

BILL NO. 11-19-25-4

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-25-900939)

ORDINANCE NO. 5325  
(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 OCTOBER 19, 2022 AND SEPTEMBER 3, 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 October 19, 2022, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

**NZC-22-0425**

From M-D (Designed Manufacturing) Zone to M-1 (Light Manufacturing) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Levi Avenue.

APN: 176-35-211-001

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on September 3, 2025, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

**ZC-25-0430**

From H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located north of Las Vegas Boulevard and west of Lamb Boulevard.

APN: 140-07-601-012; 140-07-601-019; 140-07-601-020

**ZC-25-0447**

From CG (Commercial General) Zone to RS2 (Residential Single-Family 2) Zone. Generally located south of Warm Springs Road and west of Pioneer Way.

APN: 176-10-101-004; 176-10-101-005

**ZC-25-0516**

From RS40 (Residential Single-Family 40) Zone to RS20 (Residential Single-Family 20) Zone. Generally located west of Paiute Street and south of Jensen Avenue.

APN: 041-22-701-018

**ZC-25-0523**

From RS80 (Residential Single-Family 80) Zone and H-2 (General Highway Frontage District) Zone to IL (Industrial Light) Zone. Generally located south of Washburn Road and west of Mount Hood Street.  
APN: 123-34-310-029; 123-34-310-033

**ZC-25-0526**

From RS40 (Residential Single-Family 40) Zone to CG (Commercial General) Zone. Generally located west of Moapa Valley Boulevard and south of Whipple Avenue.  
APN: 041-27-101-007

**ZC-25-0531**

From RS20 (Residential Single-Family 20) Zone to CP (Commercial Professional) Zone. Generally located east of Giles Street and north of Ford Avenue.  
APN: 177-16-301-020; 177-16-301-022

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 19th day of  
November 2025.  
INTRODUCED by Commissioner Tick Segerblom  
PASSED ON THE 3rd day of  
December 2025.

VOTE:  
AYES: Tick Segerblom  
William McCurdy II  
April Becker  
James B. Gibson  
Justin Jones  
Marilyn K. Kirkpatrick  
Michael Naft  
NAYS: None

ABSTAINING: None

ABSENT: None

BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY, NEVADA

By   
Tick Segerblom (Dec 11, 2025 10:46:35 PST)  
TICK SEGERBLOM, Chair

ATTEST: 

LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the 18th day  
of December, 2025.

**Exhibit "A"**  
**Legal Description(s)**

**(see next page for attachment(s))**

**Exhibit "A"**  
**Legal Description(s)**

**(see next page for attachment(s))**

LEGAL DESCRIPTION

The west half ( $w \frac{1}{2}$ ) of the northwest quarter ( $nw \frac{1}{4}$ ) of the southwest quarter ( $sw \frac{1}{4}$ ) of the northwest quarter ( $nw \frac{1}{4}$ ) of section 35 together with the southwest quarter ( $sw \frac{1}{4}$ ) of the southwest quarter ( $sw \frac{1}{4}$ ) of the northwest quarter ( $nw \frac{1}{4}$ ) section 35, township 22 south, range 60 east, M.D.M., Clark County, Nevada.

Containing 15.08 acres more or less.

PARCEL 1A: (APN 140-07-601-012)

