CLARK COUNTY BOARD OF COMMISSIONERS

ZONING / SUBDIVISIONS / LAND USE

AGENDA ITEM

Petitioner: Jason Allswang, Director, Department of Comprehensive Planning

Recommendation: ORD-26-900512: 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 June 3, 2026. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meeting on June 3, 2026, 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
08/05/26

BILL NO. 7-22-26-1

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-26-900512)
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 JUNE 3, 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 June 3, 2026, the following described properties situated in Clark County are reclassified as follows, (See "Exhibit A" for Legal Description(s)):

ZC-26-0086

From H-2 (General Highway Frontage) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Cimarron Road.

APN: 176-21-201-016; 176-21-201-017

ZC-26-0161

From RS20 (Residential Single-Family 20) Zone to RS2 (Residential Single-Family 2) Zone. Generally located east of Pecos Road and south of Alto Avenue.

APN: 140-18-301-002 through 140-18-301-005

ZC-26-0225

From RS20 (Residential Single-Family 20) Zone to CN (Commercial Neighborhood) Zone. Generally located north of Martin Avenue and east of Fort Apache Road.

APN: 176-05-101-012

ZC-26-0230

From CP (Commercial Professional) Zone to CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Gilespie Street.

APN: 177-16-102-043 ptn

ZC-26-0233

From H-2 (General Highway Frontage) Zone to IP (Industrial Park) Zone. Generally located north of Blue Diamond Road and west of Kens Court.

APN: 176-24-101-005; 176-24-101-036

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

_____ 2026.

INTRODUCED by _____

PASSED ON THE _____ day of

_____ 2026.

VOTE:

AYES: _____

_____

_____

_____

_____

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_____

NAYS: _____

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_____

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_____

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))

ZC-26-0086-

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM ANY INTEREST IN THE FEDERAL AID HIGHWAY AS RESERVED IN THE PATENT RECORDED FEBRUARY 11, 1975 IN BOOK 494 AS DOCUMENT NO. 453617.

TOGETHER WITH THE AREA DESCRIBED IN THE RESOLUTION OF ABANDONMENT OF A PORTION OF STATE HIGHWAY RIGHT-OF-WAY RECORDED MAY 16, 1990, IN BOOK 900516 AS DOCUMENT NO. 00505, OF OFFICIAL RECORDS.

FURTHER EXCEPTING THE EASTERLY 110 FEET AS CONVEYED BY DEED RECORDED MARCH 11, 1975 AS DOCUMENT NO. 460643 OF OFFICIAL RECORDS.

PARCEL II:

THE EASTERLY ONE HUNDRED TEN (110) FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.

TOGETHER WITH THE AREA DESCRIBED IN THE RESOLUTION OF ABANDONMENT OF A PORTION OF STATE HIGHWAY RIGHT-OF-WAY RECORDED MAY 16, 1990, IN BOOK 900516 AS DOCUMENT NO. 00505, OF OFFICIAL RECORDS.

FURTHER EXCEPTING THE EASTERLY 100 FEET AS CONVEYED BY DEED RECORDED MARCH 11, 1975 AS DOCUMENT NO. 460643 OF OFFICIAL RECORDS.

ZC-26-0161-LD

APN: 140-18-301-002. 003. 004. 005

PARCEL I:

That portion of the West Half (W ½) of the Southwest Quarter (SW ¼) of Section 18. Township 20 South. Range 62 East. M.D.M., described as follows: COMMENCING at the Northwest (NW) corner of the West Half (W ½) of the Southwest Quarter (SW ¼) of said Section 18: THENCE South along the West line thereof. a distance of 265.00 feet to the TRUE POINT OF BEGINNING: THENCE East along & line parallel with the North line of the South Half (S ½) of the Southwest Quarter (SW ¼) of said Section 13. a distance of 198 feet: THENCE South along a line parallel with the West line of said Section 18. a distance of 110.00 feet: THENCE West & distance of 198.00 feet to a point in the aforementioned West line: THENCE North 110.00 feet along said West line to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the Westerly 50.01 feet of said land as conveyed to Clark County for roads. utilities. and other public purposes.

