

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

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-25-900702: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on July 16, 2025. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meeting on July 16, 2025, the attached zone changes were approved to reclassify certain properties to amend the zoning map.

Staff recommends the Board set a public hearing for October 22, 2025.

Cleared For Agenda
10/08/25

BILL NO. _____

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-25-900702)

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 JULY 16, 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 July 16, 2025, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-23-0822

From RS10 (Residential Single-Family 10) Zone to RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Frias Avenue and Bermuda Road.

APN: 177-28-803-001

ZC-24-0585

From RS3.3 (Residential Single-Family 3.3) Zone to RS10 (Residential Single-Family 10) Zone. Generally located north of Meikle Lane and east of Christy Lane.

APN: 140-21-701-006

ZC-24-0722

From RS80 (Residential Single-Family 80) Zone to RS10 (Residential Single-Family 10). Generally located south of Centennial Parkway and east of Michelli Crest Way.

APN: 126-25-501-004

ZC-25-0238

From IL (Industrial Light) Zone to IP (Industrial Park) Zone. Generally located south of Quail Avenue and west of Valley View Boulevard.

APN: 162-31-505-003; 162-31-505-006; 162-31-505-008

ZC-25-0319

From CG (Commercial General) Zone to RS2 (Residential Single-Family 2) Zone. Generally located on the northeast corner of Burnham Avenue and Karen Avenue.

APN: 162-11-503-001 ptn

ZC-25-0337

From RS5.2 (Residential Single-Family 5.2) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Carey Avenue and Camel Street.

APN: 140-19-104-019

ZC-25-0384

From RS20 (Residential Single-Family 20) Zone and CG (Commercial General) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Rainbow Boulevard and north of Cactus Avenue.

APN: 176-27-801-016; 176-27-801-017

ZC-25-0400

From H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located south of Craig Road and east of Nellis Boulevard.

APN: 140-04-301-001

ZC-25-0408

From CG (Commercial General) Zone to PF (Public Facility) Zone. Generally located north of Liston Avenue and west of Moapa Valley Boulevard.

APN: 041-27-302-037

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-

0822

LEGAL DESCRIPTION

APN: 177-28-803-001

THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE
SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 28,
TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M & B, CLARK COUNTY, NEVADA.

ZC-24-
0585

EXHIBIT "A"

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE
SOUTHEAST QUARTER (SE 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH,
RANGE 62 EAST M.D.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER (NW COR.) OF THE
SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 21; THENCE SOUTH $0^{\circ} 57'$
 $3''$ EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 171.32 FEET;
THENCE NORTH $89^{\circ} 45' 48''$ EAST AND PARALLEL TO THE NORTH LINE OF
THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 21; A DISTANCE OF
THIRTY FEET (30.00) TO THE TRUE POINT OF BEGINNING; THENCE
CONTINUING NORTH $89^{\circ} 45' 48''$ EAST, A DISTANCE OF 135.51 FEET TO A
POINT; THENCE SOUTH $0^{\circ} 13' 47''$ WEST, A DISTANCE OF 132.86 FEET TO A
POINT; THENCE NORTH $89^{\circ} 34' 00''$ WEST, A DISTANCE OF 132.75 FEET TO A
POINT; THENCE NORTH $0^{\circ} 47' 35''$ WEST, A DISTANCE OF 131.32 FEET TO THE
TRUE POINT OF BEGINNING.

Assessor's Parcel Number: 140-21-701-006

2C-24-
0722

Legal Description

For APN/Parcel ID(s): 126-25-501-004

THE EAST HALF (E 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE SOUTH 132 FEET THEREOF.

FURTHER EXCEPTING THEREFROM ANY INTEREST IN AND TO THAT PORTION OF SAID LAND CONVEYED TO THE COUNTY OF CLARK FOR CENTENNIAL PARKWAY BY GRANT, BARGAIN, SALE DEED RECORDED JUNE 03, 1997 IN BOOK 970603 AS INSTRUMENT NO. 00998 OF OFFICIAL RECORDS.

20-25-
0238
1042

EXHIBIT A

PARCEL 1:

THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED BY RESOLUTION RECORDED AUGUST 7, 1956 IN BOOK 104 AS DOCUMENT NO. 85856 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED BY DEED RECORDED JULY 10, 1975 IN BOOK 533 AS DOCUMENT NO. 492736 OF OFFICIAL RECORDS.

