

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

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**Petitioner:** Sami Real, Director, Department of Comprehensive Planning

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**Recommendation:** ORD-25-901051: 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 April 20, 2022 and October 22, 2025. (For possible action)

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**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

At the Board of County Commissioners meetings on April 20, 2022 and October 22, 2025, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board conduct a public hearing.

BILL NO. 1-7-26-8

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-25-901051)  
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 APRIL 20, 2022 AND OCTOBER 22, 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 APRIL 20, 2022, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

**NZC-22-0028**

From H-2 (General Highway Frontage) Zone and R-E (Rural Estates Residential) Zone to RS2 (Residential Single-Family 2) Zone. Generally located on the northwest corner of Oleta Avenue and Conquistador Street.

APN: 176-19-218-001 through 045

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on October 22, 2025, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

**ET-25-400102 (NZC-22-0351)**

From RS40 (Residential Single-Family 40) Zone to RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Boulder Lane and east of Harnedy Road.

APN: 059-09-301-016

**ZC-25-0562**

From RS20 (Residential Single-Family 20) Zone to RS2 (Residential Single-Family 2) Zone. Generally located north of Mesa Verde Lane and west of Hauck Street.

APN: 176-12-701-013

**ZC-25-0605**

From RS80 (Residential Single-Family 80) Zone to IL (Industrial Light) Zone. Generally located west of Arville Street (alignment) and south of Sloan Road.

APN: 191-19-401-005, 191-19-401-006

**ZC-25-0606**

From RS80 (Residential Single-Family 80) Zone to IL (Industrial Light) Zone. Generally located west of Arville Street (alignment) and south of Sloan Road.

**APN:** 191-30-101-003

**ZC-25-0607**

From RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located west of Interstate 15 and south of Sloan Road.

**APN:** 191-30-201-003

**ZC-25-0608**

From RS80 (Residential Single-Family 80) Zone to IL (Industrial Light) Zone. Generally located west of Interstate 15 and south of Sloan Road.

**APN:** 191-30-301-001; 191-30-301-002

**ZC-25-0622**

From RS20 (Residential Single-Family 20) Zone to IP (Industrial Park) Zone. Generally located south of Holt Avenue and east of Marion Drive.

**APN:** 140-20-610-049; 140-20-610-050

**ZC-25-0632**

From RS20 (Residential Single-Family 20) Zone to CG (Commercial General) Zone. Generally located west of Rainbow Boulevard and south of Gary Avenue.

**APN:** 176-22-801-032 ptn

**ZC-25-0638**

From RS20 (Residential Single-Family 20) Zone and CG (Commercial General) Zone to IP (Industrial Park) Zone. Generally located north of the 215 Beltway and west of Jones Boulevard.

**APN:** 176-02-501-024

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:

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ABSTAINING:

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ABSENT:

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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))**

NZC-22-0028

LEGAL DESCRIPTION

ALL OF GOVERNMENT LOTS 27 AND 28 SITUATE WITHIN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 60 EAST, MOUNT DIABLO MERIDIAN, CLARK COUNTY, NEVADA,

EXCEPTING THEREFROM THE EAST THIRTY FEET (30') AND THE SOUTH THIRTY FEET (30') OF SAID GOVERNMENT LOT 28 BEING THAT PUBLIC RIGHT-OF-WAY RECORDED IN BOOK 400 AS INSTRUMENT 0359304, ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER.

CONTAINING 4.86 ACRES, MORE OR LESS

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF GOVERNMENT TRACT #45, TOWNSHIP 16 SOUTH, RANGE 56 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT #45; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT #45, A DISTANCE OF 582 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG SAID NORTH LINE A DISTANCE OF 165 FEET; THENCE SOUTH 00°03'30" EAST A DISTANCE OF 1321.41 FEET TO A POINT IN THE SOUTH LINE OF SAID TRACT #45; THENCE NORTH 89°59'40" WEST ALONG SAID SOUTH LINE A DISTANCE OF 165 FEET; THENCE NORTH 00°03'30" WEST A DISTANCE OF 1321.39 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY MOBILE/MANUFACTURED HOME LOCATED ON THE LAND, IF ANY.

