

ORDINANCE NO. 3834  
(ZCA-2011500286-A15 – Rainbow Canyon at Lake Las Vegas Parcels N1 to N4)

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 14 AND 15, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D. & M., CLARK COUNTY, NEVADA, ON 103.1 ACRES GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF LAKE LAS VEGAS PARKWAY AND HIGHLAND SHORES DRIVE IN THE LAKE LAS VEGAS PLANNING AREA FROM RM-16-G-MP-H (MEDIUM-DENSITY RESIDENTIAL) ON 40.8 ACRES, RS-6-G-MP-H (LOW-DENSITY RESIDENTIAL) ON 67.9 ACRES, AND PS-G-MP-H (PUBLIC/SEMIPUBLIC) ON 21.4 ACRES, ALL WITH GAMING ENTERPRISE, MASTER PLAN AND HILLSIDE OVERLAYS TO RM-16-G-MP-H (MEDIUM-DENSITY RESIDENTIAL) ON 33.8 ACRES, RS-6-G-MP-H (LOW-DENSITY RESIDENTIAL) ON 83.2 ACRES, AND PS-G-MP-H (PUBLIC/SEMIPUBLIC) ON 13.1 ACRES, ALL WITH GAMING ENTERPRISE, MASTER PLAN AND HILLSIDE OVERLAYS) TO MAKE ADJUSTMENTS TO THE ZONING BOUNDARIES AND REQUEST A WAIVER TO REDUCE THE CONNECTIVITY INDEX SCORE FROM 1.4 TO 1.1 ON 130.1 ACRES.

WHEREAS, the City Council of the City of Henderson, Nevada, on January 4, 2022, committed to the rezoning of certain real property totaling 103.1 acres, more or less, located in a portion of Section 14 and 15, Township 21 South, Range 63 East, generally located northeast of the intersection of Lake Las Vegas Parkway and Highland Shores Drive from RM-16-G-MP-H (Medium-Density Residential) on 40.8 acres, RS-6-G-MP-H (Low-Density Residential) on 67.9 acres, and PS-G-MP-H (Public/Semipublic) on 21.4 acres, all with Gaming Enterprise, Master Plan and Hillside Overlays to RM-16-G-MP-H (Medium-Density Residential) on 33.8 acres, RS-6-G-MP-H (Low-Density Residential) on 83.2 acres, and PS-G-MP-H (Public/Semipublic) on 13.1 acres, all with Gaming Enterprise, Master Plan and Hillside Overlays) to make adjustments to the zoning boundaries and request a waiver to reduce the connectivity index score from 1.4 to 1.1 on 130.1 acres; and

WHEREAS, Raintree Investment Corporation has made application for a zone change; and

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

- a. The proposed hillside plan preserves the integrity of and locates development with the least impact upon sensitive peaks and ridges.
- b. Minimizes grading and site disturbance.
- c. Locates development compatibly with the natural terrain.
- d. Provides adequate drainage, protects downstream properties, and minimizes erosion.
- e. Provides for development standards in excess or equal to those required by this ordinance.

- f. The proposal is consistent with the Comprehensive Plan.
- g. The planned development addresses a unique situation, confers a substantial benefit to the City, or incorporates creative site design such that it achieves the purposes of this Code and represents an improvement in quality over what could have been accomplished through strict application of the otherwise applicable district or development standards. Such improvements in quality may include, but are not limited to: improvements in common open space provision and access; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; or increased choice of living and housing environments.
- h. The planned development complies with the applicable standards of Section 19.4.4, Master Plan Development Overlay.
- i. The proposal mitigates any potential significant adverse impacts to the maximum practical extent.
- j. Sufficient public safety, transportation, and utility facilities and services are available to serve the subject property, while maintaining sufficient levels of service to existing development.
- k. The same development could not be accomplished through the use of other techniques, such as rezonings, variances, or administrative adjustments.
- l. Mitigation of impacts of the proposed land uses on schools, traffic, parks, emergency services, utility infrastructure, and any other potential impacts identified by the Director of Community Development and Services.
- m. Provision of a compensating benefit for the loss of the larger, contiguous open space to the surrounding neighborhood as a result of the redevelopment or change in use.
- n. The preservation of open space beyond what would be required under the requested zoning and in furtherance of the goals and objectives of the City's Comprehensive Plan with regard to the protection of open space.
- o. Compliance with the closure plan required by Section 19.7.8.L.

