

BILL NO. 11-5-25-3

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-25-900854)

ORDINANCE NO. 5318
(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 JULY 21, 2021 AND AUGUST 20, 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 July 21, 2021, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

NZC-21-0199

From R-E (Rural Estates Residential) Zone to R4 (Multiple Family Residential – High Density) Zone. Generally located on the northeast corner of Decatur Boulevard and Rush Avenue.

APN: 177-30-401-033

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on August 20, 2025, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-25-0427

From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3); remove the Neighborhood Protection (RNP) Overlay. Generally located south of Agate Avenue and west of Pioneer Way.

APN: 176-22-201-002; 176-22-201-003; 176-22-201-024

ZC-25-0486

From an RS40 (Residential Single-Family 40) Zone to RS20 (Residential Single-Family 20) Zone. Generally located west of Sarah Shannon Drive and south of Diagonal Street.

APN: 002-35-501-025

ZC-25-0487

From RM18 (Residential Multi-Family 18) Zone to RS2 (Residential Single-Family 2) Zone. Generally located east of Las Vegas Boulevard South and south of Serene Avenue.

APN:

List on file.

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subsections, clauses, phrases, or sentences contained in the Clark County Code in conflict herewith are hereby repealed.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 5th day of
November 2025.
INTRODUCED by Commissioner William McCurdy II
PASSED ON THE 19th day of
November 2025.

VOTE:

AYES: Tick Segerblom
April Becker
James B. Gibson
Justin Jones
Marilyn K. Kirkpatrick

NAYS: None

ABSTAINING: None

ABSENT:

William McCurdy II


Michael Naft

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By  [Tick Segerblom \(Nov 24, 2025 11:09:56 PST\)](#)

TICK SEGERBLOM, Chair

ATTEST:



LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the 4th day
of December, 2025.

Exhibit "A"
Legal Description(s)

(see next page for attachment(s))

LEGAL DESCRIPTION

Generally located in the South Half of the Southwest Quarter, Section 30, Township 22 South, Range 61 East, Mount Diablo Base and Meridian, Clark County, Nevada. More particularly described as:

All of Parcel 1 as recorded on the Parcel Map in File 129, Page 12 of Parcel Maps in the official records of Clark County, Nevada.



2727 SOUTH RAINBOW BOULEVARD • LAS VEGAS, NEVADA 89146-5148 PHONE
702-873-7550 * FAX 702-362-2597

W.O. 8424 March 26, 2025

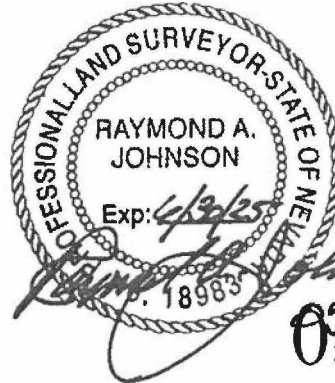
BY: BT

P.R. BY: TJ

PAGE 1 OF 3

APN: 176-22-201-002, 003

& 024



EXPLANATION:

THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED
SOUTHWESTERLY OF AGATE AVENUE AND PIONEER WAY FOR ZONING
PURPOSES.

EXHIBIT "A"
LEGAL DESCRIPTION
ZONING

(APN: 176-22-201-002)

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

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CLARK COUNTY,
NEVADA BY DEED RECORDED NOVEMBER 05, 2019 IN BOOK 20191105 AS
DOCUMENT NO. 02049. (AGATE AVENUE)

PAGE 2 OF 3

TOGETHER WITH (APN 176-22-201-003)

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

W.O. 8424

March 26, 2025

APN: 176-22-201-002, 003 & 024

TOGETHER WITH (APN 176-22-201-024)

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

CONTAINING 7.04 ACRES, MORE OR LESS AS DETERMINED BY COMPUTER METHODS.

END OF DESCRIPTION.

ZC-25-0486

LEGAL DESCRIPTION

002-35-501-025

That portion of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 35, Township 13 South, Range 70 East, M.D.B & M., described as follows:

Parcel Four (4) as shown by map thereof on file in File 123, of Parcel Maps, Page 1, in the office of the county Recorder of Clark County, Nevada.