PARCEL II:

That portion of the West Half (W ½) of the Southwest Quarter (SE ¼) of Section 18. Township 20 South. Range 62 East. M.D.M.. described as follows:

COMMENCING at the Northwest corner of the West Half (W ½) of the Southwest Quarter (SW ¼) of said Section 18. THENCE South along the West line thereof. a distance of 265 feet to the TRUE POINT OF BEGINNING: THENCE East along a line parallel with the North line of the South Half (S ½) of the Southwest Quarter (SW ¼) of said Section 18. a distance of 396 feet. THENCE South along a line parallel with the West line of said Section 18. a distance of 220 feet: THENCE West a distance of 396 feet to a point in the aforementioned West line: THENCE North 220 feet along said West line to the TRUE POINT OF BEGINNING.

EXCEPT the West 198 feet thereof

PARCEL III:

That portion of the West Half (W ½) of the Southwest Quarter (SW ¼) of Section 18. Township 20 South. Range 62 East. M.D.M.. described as follows:

COMMENCING at the Northwest (NW) corner of the West Half (W ½) of the Southwest Quarter (SW ¼) of Section 18: THENCE South along the West line thereof. a distance of 375 feet to the TRUE POINT OF BEGINNING:

THENCE East along a line parallel with the North line of the South Half (S ½) of the Southwest Quarter (SW ¼) of said Section 18. a distance of 198 feet: THENCE South along a line parallel with the West line a distance of 110 feet of said Section 18. THENCE West along a line parallel with the North line of the South Half (S ½) of the Southwest Quarter (SW ¼) of said Section 18 a distance of 198 to a point in the West line of said Section 18: THENCE North along said line a distance of 110 feet to the TRUE POINT OF BEGINNING.

ZC-26-0225 ✓
LD

EXHIBIT A

A portion of Government Lot Twenty Two (22) in Section 5, Township 22 South, Range 60 East, M D.M , more particularly described as follows

The South Half (S ½) of the East Half (E ½) of the East Half (E ½) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 5, Township 22 South, Range 60 East, M.D.M

APN: 177-16-102-043

ZC-26-0230
LD

EXHIBIT "A"

DESCRIPTION

A PORTION OF GOVERNMENT LOT 9 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 16; THENCE ALONG THE EAST LINE THEREOF SOUTH 00°08'49" WEST, 209.96 FEET; THENCE DEPARTING SAID EAST LINE NORTH 89°51'11" WEST, 35.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF GILESPIE STREET, ALSO BEING THE **POINT OF BEGINNING**; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°08'49" WEST, 115.07 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°39'40" WEST, 151.43 FEET TO THE EAST LINE OF LOT 1 AS SHOWN IN FILE 75, PAGE 85 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE; THENCE ALONG SAID EAST LINE NORTH 00°08'21" EAST, 114.74 FEET; THENCE DEPARTING SAID EAST LINE SOUTH 89°47'20" EAST, 151.45 FEET TO THE **POINT OF BEGINNING**.

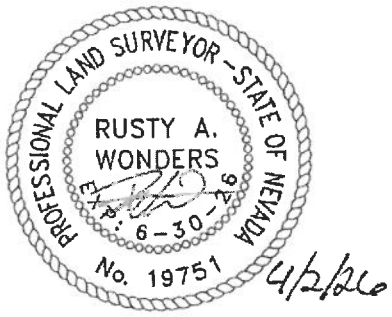
CONTAINS 17,401 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS
NORTH 89°47'20" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN IN BOOK 147, PAGE 72 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

END OF DESCRIPTION

(SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

RUSTY A. WONDERS, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 19751



F:\Projects\800\806-039\Division\Srvy\Srvy\Documents\Legals\806-039-Diamond Windmill-LE02.docx
GCW, INC.
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146/TEL: (702) 804-2000/FAX: (702) 804-2299

ZC-26-0233
LD
1 OF 3

AEROTECH MAPPING, INC.

3285 Fort Apache Rd
Las Vegas, Nevada 89129
(702) 228-6277

APN: 176-24-101-005

EXHIBIT A
LEGAL DESCRIPTION

EXPLANATION:
THIS LEGAL DESCRIBES A PARCEL OF LAND TO BE REZONED.