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 adopted" 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:

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 63 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER SAID SECTION 14;

THENCE ALONG THE WEST LINE THEREOF, SOUTH 01°01'51" WEST, 1,692.96 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 88°58'09" EAST, 141.57 FEET TO THE POINT OF BEGINNING;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 76°29'04" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 3,153.10 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 00°13'21", AN ARC LENGTH OF 12.25 FEET;

THENCE NORTH 13°17'35" EAST, 170.76 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 04°31'35", AN ARC LENGTH OF 7.90 FEET;  
THENCE NORTH 08°46'00" EAST, 112.47 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 04°31'35", AN ARC LENGTH OF 7.90 FEET;

THENCE NORTH 13°17'35" EAST, 187.49 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 200.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 48°50'56", AN ARC LENGTH OF 170.51 FEET;

THENCE NORTH 62°08'31" EAST, 87.95 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 200.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 28°09'47", AN ARC LENGTH OF 98.31 FEET;

THENCE SOUTH 89°41'42" EAST, 881.74 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 200.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 42°48'56", AN ARC LENGTH OF 149.45 FEET;

THENCE SOUTH 46°52'46" EAST, 212.12 FEET;

THENCE SOUTH 54°05'18" WEST, 111.11 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 200.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 12°54'31", AN ARC LENGTH OF 45.06 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 23°00'11" EAST;

THENCE SOUTH 14°19'44" WEST, 202.90 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 210.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 31°39'27", AN ARC LENGTH OF 116.03 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 72°40'18" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 290.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 28°56'31", AN ARC LENGTH OF 146.49 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 78°23'12" EAST;

THENCE CONTINUING TO CURVE TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 40.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 54°08'16", AN ARC LENGTH OF 37.80 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 24°14'55" EAST;

THENCE CONTINUING TO CURVE TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 240.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 68°26'45", AN ARC LENGTH OF 286.71 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 44°11'50" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 230.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26°44'41", AN ARC LENGTH OF 107.36 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 17°27'08" WEST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 40.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 45°04'05", AN ARC LENGTH OF 31.46 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 62°31'13" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 275.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 19°02'33", AN ARC LENGTH OF 91.40 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 43°28'40" EAST;

THENCE CONTINUING TO CURVE TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 70.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 25°08'02", AN ARC LENGTH OF 30.71 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 18°20'37" EAST;

THENCE CONTINUING TO CURVE TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 350.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 27°07'41", AN ARC LENGTH OF 165.72 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 08°47'03" WEST;

THENCE CONTINUING TO CURVE TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 644.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 15°08'38", AN ARC LENGTH OF 170.22 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 23°55'42" WEST;

THENCE CONTINUING TO CURVE TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 105.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 29°59'00", AN ARC LENGTH OF 54.95 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 53°54'41";

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 200.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 31°10'05", AN ARC LENGTH OF 108.80 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 22°44'36" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 345.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 18°57'00", AN ARC LENGTH OF 114.10 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 41°41'35" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 63°22'00", AN ARC LENGTH OF 110.60 FEET;

THENCE NORTH 68°19'35" WEST, 263.61 FEET TO THE POINT OF BEGINNING. CONTAINING 20.84 ACRES, MORE OR LESS.

BASIS OF BEARINGS SOUTH 00°43'36" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 153, PAGE 53 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 14, AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 63 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER SAID SECTION 14;

THENCE ALONG THE NORTH LINE THEREOF, NORTH 89°29'15" EAST, 1,096.09 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 43°25'55" EAST, 617.92 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 309.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 50°24'27", AN ARC LENGTH OF 271.85 FEET;

THENCE SOUTH 06°58'32" WEST, 223.49 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 07°09'13" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 18,309.56 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 00°21'24", AN ARC LENGTH OF 113.94 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 06°47'50" EAST;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 86°37'40" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 150.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 10°20'51", AN ARC LENGTH OF 27.09 FEET;

THENCE SOUTH 06°58'32" WEST, 48.76 FEET;

THENCE NORTH 76°12'27" WEST, 60.43 FEET;

THENCE NORTH 06°58'32" EAST, 31.50 FEET;

THENCE NORTH 86°05'24" WEST, 77.87 FEET;

THENCE NORTH 89°41'42" WEST, 907.45 FEET;

THENCE SOUTH 62°08'31" WEST, 351.34 FEET;