BEING A PORTION OF PARCEL TWO (2), AS SHOWN BY MAP THEREOF IN FILE 93 OF PARCEL MAPS, PAGE 61, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE¼) OF SAID SECTION 7; THENCE NORTH 00°19'01" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 870.57 FEET; THENCE SOUTH 89°40'59" WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LAMB BOULEVARD (100.00 FEET WIDE), SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 54°08'23" WEST A DISTANCE OF 779.30 FEET; THENCE SOUTH 00°23'41" EAST A DISTANCE OF 161.77 FEET; THENCE NORTH 89°36'19" EAST A DISTANCE OF 245.00 FEET; THENCE SOUTH 00°23'41" EAST A DISTANCE OF 244.42 FEET; THENCE SOUTH 59°18'21" EAST A DISTANCE OF 23.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7; THENCE NORTH 89°36'19" EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 20.00 FEET; THENCE NORTH 00°23'41" WEST A DISTANCE OF 386.77 FEET; THENCE NORTH 54°06'23" EAST A DISTANCE OF 396.09 FEET; THENCE NORTH 89°40'59" EAST A DISTANCE OF 24.80 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED LAMB BOULEVARD (100.00 FEET WIDE); THENCE NORTH 00° 19'01" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF A DISTANCE OF 45.00 FEET; THENCE SOUTH 89°40'49" WEST A DISTANCE OF 30.65 FEET; THENCE SOUTH 54°06'23" WEST A DISTANCE OF 91.42 FEET; THENCE NORTH 00°19'01" WEST A DISTANCE OF 33.53 FEET; THENCE NORTH 35°53'37" WEST A DISTANCE OF 60.16 FEET; THENCE NORTH 00°19'01" WEST A DISTANCE OF 37.59 FEET; THENCE NORTH 54°06'23" EAST A DISTANCE OF 159.65 FEET; THENCE NORTH 89°40'59" EAST A DISTANCE OF 10.15 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED LAMB BOULEVARD (100.00 FEET WIDE); THENCE NORTH 00°19'01" WEST ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 38.00 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THE DOCUMENT RECORDED JUNE 2, 2016 IN BOOK 20160602, AS INSTRUMENT NO. 0000054, OF OFFICIAL RECORDS.

PARCEL 1B: (APN 140-07-601-019)

THAT PORTION OF THE SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼) IN SECTION 7, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

LOT ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN FILE 106 OF PARCEL MAPS, PAGE 14, RECORDED NOVEMBER 26, 2005 IN BOOK 20051126 AS INSTRUMENT NO. 001162, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 1C: (APN 140-07-601-020)

THAT PORTION OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M. DESCRIBED AS FOLLOWS:

LOT TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 106 OF PARCEL MAPS, PAGE 14, RECORDED NOVEMBER 26, 2005 IN BOOK 20051126 AS INSTRUMENT NO. 001162, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS, DELIVERIES, DRIVEWAY AND PARKING PURPOSES AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 15, 1998 IN BOOK 980715 AS INSTRUMENT NO. 02007

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS, DELIVERIES, DRIVEWAY AND PARKING PURPOSES AS SET FORTH IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED JULY 14, 2000 IN BOOK 20000714 AS INSTRUMENT NO. 00388 OF OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

**LEGAL DESCRIPTION**

176-10-101-004

176-10-101-005

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED BY THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED JANUARY 10, 1980 IN BOOK 1171 AS INSTRUMENT NO. 1130771, OFFICIAL RECORDS.

ALSO KNOW AS LOT 1 OF THAT CERTAIN CERTIFICATE OF LAND DIVISION LD 210-79 RECORDED JANUARY 10, 1980 IN BOOK 1171 AS INSTRUMENT NO. 1130770, OFFICIAL RECORDS.

TOGETHER WITH:

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED BY THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED JANUARY 10, 1980 IN BOOK 1171 AS INSTRUMENT NO. 1130771, OFFICIAL RECORDS.

ALSO KNOWN AS LOT 2 OF THAT CERTAIN CERTIFICATE OF LAND DIVISION LD 210-79 RECORDED JANUARY 10, 1980 IN BOOK 1171 AS INSTRUMENT NO. 1130770, OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION AS VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED JULY 20, 2004 IN BOOK 20040720 AS INSTRUMENT NO. 005601, OFFICIAL RECORDS.

CONTAINS 4.21 ACRES, MORE OR LESS



ZC-25-0523

1 of 2

Parcel: 123-34-310-029

Lots Fifteen (15) and Sixteen (16) in Block Four (4) of North Las Vegas Heights, as shown by map thereof on file in Book 2 of Plats, page 1, in office of the County Recorder of Clark County, Nevada.

ZC-25-0523

2 of 2

Parcel: 123-34-310-033

Lots Three (3) and Four (4) in Block Five (5) of North Las Vegas Heights, as shown by map thereof on file in Plat Book two (2), page one (1), in the office of the County Recorder of Clark County, Nevada.