Refer to document 20230906:01099

ZC-25-0487

LEGAL DESCRIPTION

PARCEL I-A:

AN UNDIVIDED 386/386TH INTEREST IN AND TO THE COMMON AREA AS THE SAME IS ESTABLISHED AS

LOT 1 ON THE MAP OF PARADISE SPA UNIT NO. 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 10 OF PLATS, PAGE 62, AND ON THE AMENDED PLAT OF PARADISE SPA UNIT NO. 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 10 OF PLATS, PAGE 78, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 1-B:

LOT 1 (COMMON AREA) AND UNITS 2 THROUGH 386, INCLUSIVE OF PARADISE SPA UNIT NO. 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 10 OF PLATS, PAGE 62 AND ON THE AMENDED PLAT OF

PARADISE SPA UNIT NO. 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 10 OF PLATS, PAGE 78, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA,

TOGETHER WITH THAT PORTION AS ABANDONED, NOW A PORTION OF LOT 1 (COMMON AREA), BY THAT CERTAIN RESOLUTION OF ABANDONMENT, RECORDED JANUARY 21, 1982, IN BOOK 1513 AS DOCUMENT NO. 1472122, OF OFFICIAL RECORDS.











Zoning 11/19/2025 Approved item #14

Final Audit Report

2025-11-24

Created:	2025-11-19 (Pacific Standard Time)
By:	Asano Taylor (TaylorA@ClarkCountyNV.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAn_brmpQSYhhdOac6aDwtmYgJaiUCKYAE

"Zoning 11/19/2025 Approved item #14" History

-  Document created by Asano Taylor (TaylorA@ClarkCountyNV.gov)
2025-11-19 - 3:51:20 PM PST- IP address: 198.200.132.41
-  Document emailed to tsegerblom@clarkcountynv.gov for signature
2025-11-19 - 4:19:52 PM PST
-  Email viewed by tsegerblom@clarkcountynv.gov
2025-11-24 - 11:09:19 AM PST- IP address: 93.114.8.169
-  Agreement viewed by tsegerblom@clarkcountynv.gov
2025-11-24 - 11:09:20 AM PST- IP address: 93.114.8.169
-  Signer tsegerblom@clarkcountynv.gov entered name at signing as Tick Segerblom
2025-11-24 - 11:09:54 AM PST- IP address: 198.200.132.41
-  Document e-signed by Tick Segerblom (tsegerblom@clarkcountynv.gov)
Signature Date: 2025-11-24 - 11:09:56 AM PST - Time Source: server- IP address: 198.200.132.41
-  Document emailed to Lynn Goya (Lynn.Goya@ClarkCountyNV.gov) for signature
2025-11-24 - 11:09:58 AM PST
-  Agreement viewed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)
2025-11-24 - 11:15:29 AM PST- IP address: 198.200.132.69
-  Document e-signed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)
Signature Date: 2025-11-24 - 11:15:38 AM PST - Time Source: server- IP address: 198.200.132.69
-  Agreement completed.
2025-11-24 - 11:15:38 AM 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
345533

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 11/26/2025 to 12/03/2025, on the following day(s):

11/26/2025, 12/03/2025

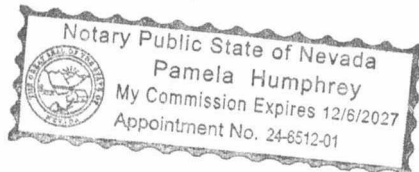
Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this December 3, 2025

Notary

Pamela Humphrey



ORDINANCE NO. 5318

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 JULY 21, 2021 AND AUGUST 20, 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 William McCurdy II on the 5th day of November 2025 and passed on the 19th day of November 2025, by the following vote of the Board of County Commissioners:

Aye: Tick Segerblom
April Becker
James B. Gibson
Justin Jones
Marilyn K. Kirkpatrick

Nay: None
Abstaining: None
Absent: William McCurdy II
Michael Naft

This Ordinance shall be in full force and effect on the 4th day of December 2025.

(SEAL) LYNN MARIE GOYA,
COUNTY CLERK
and Ex-Officio Clerk of the
Board of County
Commissioners
Dated this 19th day of
November 2025.

PUB: Nov. 26, Dec. 3, 2025
LV Review-Journal