

# CLARK COUNTY BOARD OF COMMISSIONERS

## ZONING / SUBDIVISIONS / LAND USE

### AGENDA ITEM

---

**Petitioner:** Jennifer Ammerman, Deputy Director, Department of Comprehensive Planning

---

**Recommendation:** ORD-26-900087: 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 December 17, 2025. (For possible action)

---

**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

At the Board of County Commissioners meeting on December 17, 2025, 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  
03/18/26

BILL NO. 3-4-26-3

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes.(ORD-26-900087)  
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 DECEMBER 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 December 17, 2025, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

**ZC-25-0626**

From RS20 (Residential Single-Family 20) Zone and CG (Commercial General) Zone to IL (Industrial Light) Zone. Generally located south of Glen Avenue and east of Stratford Avenue.  
APN: 161-07-103-006; 161-07-103-007; 161-07-103-009; 161-07-103-012

**ZC-25-0689**

From H-2 (General Highway Frontage) Zone to RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive.  
APN: 176-19-101-014; 176-19-101-033 & 034

**ZC-25-0774**

From RM50 (Residential Multi-Family 50) Zone to CG (Commercial General) Zone. Generally located north of Spring Mountain Road and east of Wynn Road.  
APN: 162-18-506-001 ptn; 162-18-506-008

SECTION 2. 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 3. 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 4. 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:

---

---

---

---

---

---

---

---

NAYS:

---

---

---

---

---

---

---

---

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))**

**161-07-103-007**

**ZC-25-0626**

**1 of 3**

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.B. & M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7; THENCE NORTH 89°43' WEST, A DISTANCE OF 423.28 FEET ALONG THE NORTH LINE OF SAID SECTION 7, TO A POINT; THENCE SOUTH 01°10'50" EAST, A DISTANCE OF 150.00 FEET TO THE TRUE POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THE PARCEL; THENCE CONTINUING SOUTH 01°10'50" EAST, A DISTANCE OF 55.50 FEET TO A POINT BEING THE SOUTHWEST CORNER OF THE PARCEL; THENCE SOUTH 89°43'00" EAST PARALLEL TO THE NORTH LINE OF SECTION 7, A DISTANCE OF 83.44 FEET TO A POINT, BEING THE SOUTHEAST CORNER OF THE PARCEL; THENCE NORTH 01°10'50" WEST, A DISTANCE OF 55.50 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE PARCEL; THENCE NORTH 89°43'00" WEST, A DISTANCE OF 83.44 FEET TO THE TRUE POINT OF BEGINNING.

PURSUANT TO NRS 111.312, THE ABOVE LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 14, 1988 AS DOCUMENT NO. 880614-00527, OF OFFICIAL RECORDS.

**161-07-103-009**

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.B. & M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7; THENCE NORTH 89°43' WEST, A DISTANCE OF 423.28 FEET ALONG THE NORTH LINE OF SAID SECTION 7, TO A POINT; THENCE SOUTH 01°10'50" EAST, A DISTANCE OF 205.50 FEET TO THE TRUE POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THE PARCEL; THENCE CONTINUING SOUTH 01°10'50" EAST, A DISTANCE OF 55.50 FEET TO A POINT BEING THE SOUTHWEST CORNER OF THE PARCEL; THENCE SOUTH 89°43'00" EAST PARALLEL TO THE NORTH LINE OF SECTION 7, A DISTANCE OF 83.44 FEET TO A POINT, BEING THE SOUTHEAST CORNER OF THE PARCEL; THENCE NORTH 01°10'50" WEST, A DISTANCE OF 55.50 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE PARCEL; THENCE NORTH 89°43'00" WEST, A DISTANCE OF 83.44 FEET TO THE TRUE POINT OF BEGINNING.

PURSUANT TO NRS 111.312, THE ABOVE LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 14, 1988 AS DOCUMENT NO. 880614-00527, OF OFFICIAL RECORDS.

