CLARK COUNTY BOARD OF COMMISSIONERS

ZONING / SUBDIVISIONS / LAND USE

AGENDA ITEM

Petitioner: Jason Allswang, Director, Department of Comprehensive Planning

Recommendation: ORD-26-900683: 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 May 4, 2022, July 8, 2026 and July 22, 2026. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meetings on May 4, 2022 , July 8, 2026 and July 22, 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
10/07/26

BILL NO. 9-16-26-4

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-26-900683)
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 MAY 4, 2022, JULY 8, 2026 AND JULY 22, 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 May 4, 2022, the following described properties situated in Clark County are reclassified as follows, (See "Exhibit A" for Legal Description(s)):

NZC-22-0054

From R-E (Rural Estates Residential) Zone to CRT (Commercial Residential Transition) Zone. Generally located south of Russell Road and west of McLeod Street.

APN: 162-36-103-009

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on July 8, 2026, the following described properties situated in Clark County are reclassified as follows, (See "Exhibit A" for Legal Description(s)):

ZC-26-0214

From RS20 (Residential Single-Family 20) Zone to IP (Industrial Park) Zone. Generally located north of Quail Avenue and east of Santa Margarita Street (alignment).

APN: 163-35-101-006

ZC-26-0282

From CG (Commercial General) Zone to IL (Industrial Light) Zone. Generally located south of Judson Avenue and west of Nellis Boulevard.

APN: 140-20-610-016

ZC-26-0295

From RS20 (Residential Single-Family 20) Zone and H-2 (General Highway Frontage) Zone to RM18 (Residential Multi-Family 18) Zone. Generally located east of Interstate 15 and north and south of Jonathan Drive (alignment).

APN: 191-05-701-011; 191-05-701-014; 191-05-801-001 through 005; 191-05-801-011

SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on July 22, 2026, the following described properties situated in Clark County are reclassified as follows, (See "Exhibit A" for Legal Description(s)):

ZC-26-0137

From CG (Commercial General) Zone to RS2 (Residential Single-Family 2) Zone. Generally located east of Decatur Boulevard and south of Moberly Avenue (alignment).

APN: 177-07-301-016 & 036

ZC-26-0243

From RS80 (Residential Single-Family 80) Zone, H-2 (General Highway Frontage) Zone and CG (Commercial General) Zone to CG (Commercial General) Zone. Generally located west of US Highway 95 and north of State Route 164.

APN: 243-34-501-024

ZC-26-0267

From RS20 (Residential Single-Family 20) Zone to RS5.2 (Residential Single-Family 5.2) Zone and remove the Neighborhood Protection Overlay (NPO). Generally located north of Agate Avenue and west of Warbonnet Way.

APN: 176-21-501-014

ZC-26-0271

From CG (Commercial General) Zone to RM18 (Residential Multi-Family 18) Zone. Generally located north of Blue Diamond Road and west of Montessouri Street (alignment).

APN: 176-22-601-005 & 007

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: _____

_____

_____

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_____

NAYS: _____

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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))

-NZC-22-
0054

APN #: 162-36-103-009

EXHIBIT "A"

LEGAL DESCRIPTION

THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM ANY INTEREST IN THE NORTHERLY FIFTY (50) FEET FOR RESOLUTION RELATIVE TO ACQUISITION OF RIGHTS OF WAY, RECORDED APRIL 9, 1968 IN BOOK 864, INSTRUMENT N O. 694196, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

LD
ZC-26-0214

LEGAL DESCRIPTION

163-35-101-006

That portion of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 35 , Township 21 South, Range 60 East, M.D.M.,& M., described as follows:

Lot one (1) as shown by map thereof in File 27 of Parcel Maps, Page 87, in the office of the County Recorder, Clark County Nevada.

Together with that portion conveyed in that certain order of vacation recorded October 18, 2001 as instrument no. 20011018-0001479, of official records, that would pass by operation of law.

LD
ZC-26-0282

APN – 140-20-610-016

5061 JUDSON AVE, LAS VEGAS, NV 89115

DUTTS REAL ESTATE HOLDING L L C

LOT TWO (2) IN BLOCK ONE (1) 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.

Kimley»Horn

LD
ZC-26-0295
1 of 2

March 3, 2026

Clark County
Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89155

RE: Jonathan Parvin
APNs: 191-05-801-001 thru -005; 191-05-701-011 & -014; 191-05-801-011
Legal Description

The land referred to herein below is situated in Las Vegas, in the County of Clark, State of Nevada, and is described as follows:

Parcel I: (APN: 191-05-801-001)

The North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 5, Township 23 South, Range 61 East, M.D.B. & M., Clark County, Nevada.
Excepting therefrom that portion lying within the boundaries of Interstate Route 15 as it now exists.

Parcel II: (APNs: 191-05-801-002 thru -005)

That portion of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 5, Township 23 South, Range 61 East, M.D.B. & M., more particularly described as follows:

Lot One (1) through Four (4) as shown by map thereof in File 34 of Parcel Maps, Page 8, in the Office of the County Recorder, Clark County, Nevada.