APN: 162-31-505-003

PARCEL 2:

THE EAST HALF (E ½) OF 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 31, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

TOGETHER WITH THE NORTH NINETY-FOUR FEET (94.00') OF THE EAST HALF (E ½) OF THE WEST HALF (W ½) OF 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 31, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED BY RESOLUTION RECORDED AUGUST 7, 1956 IN BOOK 104 AS DOCUMENT NO. 85856 OF OFFICIAL RECORDS.

2C-25-0238

2 of 2

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS
CONVEYED BY DEED RECORDED AUGUST 13, 1979 IN BOOK 1101 AS
DOCUMENT NO. 1060122 OF OFFICIAL RECORDS.

APN: 162-31-505-008

PARCEL 3:

THE WEST ONE-HALF (W $\frac{1}{2}$) OF THE WEST HALF (W $\frac{1}{2}$) OF THE SOUTHEAST
QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHEAST
QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 31,
TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED BY
DEED RECORDED MARCH 21, 1972 IN BOOK 216, AS DOCUMENT NO. 175671
OF OFFICIAL RECORDS.

APN: 162-31-505-006

EXHIBIT 'A'

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

File: 08024.0008\Lgl_Entitlement Bndry.doc
Date: Revised March 12, 2025
Page 1 of 1



LEGAL DESCRIPTION

THAT PORTION OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 11; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), NORTH 89°38'06" WEST A DISTANCE OF 657.60 FEET TO THE EAST LINE OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 11; THENCE DEPARTING SAID SOUTH LINE, NORTH 01°30'04" WEST ALONG SAID EAST LINE A DISTANCE OF 75.04 FEET TO THE NORTH RIGHT-OF-WAY LINE OF KAREN AVENUE, SAME BEING THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EAST LINE, ALONG SAID NORTH RIGHT-OF-WAY LINE OF KAREN AVENUE THE FOLLOWING FOUR (4) COURSES: ONE (1) NORTH 89°38'06" WEST A DISTANCE OF 603.48 FEET; TWO (2) NORTH 00°21'54" EAST A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET TO WHICH A RADIAL LINE BEASTS SOUTH 00°21'54" WEST; THREE (3) NORTHWESTERLY 38.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°10'20"; FOUR (4) SOUTH 88°32'14" WEST ALONG A RADIAL LINE A DISTANCE OF 5.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF BURNHAM AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF BURNHAM AVENUE, NORTH 01°27'46" WEST A DISTANCE OF 329.15 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, NORTH 88°32'14" EAST A DISTANCE OF 410.96 FEET; THENCE NORTH 01°30'04" WEST A DISTANCE OF 99.99 FEET; THENCE NORTH 62°28'18" EAST A DISTANCE OF 28.93 FEET; THENCE NORTH 01°30'04" WEST A DISTANCE OF 106.42 FEET; THENCE NORTH 88°29'56" EAST A DISTANCE OF 195.00 FEET TO THE EAST LINE OF SAID WEST HALF (W 1/2); THENCE ALONG SAID EAST LINE, SOUTH 01°30'04" EAST A DISTANCE OF 597.64 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 6.38 ACRES.

BASIS OF BEARINGS

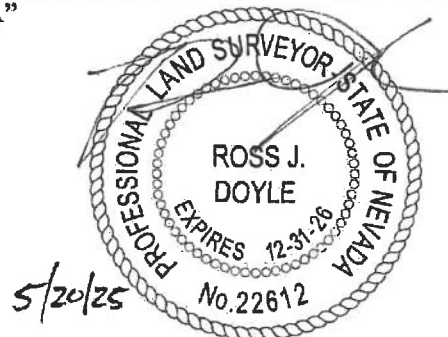
SOUTH 01°32'23" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 92, PAGE 90 OF PARCEL MAPS.

END OF DESCRIPTION.

EXHIBIT "A"

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

File: 20724.0004\boundary_140-19-104-016
By: RD
Date: May 20, 2025
Page 1 of 1



EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTH OF CAREY AVENUE AND WEST OF CAMEL STREET.