**161-07-103-012**

BEING THAT PORTION OF THE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.B. & M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER (N 1/4) OF SAID SECTION 7; THENCE NORTH 89°43' WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 7, A DISTANCE OF 251.09 FEET; THENCE SOUTH 01°10' WEST 135.00 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND AS CONVEYED BY HERSCHEL GRAY, ET UX, TO RUFER GRAY, ET UX, BY DEED RECORDED IN DEED BOOK 69, PAGE 443, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°43' WEST, 88.75 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THAT PARCELAS DEEDED TO RUFER GRAY, ET UX; THENCE SOUTH 01°10' EAST, 305.87 FEET TO A ONE-HALF (1/2) INCH PIPE, AN ANGLE CORNER; THENCE SOUTH 26°43' WEST, 84.09 FEET TO THE SOUTHWEST CORNER; THENCE SOUTH 51°43'40" EAST, 122.52 FEET TO THE SOUTHEAST CORNER; THENCE NORTH 26°43' EAST, 70.99 FEET TO A ONE-HALF (1/2) INCH PIPE, AN ANGLE CORNER; THENCE NORTH 01°10' WEST, 392.59 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PURSUANT TO NRS 111.312, THE ABOVE LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED JANUARY 5, 1973 IN BOOK 291 AS DOCUMENT NO. 250624, OF OFFICIAL RECORDS.

**161-07-103-006**

ALL THE CERTAIN OF LAND SITUATE, LYING AND BEING IN THE NE 1/4 OF NW 1/4 OF SEC 7, T 21 S. RANGE 62 E. COUNTY OF CLARK AND STATE OF NEVADA AND BOUNDED AND PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE N. 1/4 SECTION CORNER OF SECTION 7, T. 21 S., R.62 E., M.D.B.& M.;

THENCE- N. 89°53' W ALONG THE N. BOUNDARY LINE OF SAID SECTION 7 423.28 FEET TO THE N.E. CORNER OF THE COLEMAN TRACT, THE TRUE POINT OF BEGINNING, A 1/2" IRON PIPE.

THENCE - N. 89°43' W, CONTINUING ALONG THE SAID NORTH BOUNDARY OF SAID SECTION 7, -98.73 FEET TO A 1/2" IRON PIPE, THE N.W. CORNER OF THE COLEMAN TRACT;

THENCE -S. 1°10'E., ALONG THE W. PROPERTY LINE 252.85 FEET;

THENCE - E. 10 FEET;

THENCE - S. 10 FEET;

THENCE - W. 10 FEET;

THENCE -S.W. AN ANGLE CORNER S.26°43'N. 103.7 FEET, WHICH COMPLETES THE W. PROPERTY BOUNDARY LINE.

THENCE - SOUTH 67°43'40" EAST 136.31 FEET TO SOUTHEAST CORNER,

THENCE - NORTH 26°43' EAST 96.41 FEET TO A 1/2 INCH PIPE, AN ANGLE CORNER, THENCE - NORTH 1°10' WEST 359.33 FEET TO THE POINT OF BEGINNING.

SAID PARTIES OF THE FIRST PART, DO ALSO HEREBY GRANT, BARGAIN, SELL, CONVEY AND COVENANT UNTO SAID PARTIES OF THE SECOND PART AN EIGHTH (1/8) INTEREST IN THE NATURAL FLOW OF AN ARTESIAN WELL, LOCATED ON THE WEST END OF SEARS TRACT, FOR DOMESTIC PURPOSES ONLY, WITH THE RESERVATION OF THE RIGHT OF INGRESS AND EGRESS ACROSS ABOVE DESCRIBED PROPERTY FOR PIPE LINE TO SERVE ALL OTHER OCCUPANTS OF SAID SEARS TRACT.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 16, 2007, IN BOOK 20070316 AS INSTRUMENT NO. 0002103, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION

APN 176-19-101-033 and 034

THOSE PORTIONS OF GOVERNMENT LOTS 69 AND 71 AND THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, LYING NORTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF BLUE DIAMOND ROAD, AS THE SAME NOW EXISTS.

