

ORDINANCE NO. 3689  
(ZCA-2019003715 – Lake Mead Northwest)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, AMENDING ORDINANCE NO. 2870, THE ZONING MAP, TO RECLASSIFY CERTAIN REAL PROPERTY WITHIN THE CITY LIMITS OF THE CITY, DESCRIBED AS A PORTION OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D. & M., CLARK COUNTY, NEVADA, ON 14.1 ACRES LOCATED AT THE NORTHWEST CORNER OF LAKE MEAD PARKWAY AND VAN WAGENEN STREET, IN THE TOWNSITE PLANNING AREA, TO APPLY CITY OF HENDERSON IG (GENERAL INDUSTRIAL) ZONING DESIGNATION TO PROPERTY WITH NO ESTABLISHED ZONING.

WHEREAS, the City Council of the City of Henderson, Nevada, on April 7, 2020, committed to the rezoning of certain real property totaling 14.1 acres, more or less, located in a portion of Section 13, Township 22 South, Range 62 East, at the northwest corner of Lake Mead Parkway and Van Wagenen Street to apply City of Henderson IG (General Industrial) zoning designation to property with no established zoning; and

WHEREAS, The LandWell Company, LP has made application for a zone change to apply City of Henderson zoning to recently annexed land; and

WHEREAS, the City Council finds that all of the following criteria have been met:

- a. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- b. The proposed amendment is consistent with the Comprehensive Plan and the stated purposes of Section 19.1.4.
- c. The proposed amendment will protect the health, safety, morals or general welfare of the public.
- d. The City and other service providers will be able to provide sufficient public safety, transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development.
- e. The proposed rezoning will not have significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation.
- f. The proposed amendment will not have significant adverse impacts on other property in the vicinity of the subject tract.
- g. The subject property is suitable for the proposed zoning classification.
- h. There is a need for the proposed use at the proposed location.

NOW, THEREFORE, the City Council of the City of Henderson, Nevada, does ordain:

SECTION 1. Ordinance No. 2870 of the City of Henderson, Nevada, entitled "Zoning Map update" is hereby amended as follows:

The Zoning Map, adopted by reference as an integral part of the title that outlines and defines the various zoning districts that are described in detail and that indicate which land uses are permitted and which are prohibited, shall be amended to reclassify certain real property within the City limits of the City of Henderson, Nevada, as more particularly described below and as depicted in Exhibit A attached hereto, consisting of one page:

LOCATED IN SECTION 13, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M.;

THENCE SOUTH 35°04'54" WEST, 2545.63 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE MEAD PARKWAY;

THENCE SOUTH 80°47'16" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 471.63 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 80°47'16" WEST, 866.59 FEET;

THENCE NORTH 09°12'37" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, 770.13 FEET;

THENCE NORTH 80°47'23" EAST, 763.22 FEET;

THENCE SOUTH 09°15'32" EAST, 350.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 160.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°31'26", AN ARC LENGTH OF 60.11 FEET;

THENCE SOUTH 30°46'59" EAST, 168.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 425.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21°34'15", AN ARC LENGTH OF 160.00 FEET;



THENCE SOUTH 09°12'44" EAST, 47.56 FEET TO THE POINT OF BEGINNING.

Containing 14.1 acres, more or less, to apply City of Henderson IG (General Industrial) zoning designation.

SECTION 2. That the above-described amendment to the zoning map is subject to the following conditions:

PUBLIC WORKS CONDITION

1. The acceptance or approval of this item does not authorize or entitle the applicant to construct the project referred to in such application or to receive further development approvals, grading permits or building permits, nor does it infer approval for final lot configuration, geometry, or roadway layout.

COMMUNITY DEVELOPMENT PLANNING SERVICES CONDITION

2. Approval of this application requires the applicant to comply with all Code requirements not specifically listed as a condition of approval but required by Title 19 of the Henderson Municipal Code, compliance with all plans and exhibits presented and amended as part of the final approval, and compliance with all additional items required to fulfill conditions of approval.

SECTION 3. If any section, subsection, sentence, clause, phrase, provision or portion of this Ordinance, or the application thereof to any person or circumstances, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions or provisions of this Ordinance or their applicability to distinguishable situations or circumstances.

SECTION 4. All ordinances, or parts of ordinances, sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Henderson, Nevada, in conflict herewith are repealed and replaced as appropriate.

SECTION 5. A copy of this Ordinance shall be filed with the office of the City Clerk, and notice of such filing shall be published once by title in the Las Vegas Review-Journal, a newspaper having general circulation in the City of Henderson, at least ten (10) days prior to the adoption of said Ordinance (Initial Publication). Following adoption by the City Council, this Ordinance shall be published by title together with the names of the Council members voting for or against passage (Final Publication). This Ordinance is scheduled for Final Publication on June 5, 2020, in the Las Vegas Review-Journal, at which time it will become effective.