LEGAL DESCRIPTION

A PORTION OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 19; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4), NORTH 89°41'13" WEST, 30.01 TO THE WEST RIGHT-OF-WAY LINE OF CAMEL STREET BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4), NORTH 89°41'13" WEST, 303.44 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°44'14" WEST, 100.02 FEET TO THE EAST LINE OF THAT CERTAIN DEED RECORDED AS INSTRUMENT NUMBER 20241121:01984 CLARK COUNTY OFFICIAL RECORDS; THENCE ALONG SAID EAST LINE AND CONTINUING ALONG THE EAST LINE OF THOSE CERTAIN DEEDS RECORDED AS INSTRUMENT NUMBERS 20241121:01980, 20241121:01982, & 20241121:01981 CLARK COUNTY OFFICIAL RECORDS, NORTH 0°44'14" WEST, 547.31 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CAREY AVENUE; THENCE DEPARTING SAID EAST DEED LINES, SOUTH 89°43'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 276.41 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CAMEL STREET BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF CAREY AVENUE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF CAMEL STREET THE FOLLOWING TWO (2) COURSES: (1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 38.73 FEET THROUGH A CENTRAL ANGLE OF 88°45'41"; (2) SOUTH 00°57'49" EAST, 623.12 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 4.49 ACRES.

BASIS OF BEARINGS

NORTH 89°43'30" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 133, PAGE 9 OF PLATS.
END DESCRIPTION.

Revised

Hunter White

ZC-25-0337

5/22/25

2C-25-

0384

LEGAL DESCRIPTION

THAT PORTION OF SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 20 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

LOT ONE (1) AND LOT TWO (2) AS SHOWN BY MAP THEREOF IN FILE 107 OF PARCEL MAPS, PAGE 75, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA

20-25-

0400

ORDER NO. : 5115057361

EXHIBIT A

The land referred to is situated in the unincorporated area of the County of Clark, State of Nevada, and is described as follows:

All that real property in the West Half (W ½) of Section 4, Township 20 South, Range 62 East, M.D.B.&M., County of Clark, State of Nevada, bounded and described as follows:

Commencing at the West Quarter of Section 4, Township 20 South, Range 62 East, M.D.B.&M.;
Thence North 00°20'33" East along the West line of said Section 4 a distance of 122.00 feet to a point on the South line of the land described in Easement Deed to the United States of America, recorded as Document No. 149834, Official Records of Clark County, Nevada;
Thence North 88°51'33" East along said South line a distance of 1056.98 feet to the True Point of Beginning;
Thence North 88°51'33" East 122.89 feet;
Thence South 01°08'27" East 200.00 feet;
Thence South 88°51'33" West 122.89 feet;
Thence North 01°08'27" West 200.00 feet to the True Point of Beginning.

Excepting therefrom that portion of the West Half (W ½) of Section 4, Township 20 South, Range 62 East, M.D.B.&M., wholly within the County of Clark, State of Nevada, described as follows:

Commencing at the West Quarter Corner of Section 4, Township 20 South, Range 62 East, M.D.B.&M.;
Thence North 00°20'33" East along the West line of said Section 4 a distance of 122.08 feet to a point on the South line of the land described in Easement Deed to the United States of America, recorded as Document No. 149834, Official Records of Clark County, Nevada;
Thence North 88°51'33" East along said South line a distance of 1056.98 feet to the True Point of Beginning;
Thence North 88°51'33" East 122.89 feet;
Thence South 01°08'27" East 63.00 feet;
Thence South 88°51'33" West 122.89 feet;
Thence North 01°08'27" West 63.00 feet to the True Point of Beginning, as conveyed to the City of North Las Vegas by Deed recorded May 24, 1973 as Document No. 290292 in Book 331 of Official Records, Clark County, Nevada.

Note: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded September 17, 1993 in Book 930917 as Instrument No. 01296 of Official Records.

APN: 140-04-301-001

2C-25-

0408

LEGAL DESCRIPTION

Generally located in the North Half of the Southwest Quarter, Section 27, Township 15 South, Range 67 East, Mount Diablo Base and Meridian, Clark County, Nevada. More particularly described as:

All of Parcel 1 as recorded on the Parcel Map in File 114, Page 23 of Parcel Maps in the official records of Clark County, Nevada.