THENCE SOUTH 27°51'29" EAST, 108.80 FEET;

THENCE SOUTH 19°04'35" WEST, 56.70 FEET;

THENCE SOUTH 25°18'57" WEST, 86.15 FEET;

THENCE SOUTH 13°17'35" WEST, 159.00 FEET;

THENCE NORTH 76°42'25" WEST, 34.23 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 309.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 44°59'54", AN ARC LENGTH OF 242.68 FEET;

THENCE NORTH 31°42'31" WEST, 759.27 FEET;

THENCE NORTH 58°41'20" WEST, 46.68 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 309.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 24°50'22", AN ARC LENGTH OF 133.96 FEET;

THENCE NORTH 33°50'58" WEST, 489.51 FEET;

THENCE NORTH 00°16'59" WEST, 143.49 FEET;

THENCE NORTH 89°43'01" EAST, 969.04 FEET TO THE POINT OF BEGINNING. CONTAINING 51.14 ACRES, MORE OR LESS.

BASIS OF BEARINGS SOUTH 00°43'36" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 153, PAGE 53 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 63 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER SAID SECTION 14;

THENCE ALONG THE NORTH LINE THEREOF, NORTH 89°29'15" EAST, 1,259.42 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°29'15" EAST, 409.79 FEET;

THENCE SOUTH 82°59'57" EAST, 152.95 FEET;

THENCE CONTINUING SOUTH 82°59'57" EAST, 427.30 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 664.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 05°46'25", AN ARC LENGTH OF 66.91 FEET;

THENCE SOUTH 77°13'32" EAST, 419.37 FEET;

THENCE SOUTH 01°17'06" WEST, 1,154.72 FEET;

THENCE SOUTH 19°35'46" WEST, 120.70 FEET;

THENCE NORTH 70°23'22" WEST, 140.03 FEET;

THENCE SOUTH 19°36'38" WEST, 73.04 FEET;

THENCE NORTH 70°23'22" WEST, 15.00 FEET;

THENCE NORTH 30°51'55" WEST, 72.60 FEET;

THENCE NORTH 70°23'22" WEST, 15.00 FEET;

THENCE NORTH 19°36'38" EAST, 38.46 FEET;

THENCE NORTH 59°09'44" WEST, 38.64 FEET;

THENCE NORTH 77°13'32" WEST, 600.00 FEET;

THENCE NORTH 80°47'30" WEST, 104.12 FEET;

THENCE NORTH 57°05'53" WEST, 60.06 FEET;

THENCE NORTH 16°06'50" WEST, 109.26 FEET;

THENCE NORTH 05°08'44" EAST, 504.00 FEET;

THENCE NORTH 33°45'31" WEST, 114.26 FEET;

THENCE NORTH 46°09'25" WEST, 367.03 FEET;

THENCE NORTH 40°10'33" WEST, 137.50 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 50°02'56" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 47.50 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 39°26'19", AN ARC LENGTH OF 32.70 FEET;

THENCE NORTH 00°30'45" WEST, 59.54 FEET TO THE POINT OF BEGINNING. CONTAINING 32.00 ACRES, MORE OR LESS.

BASIS OF BEARINGS SOUTH 00°43'36" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 153, PAGE 53 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

A PORTION OF THE NORTH HALF (N 1/2) OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 63 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER SAID SECTION 14;

THENCE ALONG THE NORTH LINE THEREOF, NORTH 89°29'15" EAST, 1,651.17 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°30'45" EAST, 1,231.42 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 46°52'46" EAST, 42.53 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 191.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 30°20'46", AN ARC LENGTH OF 101.16 FEET;

THENCE SOUTH 77°13'32" EAST, 585.38 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 159.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 64°58'42", AN ARC LENGTH OF 180.32 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 77°45'10" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 141.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 48°05'42", AN ARC LENGTH OF 118.36 FEET;

THENCE SOUTH 60°20'32" EAST, 30.00 FEET;

THENCE SOUTH 29°39'28" WEST, 66.87 FEET;

THENCE SOUTH 30°50'27" WEST, 343.02 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 131°31'42", AN ARC LENGTH OF 229.56 FEET;

THENCE NORTH 17°37'51" WEST, 17.29 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 11°27'50" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 283.01 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 11°21'36", AN ARC LENGTH OF 56.11 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 00°06'14" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 156.29 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 22°01'54", AN ARC LENGTH OF 60.10 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 22°08'08" WEST;