PORTION OF A PATENT RESERVATION WITHIN GOVERNMENT LOT 24 ALONG THE SOUTH SIDE OF MANDALAY BAY ROAD EAST OF LAS VEGAS BOULEVARD TO BE VACATED.

BEING A PORTION OF THE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING A THE NORTH WEST CORNER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M, CLARK COUNTY, NEVADA, THENCE DEPARTING SAID NORTHWEST CORNER ALONG THE NORTH LINE OF SAID SECTION 24, NORTH 89°31'25" EAST, A DISTANCE OF 1321.44 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) SAID SECTION 24; THENCE DEPARTING SAID NORTHEAST CORNER ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4) SOUTH 00°01'53" WEST, A DISTANCE OF 327.67 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 24 AND THE NORTHEAST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN THAT CERTAIN "FINAL ORDER OF CONDEMNATION" FOR THE STATE OF NEVADA RECORDED MARCH 12, 2008 IN BOOK 20080312 OF OFFICIAL RECORDS AS INSTRUMENT NO. 0004116 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; THENCE DEPARTING SAID NORTHEAST CORNERS ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4) AND SAID STATE OF NEVADA PARCEL SOUTH 89°35'52" WEST, A DISTANCE OF 22.50 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID NORTH LINES ALONG THE WEST LINE OF SAID STATE OF NEVADA PARCEL SOUTH 16°20'38" WEST, A DISTANCE OF 17.79 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLUE DIAMOND ROAD (STATE ROUTE 160, PUBLIC HIGHWAY – 200.00 FEET WIDE) BEING A POINT ON A NON-TANGENT CURVE HAVING A RADIUS OF 2900.00 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 27°07'00" WEST; THENCE SOUTHWESTERLY, CURVING TO THE RIGHT ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 06°32'24", AN ARC LENGTH OF 331.02 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE ALONG SAID WEST LINE NORTH 00°00'29" WEST, A DISTANCE OF 148.67 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE DEPARTING SAID NORTHWEST CORNER ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4) NORTH 89°35'52" EAST, A DISTANCE OF 307.63 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 26,157 SQUARE FEET, MORE OR LESS.

NV1225-335-S-PATVAC-2.DOCX

ZC-26-0233
LD
1 OF 4

AEROTECH MAPPING, INC.

3285 Fort Apache Rd
Las Vegas, Nevada 89129
(702) 228-6277

APN: 176-24-101-036

EXHIBIT A
LEGAL DESCRIPTION

EXPLANATION:
THIS LEGAL DESCRIBES A PARCEL OF LAND TO BE REZONED.

BEING A PORTION OF THE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING A THE NORTH WEST CORNER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M, CLARK COUNTY, NEVADA, THENCE DEPARTING SAID NORTHWEST CORNER ALONG THE NORTH LINE OF SAID SECTION 24, NORTH 89°31'25" EAST, A DISTANCE OF 660.72 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 24; THENCE DEPARTING SAID NORTH LINE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4) SOUTH 00°02'51" WEST, A DISTANCE OF 326.81 FEET TO THE NORTHEAST CORNER OF SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 24 AND THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00°02'51" WEST, A DISTANCE OF 248.25 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLUE DIAMOND ROAD (STATE ROUTE 160, PUBLIC HIGHWAY – 200.00 FEET WIDE) BEING A POINT ON A NON-TANGENT CURVE HAVING A RADIUS OF 2900.00 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 13°45'01" WEST; THENCE DEPARTING SAID EAST LINE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTHWESTERLY, CURVING TO THE RIGHT ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 01°46'18", AN ARC LENGTH OF 89.67 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 78°01'17" WEST, A DISTANCE OF 247.83 FEET TO A POINT ON THE WEST LINE OF THE AFOREMENTIONED SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 24; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE ALONG SAID WEST LINE NORTH 00°05'13" EAST, A DISTANCE OF 317.34 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE DEPARTING SAID NORTHWEST CORNER ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4) NORTH 89°35'52" EAST, A DISTANCE OF 330.13 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 93,523 SQUARE FEET OR 2.14 ACRES, MORE OR LESS.

BASIS OF BEARING

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983 (NAD83); SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN

NV0925-231-S-RZ1