

BILL NO. 7-8-26-3

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-26-900472)

ORDINANCE NO. 5405
(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 6, 2026 AND MAY 20, 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 6, 2026, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-25-0836

From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Smoke Ranch Road and west of Apricot Lane.

APN: 138-13-801-069; 138-13-801-072

ZC-26-0038

From H-2 (General Highway Frontage) Zone and RS20 (Residential Single-Family 20) Zone to CN (Commercial Neighborhood) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue.

APN: 177-18-401-001

ZC-26-0166

From RS20 (Residential Single-Family 20) Zone to CG (Commercial General) Zone. Generally located north of Windmill Lane and west of Bermuda Road.

APN: 177-09-804-010, 177-09-804-011

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on May 20, 2026, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-26-0081

From RS20 (Residential Single-Family 20) Zone to CG (Commercial General) Zone. Generally located north of Pyle Avenue and east of Arville Street.

APN: 177-30-605-003

ZC-26-0126

From RS20 (Residential Single-Family 20) Zone and a CP (Commercial Professional) Zone to IP (Industrial Park) Zone. Generally located north of Patrick Lane and west of Topaz Street.

APN: 162-36-202-025, 162-36-202-026

ZC-26-0193

From RS80 (Residential Single-Family 80) Zone to IL (Industrial Light) Zone. Generally located north of Roark Avenue and west of Hinson Street.

APN: 191-19-501-006; 191-19-501-009

ZC-26-0198

From RS80 (Residential Single-Family 80) Zone to IL (Industrial Light) Zone. Generally located north of Huckleberry Lane and east of Arville Street.

APN: 191-19-601-005

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 8th day of
July 2026.

INTRODUCED by Commissioner Michael Naft

PASSED ON THE 22nd day of
July 2026.

VOTE:

AYES:

Michael Naft

William McCurdy II

April Becker

James B. Gibson

Justin Jones

Marilyn K. Kirkpatrick

Tick Segerblom

NAYS:

None

ABSTAINING:

None

ABSENT:

None

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By  Michael Naft (Aug 3, 2026 13:49:13 PDT)

MICHAEL NAFT, Chair

ATTEST: Carl Bates for
Carl Bates for (Aug 3, 2026 14:03:15 PDT)

LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the 6th day
of August, 2026.

Exhibit "A"
Legal Description(s)

(see next page for attachment(s))

LD
ZC-25-0836

Exhibit "A"

PARCEL I:

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS: THE SOUTH ONE HUNDRED FEET (100') OF LOT ONE (1) AND THE SOUTH ONE HUNDRED FEET (100') OF LOT TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 14 OF PARCEL MAPS, PAGE 50, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS: THE NORTH ONE HUNDRED FIFTEEN FEET (115') OF LOT ONE (1) AND THE NORTH ONE HUNDRED FIFTEEN FEET (115') OF LOT TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 14 OF PARCEL MAPS, PAGE 50, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

LD
ZC-26-0038

Zone Change Legal Description

APN: 177-18-401-001

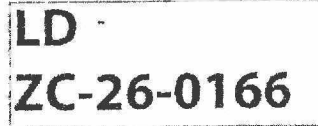
Government Lot Nineteen (19), being a portion of the northwest quarter (NW ¼) of the northwest quarter (NW ¼) of the southwest quarter (SW ¼) of the southwest quarter (SW ¼) of Section 18, Township 22 South, Range 61 East, M.D.M

Per Deed 20190827-0002005

Legal Description

For APN/Parcel ID(s): 177-09-804-010 and 177-09-804-011

PARCEL 1: (APN: 177-09-804-010)



THE NORTH HALF (N 1/2) OF GOVERNMENT LOT 172 IN SECTION 9, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M.

EXCEPTING THEREFROM THE INTEREST IN THAT PORTION OF LAND AS CONVEYED TO CLARK COUNTY BY THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED NOVEMBER 7, 1974 IN BOOK 472 AS INSTRUMENT NO. 431836, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL 2: (APN: 177-09-804-011)

THE SOUTH HALF (S 1/2) OF GOVERNMENT LOT 172 IN SECTION 9, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M.

EXCEPTING THEREFROM THE INTEREST IN THAT PORTION OF LAND AS CONVEYED TO CLARK COUNTY BY THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED NOVEMBER 7, 1974 IN BOOK 472 AS INSTRUMENT NO. 431836, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

2C-26-008P

LEGAL DESCRIPTION

APN 177-30-605-003

THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

2C-26-0126*

Legal Description

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36. TOWNSHIP 21 SOUTH. RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOTS TWO (2) AND THREE (3) AS SHOWN BY MAP THEREOF IN FILE 26 OF PARCEL MAPS, PAGE 98, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

2.91 AC

LEGAL DESCRIPTION

191-19-501-006

ZC-26-0193

Legal Description - Revised
5/11/26

Mark N. Donohue

The South half (S $\frac{1}{2}$) of the Southeast quarter (SE $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of section 19 , Township 23 south, Range 61 east M.D.M.