Legal Description

APN-041-27-101-007

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A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (E 1/2 OF NE 1/4 OF NW 1/4) OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 67 EAST OF THE M.D.B. & M, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL ONE (1) OF THAT CERTAIN PARCEL MAP ON FILE IN FILE 28 OF PARCEL MAPS, PAGE 40, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, AND RECORDED OCTOBER 5, 1979 IN BOOK 1129 AS DOCUMENT NO. 1088083 OF OFFICIAL RECORDS.

ZC-25-0531

**LEGAL DESCRIPTION**

APN 177-16-301-020

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

LOT ONE (1) AS SHOWN BY MAP THEREOF IN FILE 50 OF PARCEL MAPS, PAGE 98 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

APN 177-16-301-022

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

LOT THREE (3) AS SHOWN BY MAP THEREOF IN FILE 50 OF PARCEL MAPS, PAGE 98 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

# Zoning 12/3/2025 Approved item #23

Final Audit Report

2025-12-11

Created:	2025-12-03 (Pacific Standard Time)
By:	Asano Taylor (TaylorA@ClarkCountyNV.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUWqVUtIBWr5QY8WbElqSCFMddX8MXNpQ

## "Zoning 12/3/2025 Approved item #23" History

-  Document created by Asano Taylor (TaylorA@ClarkCountyNV.gov)  
2025-12-03 - 1:24:49 PM PST- IP address: 198.200.132.41
-  Document emailed to tsegerblom@clarkcountynv.gov for signature  
2025-12-04 - 8:40:40 AM PST
-  Email viewed by tsegerblom@clarkcountynv.gov  
2025-12-11 - 10:45:29 AM PST- IP address: 198.200.132.41
-  Agreement viewed by tsegerblom@clarkcountynv.gov  
2025-12-11 - 10:45:29 AM PST- IP address: 198.200.132.41
-  Signer tsegerblom@clarkcountynv.gov entered name at signing as Tick Segerblom  
2025-12-11 - 10:46:33 AM PST- IP address: 198.200.132.41
-  Document e-signed by Tick Segerblom (tsegerblom@clarkcountynv.gov)  
Signature Date: 2025-12-11 - 10:46:35 AM PST - Time Source: server- IP address: 198.200.132.41
-  Document emailed to Lynn Goya (Lynn.Goya@ClarkCountyNV.gov) for signature  
2025-12-11 - 10:46:37 AM PST
-  Agreement viewed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)  
2025-12-11 - 1:04:45 PM PST- IP address: 198.200.132.41
-  Document e-signed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)  
Signature Date: 2025-12-11 - 1:04:51 PM PST - Time Source: server- IP address: 198.200.132.41
-  Agreement completed.  
2025-12-11 - 1:04:51 PM PST

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

CC CLERK  
ATTN: COMMISSION CLERK  
RM 6037  
500 S GRAND CENTRAL PKWY  
LAS VEGAS NV 89155

Account #  
Order ID

104095  
346179

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal/Las Vegas Sun, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal/Las Vegas Sun, in 2 edition(s) of said newspaper issued from 12/10/2025 to 12/17/2025, on the following day(s):

12/10/2025, 12/17/2025

*Leslie McCormick*

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this December 17, 2025

Notary

*Linda Espinoza*



ORDINANCE NO. 5325

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 OCTOBER 19, 2022 AND SEPTEMBER 3, 2025.

NOTICE IS HEREBY GIVEN that typewritten copies of the above numbered and entitled Ordinance are available for inspection by all interested parties at the Office of the County Clerk of Clark County, Nevada, at her Commission Division Office on the first floor of the Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada, and that said Ordinance was proposed by Commissioner Tick Segerblom on the 19th day of November 2025 and passed on the 3rd day of December 2025, by the following vote of the Board of County Commissioners:

Aye:

Tick Segerblom  
William McCurdy II  
April Becker  
James B. Gibson  
Justin Jones  
Marilyn K. Kirkpatrick  
Michael Naft

Nay: None  
Abstaining: None  
Absent: None

This Ordinance shall be in full force and effect on the 18th day of December 2025.

(SEAL) LYNN MARIE GOYA,  
COUNTY CLERK  
and Ex-Officio Clerk of the  
Board of County  
Commissioners  
Dated this 2nd day of  
December 2025

PUB: Dec. 10, 17, 2025  
LV Review-Journal