THENCE CONTINUING TO CURVE TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 266.99 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 13°05'57", AN ARC LENGTH OF 61.04 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 35°14'05" WEST;

THENCE CONTINUING TO CURVE TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 771.31 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 05°11'36", AN ARC LENGTH OF 69.91 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 40°25'40" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 51.76 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 59°59'29", AN ARC LENGTH OF 54.19 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 19°33'49" WEST;

THENCE CONTINUING TO CURVE TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 34.37 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 41°32'53", AN ARC LENGTH OF 24.92 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 61°06'42" WEST;

THENCE CONTINUING TO CURVE TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 290.71 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 16°48'50", AN ARC LENGTH OF 85.31 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 77°55'32" WEST;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 03°12'58" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 37.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 71°04'45", AN ARC LENGTH OF 45.90 FEET;

THENCE NORTH 15°42'17" WEST, 27.39 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 03°14'04" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 195.35 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 09°22'40", AN ARC LENGTH OF 31.97 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 12°36'44" WEST;

THENCE CONTINUING TO CURVE TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 26.85 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 72°14'52", AN ARC LENGTH OF 33.85 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 84°51'36" WEST;

THENCE CONTINUING TO CURVE TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 601.14 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 06°12'05", AN ARC LENGTH OF 65.06 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 88°56'19" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 23.22 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 140°23'40", AN ARC LENGTH OF 56.91 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 49°19'59" WEST;

THENCE CONTINUING TO CURVE TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 79.30 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 40°31'03", AN ARC LENGTH OF 56.08 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 89°51'01" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 128.67 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 22°01'44", AN ARC LENGTH OF 49.47 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 67°49'17" WEST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1,454.28 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 02°59'53", AN ARC LENGTH OF 76.09 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 70°49'09" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 277.58 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 20°22'32", AN ARC LENGTH OF 98.71 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 50°26'38" WEST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 74.38 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 36°48'53", AN ARC LENGTH OF 47.79 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 87°15'31" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 66.79 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 28°37'58", AN ARC LENGTH OF 33.38 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 58°37'33" WEST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 656.08 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 04°38'52", AN ARC LENGTH OF 53.22 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 63°16'25" WEST;

THENCE CONTINUING TO CURVE TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 114.59 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 40°20'32", AN ARC LENGTH OF 80.68 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 76°23'03" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1,259.66 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 02°31'33", AN ARC LENGTH OF 55.53 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 78°54'36" WEST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 549.21 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 12°15'11", AN ARC LENGTH OF 117.45 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 66°39'25" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 383.93 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 11°58'48", AN ARC LENGTH OF 80.28 FEET;

THENCE NORTH 11°21'47" EAST, 42.77 FEET;

THENCE NORTH 17°56'20" EAST, 55.67 FEET;

THENCE NORTH 54°05'18" EAST, 23.09 FEET TO THE POINT OF BEGINNING. CONTAINING 13.00 ACRES, MORE OR LESS.

BASIS OF BEARINGS SOUTH 00°43'36" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 153, PAGE 53 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

BEING A PORTION OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 63 EAST, TOGETHER WITH A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 63 EAST, CITY OF HENDERSON, CLARK COUNTY, NEVADA.

Containing 103.1 acres, more or less, from RM-16-G-MP-H (Medium-Density Residential) on 40.8 acres, RS-6-G-MP-H (Low-Density Residential) on 67.9 acres, and PS-G-MP-H (Public/Semipublic) on 21.4 acres, all with Gaming Enterprise, Master Plan and Hillside Overlays to RM-16-G-MP-H (Medium-Density Residential) on 33.8 acres, RS-6-G-MP-H (Low-Density Residential) on 83.2 acres, and PS-G-MP-H (Public/Semipublic) on 13.1 acres, all with Gaming Enterprise, Master Plan and Hillside Overlays) to make adjustments to the zoning boundaries and request a waiver to reduce the connectivity index score from 1.4 to 1.1 on 130.1 acres.