Excepting therefrom that portion as conveyed to Clark County by deed recorded December 14, 1995, in Book 951214 as Document No. 01039, of official records.

Together with that portion of Shrills Street and Roark Avenue as vacated in that certain order of Vacation recorded March 19, 2009 as Instrument No. 20090319-0000916 of official records, which would pass by operation of law.

191-19-501-009

Parcel A:

That portion of the Southwest quarter (SW $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of the Section 19, Township 23 South, Range 61 East, M.D.B. & M., more particularly described as follows;

Parcel one (1) as shown on the certificate of land division 34-85 recorded June 06, 1985 in Book 2121 of official records, as Document No. 2080738.

Parcel B:

That portion of the Southeast quarter (SE $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of Section 19, Township 23 South, Range 61 East, M.D.B. & M., more particularly described as follows;

Parcel two (2) as shown on the certificate of land division 34-85 recorded June 06, 1985 in Book 2121 of official records, as Document No. 2080738.

Excepting therefrom that portion as conveyed to Clark County by deed recorded July 1, 1997 in Book 970701 as Document No. 00589, of official records.

Together with that portion as set forth in that certain order of Vacation recorded March 19, 2009 as Instrument No. 20090319-0000916 of official records, which would pass by operation of law.

ZC-26-
0198-

APN 191-19-601-005

LEGAL DESCRIPTION

LOT FOUR (4), AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PARCEL MAPS, PAGE 32, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

ZC-26-0198
Legal Description - revised
5/11/26
Mark N. Donohue

Zoning 7/22/2026 Approved item #15

Final Audit Report

2026-08-03

Created:	2026-07-22 (Pacific Daylight Time)
By:	Karen Stuart (CalvilloK@ClarkCountyNV.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA8LIS-Cr-eeDa48KfaciRfrdk5hM_8mSA

"Zoning 7/22/2026 Approved item #15" History

-  Document created by Karen Stuart (CalvilloK@ClarkCountyNV.gov)
2026-07-22 - 1:49:51 PM PDT- IP address: 198.200.132.41
-  Document emailed to michael.naft@clarkcountynv.gov for signature
2026-07-22 - 2:12:39 PM PDT
-  Email viewed by michael.naft@clarkcountynv.gov
2026-07-22 - 11:25:59 PM PDT- IP address: 146.75.203.1
-  Agreement viewed by michael.naft@clarkcountynv.gov
2026-08-03 - 9:04:16 AM PDT- IP address: 45.41.142.226
-  Signer michael.naft@clarkcountynv.gov entered name at signing as Michael Naft
2026-08-03 - 1:49:11 PM PDT- IP address: 198.200.132.69
-  Document e-signed by Michael Naft (michael.naft@clarkcountynv.gov)
Signature Date: 2026-08-03 - 1:49:13 PM PDT - Time Source: server- IP address: 198.200.132.69 - Signature Appearance Selected: DRAW
-  Document emailed to Carl Bates (cbates@clarkcountynv.gov) for signature
2026-08-03 - 1:49:17 PM PDT
-  Agreement viewed by Carl Bates (cbates@clarkcountynv.gov)
2026-08-03 - 2:02:45 PM PDT- IP address: 198.200.132.69
-  Signer Carl Bates (cbates@clarkcountynv.gov) entered name at signing as Carl Bates for
2026-08-03 - 2:03:13 PM PDT- IP address: 198.200.132.69
-  Document e-signed by Carl Bates for (cbates@clarkcountynv.gov)
Signature Date: 2026-08-03 - 2:03:15 PM PDT - Time Source: server- IP address: 198.200.132.69 - Signature Appearance Selected: TYPE
-  Agreement completed.
2026-08-03 - 2:03:15 PM PDT

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
358248

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal, 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, in 2 edition(s) of said newspaper issued from 07/29/2026 to 08/05/2026, on the following day(s):

07/29/2026, 08/05/2026

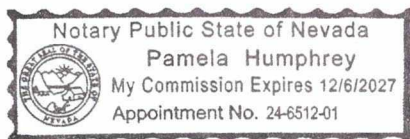
Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this August 5, 2026

Notary

Pamela Humphrey



ORDINANCE NO. 5405

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 6, 2026 AND MAY 20, 2026.

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 Michael Naft on the 8th day of July 2026 and passed on the 22nd day of July 2026, by the following vote of the Board of County Commissioners:

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

Nay: None
Abstaining: None
Absent: None

This Ordinance shall be in full force and effect on the 6th day of August 2026.

(SEAL) LYNN MARIE GOYA,
COUNTY CLERK
and Ex-Officio Clerk of the
Board of County
Commissioners

Dated this 22nd day of July
2026

PUB: July 29, Aug. 5 2026
LV Review-Journal