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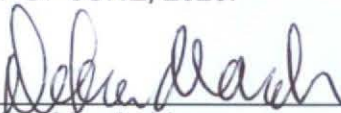
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Editor's Note: Pursuant to City Charter Section 2.090(3), language to be omitted is red and enclosed in [brackets], and language proposed to be added is in blue italics and underlined.

PASSED, ADOPTED, AND APPROVED THIS 2<sup>ND</sup> DAY OF JUNE, 2020.



  
Debra March, Mayor

ATTEST:  
  
Sabrina Mercadante, MMC, City Clerk

The above and foregoing Ordinance was first proposed and read in title to the City Council on May 19, 2020, which was a Special Meeting, and referred to a Committee of the following Councilmen:

“COUNCIL AS A WHOLE”

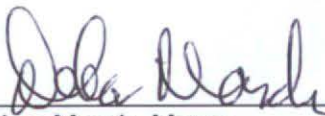
Thereafter on June 2, 2020, said Committee reported favorably on the Ordinance and forwarded it to the Regular Meeting with a do-pass recommendation. At the Regular Meeting of the Henderson City Council held June 2, 2020, the Ordinance was read in title and adopted by the following roll call vote:

Those voting aye:

Debra March, Mayor  
Councilmembers:  
Michelle Romero  
Dan K. Shaw  
Dan H. Stewart

Those voting nay: None  
Those abstaining: John F. Marz  
Those absent: None

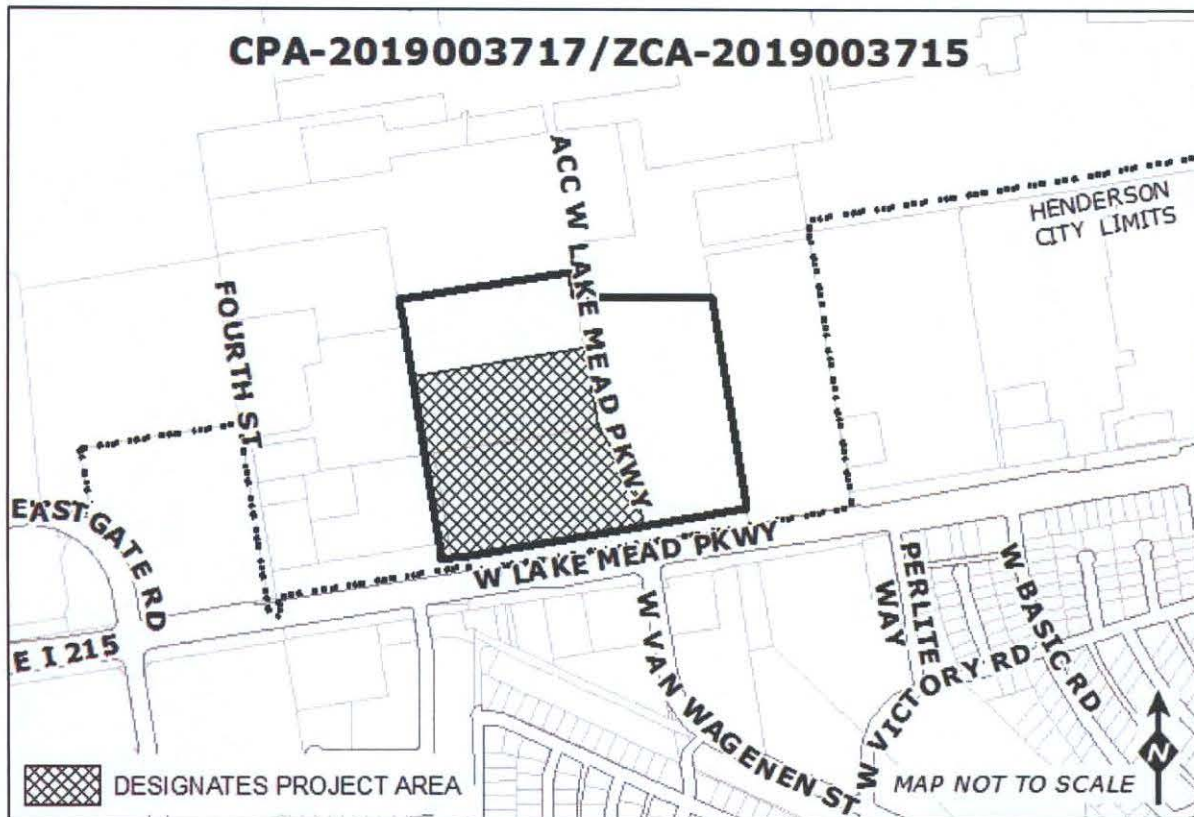


  
Debra March, Mayor

ATTEST:  
  
Sabrina Mercadante, MMC, City Clerk



**EXHIBIT A**  
**ZCA-2019003715**  
**LAKE MEAD NORTHWEST**



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