Parcel III: (APNs: 191-05-701-011 & -014)

That portion of the Southeast Quarter (SE ¼) of Section 5, Township 23 South, Range 61 East, M.D.B. & M., more particularly described as follows:

Lots One (1) and Three (3) as shown by map thereof in File 31 of Parcel Maps, Page 33, in the Office of the County Recorder, Clark County, Nevada.

LD
ZC-26-0295
2 of 2

Kimley»Horn

Parcel IV: (APN: 191-05-801-011)

The South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 5, Township 23 South, Range 61 East, M.D.B. & M., Clark County, Nevada.

THIS LEGAL DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED FOR THE PURPOSES OF SUBDIVIDING LAND NOT IN CONFORMANCE WITH THE NEVADA REVISED STATUTES.

.ZC-26-0137
1 of 2

Legal Description

GOVERNMENT LOT 26 OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

ASSESSOR'S PARCEL NUMBER: 177-07-301-016

-ZC-26-
0137-
2 of 2

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 7, TOWNSHIP 22 SOUTH RANGE 62 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN FILE 73 OF PARCEL MAPS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 2:

LOT TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 73 OF PARCEL MAPS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION OF LAND, THAT WOULD PASS BY OPERATION OF LAW, AS VACATED BY THE ORDER OF VACATION RECORDED MARCH 19, 2001 IN BOOK 20010319 AS DOCUMENTED NO. 00317, OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 177-07-301-036

-ZC-26-
0243
1 of 2

TRACT III
Situated in the County of Clark, State of Nevada:

That portion of the Southeast Quarter of Section 27 and that portion of the Northeast Quarter of Section 34, both in Township 28 South, Range 63 East. M.D.M., more particularly described as follows:

Beginning at the intersection of the South line of Mondamin Lode Mining Claim, as shown on U.S. Mineral Survey Map No. 3030, dated July 6, 1907 on file in the office of the J.S. Surveyor general, Reno, Nevada, with the Westerly right of way line of U.S. Highway No. 5;

Thence Northerly along said Westerly right of way line, 595 feet, more or less, to the Northerly line of said Mondamin Lode Mining Claim;

Thence North 71 degrees 55 minutes West, along said Northerly line, 300 feet, more or less, to the Northwest corner of said Mondamin Lode Mining Claim; Thence South 22 degrees 11 minutes West a distance of 278.25 feet;

Thence South 12 degrees 33 minutes West a distance of 241.10 feet to the Southerly line of said Mondamin Lode Mining Claim;

Thence South 69 degrees 20 minutes East, along said Southerly line, 525 feet, more or less, to the point of beginning.

EXCEPTING therefrom any portion lying within U.S. Mineral Survey Map No. 2624, dated October 20, 1906, and U. S. Mineral Survey Map No. 2605, dated October 13, 1906, both on file in the office of the U. S. Surveyor General, Reno, Nevada.

FURTHER EXCEPTING therefrom that portion conveyed to Dallas Kingsbury by Deed recorded March 18, 1946 in Book 42 of Deeds, Page 140, as Document No. 217196 of Clark County, Nevada records, said potion described as follows:

Beginning at the intersection of the South line of the Mondamin Lode Mining Claim, as shown on U.S. Mineral Survey Map No. 3030, dated July 6, 1907, on file in the office of the

ZC-26-0243
2 of 2

U.S. Surveyor General, Reno, Nevada, with the centerline at Engineer's Station No. 34+25 of the New 100 foot state highway Route No. 5;

Thence Northerly along the centerline of said highway, a distance of 350 feet; thence North 69 degrees 20 minutes 00 seconds West a distance of 200 feet; thence Southerly and parallel with said centerline to a point in the South line of the said Mondamin Lode Mining Claim; thence Easterly along said South line, to the point of beginning.

-ZC-26-

0267

APN 176-21-501-014
JOB #425059-A-001
DATE: FEBRUARY 11, 2026

LEGAL DESCRIPTION
CIMARRON AGATE
APN 176-21-501-014

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

CONTAINING 2.44 ACRES.

END OF DESCRIPTION.

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
WILLIAM M. HALL
Exp. 08/30/2027
No. 7811

FEBRUARY 11, 2026

The WLB Group, Inc. 3663 East Sunset Road, Suite 204, Las Vegas, NV 89120

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0271

LEGAL DESCRIPTION

176-22-601-005
176-22-601-007

PARCEL 1:

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

APN: 176-22-601-005

PARCEL 2:

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

APN: 176-22-601-007

PREPARED BY
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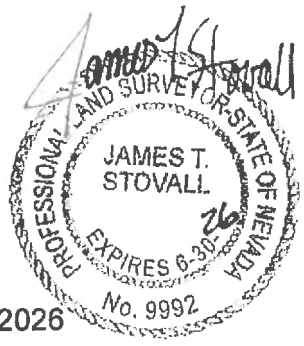
702-362-8844
(MSH-24-005 MASACHI, PEYMAN)



01/15/2026