PARCEL 2:

THAT PORTION OF GOVERNMENT TRACT NO. 45, TOWNSHIP 16 SOUTH, RANGE 56 EAST, M.D. B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT NO. 45; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT NO. 45 A DISTANCE OF 417.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG SAID NORTH LINE A DISTANCE OF 165.00 FEET; THENCE SOUTH 00°03'30" EAST A DISTANCE OF 1321.39 FEET TO A POINT IN THE SOUTH LINE OF SAID TRACT NO. 45; THENCE NORTH 89°59'40" WEST ALONG SAID SOUTH LINE A DISTANCE OF 165.00 FEET; THENCE NORTH 00°03'30" WEST A DISTANCE OF 1321.37 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY MOBILE/MANUFACTURED HOME LOCATED ON THE LAND, IF ANY.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTIONS APPEARED PREVIOUSLY IN THE DOCUMENT RECORDED SEPTEMBER 12, 1994 IN BOOK 940912 AS INSTRUMENT NO. 000880, OF OFFICIAL RECORDS.

ZC-25-0562

LEGAL DESCRIPTION

APN 176-12-701-013

THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B. & M. CLARK COUNTY, NEVADA.



ZC-25-0605

1 of 2

**LEGAL DESCRIPTION**

**191-19-401-005**

**THE NORTH HALF ( N1/2 ) OF THE SOUTHEAST QUARTER ( SE1/4 ) OF THE  
SOUTHWEST QUARTER (SW ¼ ) OF THE SOUTHWEST QUARTER (SW 1/4/ ) OF SECTION  
19, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.B.&M. CLARK COUNTY, NEVADA.**

ZC-25-0605

2 of 2

## **LEGAL DESCRIPTION**

**191-19-401-006**

**GOVERNMENT LOT TWENTY ( 20 ) BEING A PORTION OF THE SOUTHWEST  
QUARTER (SW ¼ ) OF THE SOUTHWEST QUARTER (SW ¼ ) OF SECTION 19,  
TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M.**

ZC-25-0606

**LEGAL DESCRIPTION**

**191-30-101-003**

**SOUTH HALF ( S 1/2 ) OF THE NORTHEAST QUARTER ( NE ¼ ) OF THE  
NORTHWEST QUARTER ( NW ¼ ) OF THE NORTHWEST QUARTER ( NW ¼ ),  
SECTION 30, TOWNSHIP 23 SOUTH, RANGE 61 EAST. M.D.M.**

ZC-25-0607

**LEGAL DESCRIPTION**

**191-30-201-003**

**THE SOUTH HALF ( S 1/2 ) OF THE SOUTHEAST QUARTER ( SE ¼ ) OF THE  
SOUTHWEST QUARTER ( SW ¼ ) OF THE NORTHWEST QUARTER ( NW ¼ ),  
SECTION 30, TOWNSHIP 23 SOUTH, RANGE 61 EAST. M.D.M.**

ZC-25-0608

1 of 2

## **LEGAL DESCRIPTION**

**191-30-301-001**

**GOVERNMENT LOT 13 IN THE NORTHWEST QUARTER ( NW  $\frac{1}{4}$  ) OF THE  
SOUTHWEST QUARTER ( SW  $\frac{1}{4}$  ) OF SECTION 30, TOWNSHIP 23 SOUTH,  
RANGE 61 EAST, M.D.B.&M.**

ZC-25-0608

2 of 2

## **LEGAL DESCRIPTION**

**191-30-301-002**

**THE SOUTH HALF (S ½ ) OF THE NORTHWEST QUARTER (NW ¼ ) OF THE  
NORTHWEST QUARTER ( NW ¼ ) OF THE SOUTHWEST QUARTER ( SW ¼) OF  
THE SECTION 30, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.B.& M.,  
CLARK COUNTY, NEVADA.**

140-20-610-049 and 140-20-610-050

ZC-25-0622

Lots Ten (10) and Eleven (11) in Block Two (2) Of  
Stewart Holt Acres, as shown by map thereof on file in Book 3 of  
Plats,  
Page 34, in  
The Office of the County Recorder of Clark County, Nevada

**PURPOSE:** THIS LEGAL DESCRIPTION DESCRIBES A PORTION OF LOT 3 AS SHOWN IN FILE 131 OF PARCEL MAPS, PAGE 95 OF CLARK COUNTY OFFICIAL RECORDS FOR ZONING CHANGE PURPOSES.