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

### PUBLIC WORKS CONDITIONS

1. Applicant shall submit a drainage study for Public Works' approval.
2. Applicant shall submit a traffic impact analysis to address traffic concerns and to determine the proportionate share of this development's local participation in the cost of traffic signals and/or intersection improvements. Applicant shall comply with conditions of the traffic study.
3. Applicant shall submit an earthwork analysis for Public Works' approval.
4. Applicant must apply for and receive approval to vacate unnecessary rights-of-way and/or easements per Public Works' requirements and provide proof of vacation prior to issuance of a certificate of occupancy.
5. FHA Type B drainage shall be allowed only where lots drain directly to drainage facilities, parks, or open space. (Added A1)
6. Applicant shall show the limits of the flood zone and submit a letter of map revision to FEMA prior to the Shear and Tie inspection. (Added A1)
7. Coordinate with Public Works Quality Control regarding City project on Lake Las Vegas Parkway.
8. 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.

### PARKS AND RECREATION CONDITION

9. Applicant shall comply with the park agreement.

### BUILDING AND FIRE SAFETY CONDITIONS

The authority for enforcing the International Fire Code is NRS 477.030 and Ordinance Number 3048 as adopted by the City of Henderson. Building and Fire Safety approval is based upon review of the civil improvement or building drawings, not planning documents.

10. The authority for enforcing the International Fire Code is NRS 477.030 and Ordinance Number 3048 as adopted by the City of Henderson. Building and Fire Safety approval is based upon review of the civil improvement or building drawings, not planning documents. (A5)

11. Applicant shall submit plans for review and approval prior to installing any gate, speed humps (speed bumps not permitted), and any other fire apparatus access roadway obstructions.
12. Applicant shall submit fire apparatus access road (fire lane) plans for Fire Department review and approval.
13. Applicant shall submit utility plans containing fire hydrant locations. Fire Department approval is based upon the review of the civil improvement drawings, not planning documents. Fire hydrants shall be installed and operational in accordance with the 2009 International Fire Code Section 1412 as amended.
14. Projects constructed in phases shall submit a phasing plan describing the fire apparatus access roads and fire hydrant locations relevant to each phase.
15. Applicant shall provide a minimum turning radius of 52 feet outside and 28 feet inside for all portions of the fire apparatus access road (fire lane). This radius shall be shown graphically and the dimensions noted on the drawings.
16. Applicant shall install an approved sprinkler system in all buildings / dwelling units as required by the Hillside Ordinance. (A5)

#### COMMUNITY DEVELOPMENT PLANNING SERVICES CONDITIONS

17. 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.
18. All walls, fences, and gates visible from streets, parking lots, and common areas shall be constructed of decorative materials and installed by the applicant. Unless specifically shown on the approved plans, the use of chain link fence or colored, common gray or painted CMU block shall not be permitted.
19. No construction activities shall take place within the Rainbow Gardens Area of Critical of Environmental Concern (ACEC). Nor shall the applicant disturb any areas within the NCA or any property under control of the Bureau of Land management, as regulated by the Code of Federal Regulations, 43 CFR Part 8364.1
20. Applicant for each specific planning parcel shall post a bond with the Public Works Department for the installation of all perimeter landscaping and common open space landscaping and amenities prior to approval of the Civil Improvement Plans.

## ZCA-2011500286-A15 – Rainbow Canyon at Lake Las Vegas Parcels N1 to N4

21. Applicant must post a hillside restoration bond with the Public Works Department prior to approval of the Civil Improvement Plans for development within the Hillside Overlay.
22. All grading and construction/staging activity must remain completely on-site, or will require the approval of any and all affected adjacent property owner(s).
23. The applicant must demonstrate with the future design review for home design that the standard building footprint of all homes will comply with the RS-6 Hillside setback requirements (waiver "aa"). (A10)
24. All landscaping within the public right-of-way shall be maintained by the Master Association or Homeowners Association. Landscaping within the public right-of-way shall require a revocable permit.
25. Applicant shall identify a minimum 8-acre school site in Rainbow Canyon or other suitable location prior to issuance of the 251st residential building permit within Rainbow Canyon. (condition satisfied per memo approved with amendment A7.)
26. Upon recordation of each Final Map, applicant shall provide updated unit count to Community Development. Maximum number of units for Rainbow Canyon (including existing Northshore II/III) Master Plan shall not exceed 3,500.
27. Any dwelling units added to the master plan may require an amendment to the Lake Las Vegas Fire Station and Police Substation Agreement ("emergency services agreement") to address potential need for additional emergency services equipment. For purposes of calculation, any residential unit that is designated as age restricted or active adult will count as two (2) dwelling units. The emergency services agreement will need to be amended if either (i) any amount of age-restricted units are added beyond those approved with this amendment (A10), or (ii) if the addition of non-age-restricted dwelling units, calculated as one (1) unit for each unit existing or added, plus age restricted or active adult units, calculated as two (2) units for each unit existing or added, causes the maximum number of units in the Rainbow Canyon master plan to exceed 3500. (updated with A10)
28. Age-restricted community designation is not approved for Parcel C2-A. (A10)
29. Applicant must comply with the Lake Las Vegas Fire Station and Police Substation Agreement, or an alternate agreement as determined and agreed upon by the Fire Chief and the Director of Community Development and Services. (A4)

