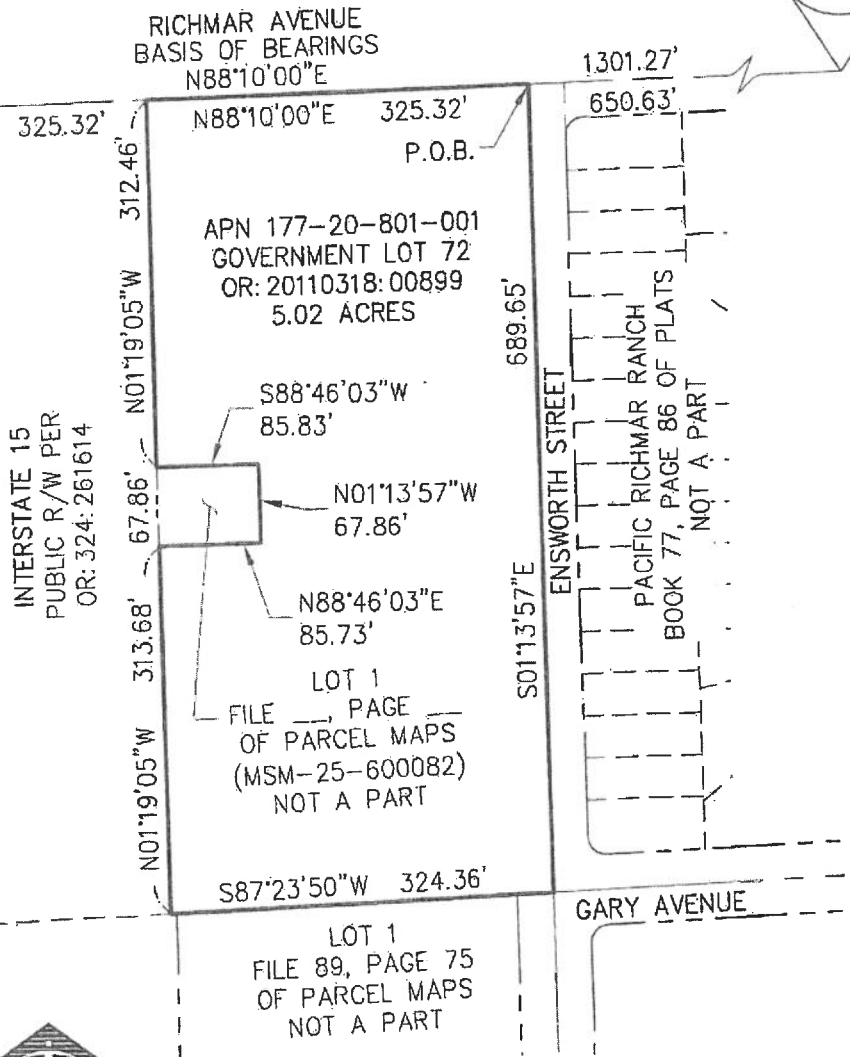
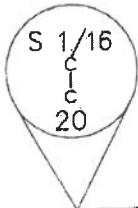


EXHIBIT 'B'
PAGE 1 OF 1



Tri-Core
SURVEYING

WWW.TRICORESURVEYING.COM

47425.0001
LGL_RICHMAR-ENSWORTH_ZONING

ZC-25-0771

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 161-05-510-282

PARCEL 1:

Lots Five (5), Six (6), Seven (7) and Eight (8) in Block One (1) of Vegas Manor Tract No. 1, as shown by map thereof on file in Book 1 of Plats, Page 60, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom the North Seventeen (17) feet thereof as conveyed to Clark County, Nevada, by Deed recorded August 15, 1972, in Book 273, as Document No. 232752, of Official Records of Clark County, Nevada.

PARCEL 2:

Lots Forty-one (41) and Forty-two (42) in Block One (1) of Vegas Manor Tract No. 1, as shown by map thereof on file in Book 1 of Plats, Page 60, in the Office of the County Recorder of Clark County, Nevada.

25-0815-

EXHIBIT A

BEING a portion of Government Lot One (1) in the Northwest Quarter (NW 1/4) of Section 7, Township 21 South, Range 62 East, M.D.B. & M., Clark County, Nevada, described as follows:

COMMENCING at a concrete monument at the intersection of the East boundary of said Government Lot One (1) and the Northeasterly right of way line of U.S. Highway 93-95-466; thence North 42°27' West along said right of way line a distance of 990.00 feet to the TRUE POINT OF BEGINNING; thence continuing North 42°27' West along said Northeasterly right of way line a distance of 222.86 feet to a point on the South line of that certain parcel of land conveyed to the County of Clark (East Glen Avenue) by Deed recorded March 9, 1971 as Document No. 84830, Clark County, Nevada, records; thence South 89°55'10" East along the South line thereof a distance of 329.68 feet to a point on the Southeasterly line of that certain parcel of land conveyed to CASEY E. FOLKS, JR., et al Deed recorded February 17, 1971 as Document No. 82400, Clark County, Nevada Records; thence South 47°33'00" West along the Southeasterly line thereof a distance of 242.94 feet to the TRUE POINT OF BEGINNING.

Excepting therefrom that portion of land as conveyed to Clark County by Deed recorded March 9, 1971 in Book 107 as Document No. 84830, of Official Records.

Further excepting therefrom that portion of land as conveyed to County of Clark by Deed recorded May 26, 1989 in Book 890526 as Document No. 00698, of Official Records.

(Note: The above metes and bounds legal description appeared previously in the Deed recorded January 14, 1993 in Book 930114 as Document No. 00755, of Official Records.)

Assessor's Parcel Number: 161-07-102-001