**LEGAL DESCRIPTION**

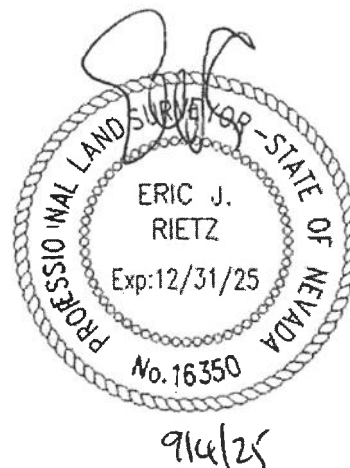
**BEING** A PORTION OF LOT 3 AS SHOWN IN FILE 131 OF PARCEL MAPS, PAGE 95 OF CLARK COUNTY OFFICIAL RECORDS LYING IN THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF LOT 3 AS SHOWN IN FILE 131 OF PARCEL MAPS, PAGE 95 OF CLARK COUNTY OFFICIAL RECORDS, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF RAINBOW BOULEVARD, THENCE SOUTH 00°09'02" EAST, COINCIDENT WITH SAID RIGHT OF WAY LINE, 230.24 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 56°03'40" WEST, COINCIDENT WITH THE SOUTHWESTERLY LINE OF SAID LOT 3, 338.76 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE, NORTH 00°15'20" EAST, 22.56 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE COINCIDENT WITH SAID NORTH LINE, NORTH 86°12'57" EAST, 280.96 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 35,458 SQUARE FEET MORE OR LESS

**BASIS OF BEARINGS** SOUTH 00°09'02" EAST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY NEVADA, AS SHOWN ON MAP THEREOF IN FILE 131 OF PARCEL MAPS, PAGE 95 OF CLARK COUNTY OFFICIAL RECORDS.

PREPARED BY ERIC J. RIETZ, PLS  
NEVADA LICENSE NO. 16350  
3203 E WARM SPRINGS ROAD #400  
LAS VEGAS, NV. 89120  
(702) 521-3355





# LEGAL DESCRIPTION

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PARCEL 1:

BEING A PORTION OF LOT 5 AS SHOWN ON THAT CERTAIN MAP "SUNSET/JONES " A COMMERCIAL SUBDIVISION ON FILE IN BOOK 150 OF PLATS, PAGE 64, IN THE CLARK COUNTY RECORDER'S OFFICE, LYING WITHIN GOVERNMENT LOTS 35 AND 36, SECTION 02, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID COMMERCIAL SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID COMMERCIAL SUBDIVISION SOUTH 02°02'45" WEST, A DISTANCE OF 647.89 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE SOUTH 89°53'25 " EAST, A DISTANCE OF 519.33 FEET TO A POINT ON THE EAST LINE OF SAID LOT 5; THENCE ALONG SAID EAST LINE SOUTH 02°09'14" WEST, A DISTANCE OF 175.16 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, ALSO BEING THE NORTHWESTERLY RIGHT-OF-WAY OF RAPHAEL RIVERA WAY, DEDICATED PER INSTRUMENT NO. 20081217: 04542 OF OFFICIAL RECORDS, CLARK COUNTY NEVADA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SOUTH LOT LINE, SOUTH 66°26'13 " WEST, A DISTANCE OF 273.25 FEET; THENCE SOUTH 75°37'07" WEST, A DISTANCE OF 94.01 FEET; THENCE SOUTH 66°26'13 " WEST, A DISTANCE OF 201.96 FEET TO THE WEST LINE OF SAID LOT 5; THENCE ALONG THE WEST LINE OF SAID LOT 5 NORTH 02°02'45 " EAST, A DISTANCE OF 389.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.38 ACRES, MORE OR LESS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THE COMMON AREA AS DEFINED IN THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SIERRA GOLD BUSINESS PARK, RECORDED JANUARY 8, 2020, AS BOOK 20200108, AS INSTRUMENT NO. 0002439, OF OFFICIAL RECORDS.