APN 176-19-101-014:

THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B. & M., LYING NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF BLUE DIAMOND ROAD AS IT CURRENTLY EXISTS.

# DEVELOPMENT AREA — EXHIBIT "A"

APN: 162-18-506-001, & 162-18-506-008  
OWNER: OCEAN SHOWBOAT INC

## EXPLANATION:

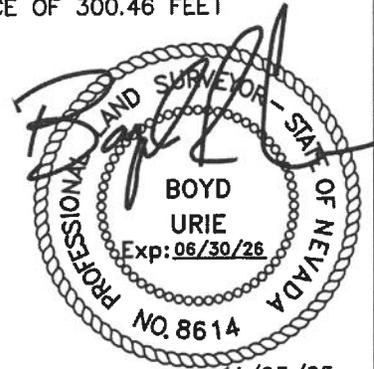
THIS IS THE LEGAL DESCRIPTION OF THE DEVELOPMENT AREA.  
NOTE: IT ALSO INCLUDES THE RIGHT-OF-WAY VACATION AREAS ON  
WYNN ROAD AND PIONEER WAY.

## LEGAL DESCRIPTION

BEING ALL OF LOT 2 AND A PORTION OF LOT 3 OF FILE 73 OF PARCEL MAPS, PAGE 50 RECORDED SEPTEMBER 14, 1992 AS DOCUMENT NO. 920914:000565 AND BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (POB) AT THE SOUTHWEST CORNER OF LOT 2 OF SAID PARCEL MAP, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SPRING MOUNTAIN ROAD (80' WIDE), THENCE NORTH 88°36'48" EAST ALONG SOUTH LINE OF SAID LOT 2 ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF SAID SPRING MOUNTAIN ROAD A DISTANCE OF 179.68 FEET; THENCE NORTH 01°23'07" WEST A DISTANCE OF 349.24 FEET; THENCE NORTH 88°36'53" EAST A DISTANCE OF 162.66 FEET; THENCE NORTH 01°23'32" WEST A DISTANCE OF 259.59 FEET; THENCE NORTH 87°11'01" EAST A DISTANCE OF 11.61 FEET; THENCE NORTH 01°23'32" WEST A DISTANCE OF 15.17 FEET; THENCE SOUTH 87°02'32" WEST A DISTANCE OF 522.58 FEET; THENCE SOUTH 02°51'28" EAST A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, HAVING A RADIUS OF 15.00 FEET, CONCAVE SOUTHEASTERLY, TO WHICH A RADIAL LINE BEARS SOUTH 02°51'28" EAST; THENCE ALONG SAID CURVE SOUTHWESTERLY, AN ARC LENGTH OF 22.74' THROUGH A CENTRAL ANGLE OF 86°52'00"; THENCE DEPARTING SAID CURVE NORTH 89°43'41" WEST A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°16'19" WEST A DISTANCE OF 291.23 FEET; THENCE NORTH 88°36'23" EAST A DISTANCE OF 205.08 FEET; THENCE SOUTH 00°16'19" WEST A DISTANCE OF 300.46 FEET TO THE POINT OF BEGINNING (POB).

SAID AREA CONTAINS 213,912 SQUARE FEET 4.91 ACRES,  
MORE OR LESS.



## BASIS OF BEARINGS

11/03/25  
SOUTH 88°36'53" WEST, BEING THE SOUTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SEC. 18, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M. AND THE CENTERLINE OF SPRING MOUNTAIN ROAD PER FILE 73 OF PARCEL MAPS, PAGE 50, CLARK COUNTY, NEVADA RECORDER'S OFFICIAL RECORDS. (US SURVEY FEET)  
GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83); SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

PAGE 1 OF 3

### DWYER ENGINEERING INC.

333 N. RANCHO DR.  
LAS VEGAS, NEVADA 89106  
Phone: (702) 254-2200

### JADE PROMENADE AREA OF DEVELOPMENT LEGAL DESCRIPTION

Drawn: JGR Pn: 25314 Date: 11/03/25