

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

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-25-900975: 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 August 3, 2022 and September 17, 2025. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meetings on August 3, 2022 and September 17, 2025, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board conduct a public hearing.

Cleared For Agenda
12/17/25

BILL NO. 12-3-25-1

SUMMARY – An ordinance to amend the official zoning map
to reflect certain zone changes. (ORD-25-900975)

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 AUGUST 3, 2022 AND SEPTEMBER 17, 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 August 3, 2022, the following described properties situated in
Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

NZC-22-0231

From R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone. Generally located on the
south side of Sunset Road and the west side of Buffalo Drive.

APN: 176-04-501-009

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of
County Commissioners on September 17, 2025, the following described properties situated in
Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-25-0262

From RS20 (Residential Single-Family 20) Zone to IP (Industrial Park) Zone and remove the
Neighborhood Protection Overlay (NPO). Generally located on the southwest corner of Post Road and
Mohawk Street (alignment).

APN: 163-36-801-002

ZC-25-0454

From IP (Industrial Park) Zone to IL (Industrial Light) Zone. Generally located east of Placid Street and north of Hidden Well Road.

APN: 17-04-601-037 ptn

ZC-25-0566

From RS40 (Residential Single-Family 40) Zone, RS80 (Residential Single-Family 80) Zone, and CG (Commercial General) Zone to PF (Public Facility) Zone. Generally located south of San Pedro Avenue and west of Vegas Street.

APN: 202-26-703-015; 202-26-703-022

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-22-0231

LEGAL DESCRIPTION

File map of Green Valley Grocery #89, as shown by map thereof on file in Book 174 of Plats, Page 3, in the office of the County Recorder of Clark County, Nevada.

ZC-25-0262

LEGAL DESCRIPTION

APN: 163-36-801-002

THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE
SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 36,
TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO CLARK COUNTY BY
THAT CERTAIN DEED RECORDED APRIL 3, 1998 IN BOOK 980403 AS INSTRUMENT NO. 02401 OF
OFFICIAL RECORDS, CLARK COUNTY, NEVADA

ZC-25-0454

APN 177-04-601-037

THAT PORTION OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M. DESCRIBED AS FOLLOWS:

LOT TWO (2) OF THAT CERTAIN PARCEL MAP ON FILE IN FILE 117 OF PARCEL MAPS, PAGE 93, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

Parcel 1:

Beginning at point twenty feet (20') due south and one thousand twenty feet (1020') due west from the quarter corner between sections 25 and 26, Township 24 South Range 58 East, Mount Diablo Base and Meridian, thence fifty feet (50') due west; thence one hundred feet (100') due south; thence fifty feet (50') due east; thence one hundred feet (100') due north to place of beginning; the whole being situate in Section 26, Township 24 South, Range 58 East, MDE&M

Together with underground water rights for the domestic use of one household only, and it is furthermore agreed that no alcoholic liqueur will be sold on this property by the party of the second part, his heirs or assigns.

Parcel 2:

A portion of the Northeast Quarter NE 1/4 of the Southeast Quarter SE 1/4 of Sec 26, Township 24 South, Range 58 East, M.D.B.&M., more particularly described as Lot Two (2) as shown by parcel Map recorded in file 73, page 76, recorded October 6, 1992 as Document No. 00758 in Book 921066 of Official records, Clark County, Nevada.

EXCEPTING THEREFROM any mobile/manufactured home located thereon.