

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-25-900975)
ORDINANCE NO. 5326
(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subsections, clauses, phrases, or sentences contained in the Clark County Code in conflict herewith are hereby repealed.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 3rd day of
December 2025.

INTRODUCED by Commissioner Tick Segerblom

PASSED ON THE 17th 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 22, 2025 11:22:35 PST)
TICK SEGERBLOM, Chair

ATTEST: 

LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the
1st day of January, 2026

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 ¼ 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.

Zoning 12/17/2025 Approved Item #30

Final Audit Report

2025-12-22

Created:	2025-12-17 (Pacific Standard Time)
By:	Asano Taylor (TaylorA@ClarkCountyNV.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAfnoi1W7VbHmfnuXYBveRfM9bALtWBI7A

"Zoning 12/17/2025 Approved Item #30" History

-  Document created by Asano Taylor (TaylorA@ClarkCountyNV.gov)
2025-12-17 - 3:09:23 PM PST- IP address: 198.200.132.41
-  Document emailed to tsegerblom@clarkcountynv.gov for signature
2025-12-17 - 3:18:17 PM PST
-  Email viewed by tsegerblom@clarkcountynv.gov
2025-12-22 - 11:21:52 AM PST- IP address: 198.200.132.41
-  Agreement viewed by tsegerblom@clarkcountynv.gov
2025-12-22 - 11:21:52 AM PST- IP address: 198.200.132.41
-  Signer tsegerblom@clarkcountynv.gov entered name at signing as Tick Segerblom
2025-12-22 - 11:22:33 AM PST- IP address: 198.200.132.41
-  Document e-signed by Tick Segerblom (tsegerblom@clarkcountynv.gov)
Signature Date: 2025-12-22 - 11:22:35 AM PST - Time Source: server- IP address: 198.200.132.41
-  Document emailed to Lynn Goya (Lynn.Goya@ClarkCountyNV.gov) for signature
2025-12-22 - 11:22:36 AM PST
-  Agreement viewed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)
2025-12-22 - 12:08:00 PM PST- IP address: 198.200.132.69
-  Document e-signed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)
Signature Date: 2025-12-22 - 12:08:10 PM PST - Time Source: server- IP address: 198.200.132.69
-  Agreement completed.
2025-12-22 - 12:08:10 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
346898

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 12/24/2025 to 12/31/2025, on the following day(s):

12/24/2025, 12/31/2025

Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this December 31, 2025

Notary

Linda Espinoza



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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 3rd day of December 2025 and passed on the 17th 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 1st day of January 2026.

(SEAL) LYNN MARIE GOYA,
COUNTY CLERK
and Ex-Officio Clerk of the
Board of County
Commissioners
Dated this 17th day of
December 2025.

PUB: Dec. 24, 31, 2025
LV Review-Journal