

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

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

Recommendation: ORD-26-900344: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on August 18, 2021, September 22, 2021 and March 18, 2026. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meetings on August 18, 2021, September 22, 2021 and March 18, 2026, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board conduct a public hearing on June 3, 2026.

BILL NO. _____

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-26-900344)

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 18, 2021, SEPTEMBER 22, 2021 AND MARCH 18, 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 August 18, 2021, the following described property situated in Clark County is reclassified as follows, (See “Exhibit A” for Legal Description(s)):

NZC-21-0285

From R-E (Rural Estates Residential) and C-2 (General Commercial) to RM32 (Residential Multi-Family 32)
Generally located south of Badura Avenue and west of Redwood Drive.

APN: 176-02-301-026

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on September 22, 2021, the following described property situated in Clark County is reclassified as follows, (See “Exhibit A” for Legal Description(s)):

NZC-21-0325

From C-1 (Local Business) Zone and C-2 (General Commercial) Zone to RM50 (Residential Multi-Family 50) Zone.
Generally located north of Tropicana Avenue and east of Jones Bulevard.

APN: 163-24-410-013 & 014

SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on March 18, 2026, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-25-0883

From RS20 (Residential Single-Family 20) Zone to CN (Commercial Neighborhood) Zone; and **2**) remove the Neighborhood Protection (RNP) Overlay. Generally located south of Cactus Avenue and west of Bermuda Road.
APN: 177-33-501-005

ZC-25-0887

From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone; and **2**) remove the Neighborhood Protection (RNP) Overlay. Generally located south of Windmill Lane and west of Cimarron Road.
APN: 176-16-101-007

ZC-26-0035

From RS3.3 (Residential Single-Family 3.3) Zone to CG (Commercial General) Zone. Generally located north of Naples Drive and west of Paradise Road.
APN: 162-22-301-011

SECTION 4. 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 5. 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 6. 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(s)

(see next page for attachment(s))

NZC-21-0285

LEGAL DESCRIPTION

Lot 1 as shown by map thereof on file in File 130 of Parcel Maps, Page 9 in the office of the County Recorder, Clark County, Nevada

NZC-21-0325

LEGAL DESCRIPTION

Lots 1 and 2 as shown by map thereof on file in File 131 of Parcel Maps, Page 16 in the office of the County Recorder, Clark County, Nevada

ZC-25-0883

Legal Description

Assessor's Parcel Number: 177-33-501-005

The Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 33, Township 22 South, Range 61 East
M.D.B.&M.

EXCEPTING THEREFROM that portion conveyed to the County of Clark by Deed recorded June 22, 2017 as Instrument NO. 20170622-0002266, Official Records, Clark County, Nevada.

ZC-25-0887

LEGAL DESCRIPTION

THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND 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 16, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B&M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM ALL THAT LAND AS CONVEYED TO THE COUNTY OF CLARK BY DEDICATION RECORDED JULY 15, 2004 IN BOOK 20040715 AS INSTRUMENT NO. 01516 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ZC-26-0035

Legal Description of Parcel 162-22-301-011

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL THREE (3) AS SHOWN BY PARCEL MAP IN FILE 32 OF PARCEL MAPS, PAGE 60, RECORDED OCTOBER 1, 1980 AS DOCUMENT NO. 1248958 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.