

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

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-25-900854: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on July 21, 2021 and August 20, 2025. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meetings on July 21, 2021 and August 20, 2025, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board set a public hearing for November 19, 2025.

Cleared For Agenda
11/05/25

BILL NO. _____

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-25-900854)

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 21, 2021 AND AUGUST 20, 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 21, 2021, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

NZC-21-0199

From R-E (Rural Estates Residential) Zone to R4 (Multiple Family Residential – High Density) Zone. Generally located on the northeast corner of Decatur Boulevard and Rush Avenue.

APN: 177-30-401-033

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on August 20, 2025, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-25-0427

From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3); remove the Neighborhood Protection (RNP) Overlay. Generally located south of Agate Avenue and west of Pioneer Way.

APN: 176-22-201-002; 176-22-201-003; 176-22-201-024

ZC-25-0486

From an RS40 (Residential Single-Family 40) Zone to RS20 (Residential Single-Family 20) Zone. Generally located west of Sarah Shannon Drive and south of Diagonal Street.

APN: 002-35-501-025

ZC-25-0487

From RM18 (Residential Multi-Family 18) Zone to RS2 (Residential Single-Family 2) Zone. Generally located east of Las Vegas Boulevard South and south of Serene Avenue.

APN:

List on file.

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
_____ 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))

NZC-21-0199

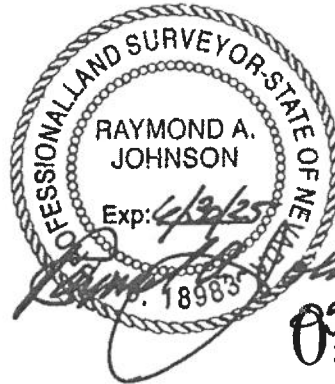
LEGAL DESCRIPTION

Generally located in the South Half of the Southwest Quarter, Section 30, Township 22 South, Range 61 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 129, Page 12 of Parcel Maps in the official records of Clark County, Nevada.



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



W.O. 8424 March 26, 2025

BY: BT

P.R. BY: TJ

PAGE 1 OF 3

APN: 176-22-201-002, 003

& 024

05/24/25

EXPLANATION:

THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED
SOUTHWESTERLY OF AGATE AVENUE AND PIONEER WAY FOR ZONING
PURPOSES.

EXHIBIT "A"
LEGAL DESCRIPTION
ZONING

(APN: 176-22-201-002)

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

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CLARK COUNTY,
NEVADA BY DEED RECORDED NOVEMBER 05, 2019 IN BOOK 20191105 AS
DOCUMENT NO. 02049. (AGATE AVENUE)

PAGE 2 OF 3

TOGETHER WITH (APN 176-22-201-003)

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

W.O. 8424

March 26, 2025

APN: 176-22-201-002, 003 & 024

TOGETHER WITH (APN 176-22-201-024)

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

CONTAINING 7.04 ACRES, MORE OR LESS AS DETERMINED BY COMPUTER METHODS.

END OF DESCRIPTION.

ZC-25-0486

LEGAL DESCRIPTION
002-35-501-025

That portion of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 35, Township 13 South, Range 70 East, M.D.B & M., described as follows:

Parcel Four (4) as shown by map thereof on file in File 123, of Parcel Maps, Page 1, in the office of the county Recorder of Clark County, Nevada.

Refer to document 20230906:01099

ZC-25-0487

LEGAL DESCRIPTION

PARCEL I-A:

AN UNDIVIDED 386/386TH INTEREST IN AND TO THE COMMON AREA AS THE SAME IS ESTABLISHED AS LOT 1 ON THE MAP OF PARADISE SPA UNIT NO. 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 10 OF PLATS, PAGE 62, AND ON THE AMENDED PLAT OF PARADISE SPA UNIT NO. 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 10 OF PLATS, PAGE 78, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 1-B:

LOT 1 (COMMON AREA) AND UNITS 2 THROUGH 386, INCLUSIVE OF PARADISE SPA UNIT NO. 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 10 OF PLATS, PAGE 62 AND ON THE AMENDED PLAT OF PARADISE SPA UNIT NO. 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 10 OF PLATS, PAGE 78, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, TOGETHER WITH THAT PORTION AS ABANDONED, NOW A PORTION OF LOT 1 (COMMON AREA), BY THAT CERTAIN RESOLUTION OF ABANDONMENT, RECORDED JANUARY 21, 1982, IN BOOK 1513 AS DOCUMENT NO. 1472122, OF OFFICIAL RECORDS.