30. All homes utilizing the reduced setbacks allowed by Waiver "x" must provide enhanced architecture/articulation on the street-facing facade, to be determined and approved by Community Development staff through a design review application prior to submittal of building permits. (A4)

#### WAIVERS

- a. Two one-way travel lanes with an 8-foot center median with a minimum 60-foot right-of-way with no parking, along with 5-foot-detached sidewalk on one side, if no trail is provided. No sidewalk if trail is provided.
- b. 41-foot right-of-way back-of-curb to back-of-curb, 5-foot meandering walk on one side where no trail exists, 8-foot minimum planting strip on each side of street. A minimum 4-foot sidewalk shall be provided on each side of a public street where development fronts with residential driveways. Roadway section widened at intersections to accommodate turning movements where required.
- c. 37-foot right-of-way with 33 feet back-of-curb to back-of-curb, parking on one side, 4-foot sidewalk on one side. A minimum 4-foot sidewalk shall be provided on each side of a public street where development fronts with residential driveways.
- d. 41-foot right-of-way with 37 feet back-of-curb to back-of-curb of curb parking both sides, 4-foot sidewalk on one side. A minimum 4-foot sidewalk shall be provided on each side of a public street where development fronts with residential driveways.
- e. 14-foot wide drive with 3-foot paved shoulders each side serving up to 6 residential lots.
- f. Allow one driveway up to 600 feet in length with maximum 15 percent grade to serve up to a maximum of 6 lots.
- g. Allow option to provide sidewalk on one side of Minor Residential Collector Street and Minor Residential Collector Street with median opposite of where trails are provided. A minimum 4-foot sidewalk shall be provided on each side of a public street where development fronts with residential driveways.
- h. Allow a 4-foot sidewalk on one side of street where the maximum lot sizes are 8,000 square feet and no sidewalks when the lots are greater than 8,000 square feet. A minimum 4-foot sidewalk shall be provided on each side of a public street where development fronts with residential driveways.
- i. Allow cul-de-sac radius measured 42 feet to the face of curb.

- j. For roadways within the hillside overlay, allow maximum length of cul-de-sac to be 2,400 feet. Cul-de-sacs in excess of 900 feet will provide adequate turnaround space as approved by the City of Henderson Fire Department.
- k. Allow a minimum centerline radius without superelevation shall be 100 feet. The minimum centerline radius with 2 percent superelevation shall be 85 feet for Primary Arterials and Minor Collectors unless physical circumstances dictate otherwise. Local streets shall have a minimum center line radius of 50 feet.
- l. Allow the use of decorative pavers in streets. Decorative pavers must receive approval of the Fire Department.
- m. Allow transplanted and container plant materials to be substituted for seeding to revegetate desert varnish.
- n. To not provide the existing conditions report due to previous developer already grading portions of the site.
- o. All maximum vertical cut/fill to exceed 35 feet and maximum length of vertical cut/fill to exceed 150 feet.
- p. Allow site revegetation/varnish to be completed within 180 days of completion of work or prior to release of bond for the specific planning parcel, whichever comes first.
- q. To allow the construction of 5-foot privacy walls to encroach 5 feet into the required front setback for "courtyard" homes.
- r. Streetlights on all streets are placed only at intersections, curves in the road, and at the ends of cul-de-sacs. The lights are a maximum of 150 watts. The street light poles are 16 feet in height on private streets and 26 feet, 6 inches on public streets and specifications.
- s. Allow local streets to have a minimum centerline radius with superelevation shall be 50 feet. The minimum radius shall be 45 feet.
- t. Allow an enhanced private right-of-way entry street with widths varying from 58 feet minimum to 114 feet maximum, inclusive of two travel lanes 26 feet wide measured back-of-curb to back-of-curb containing a raised landscaped median varying in width up to 23 feet wide and a 4-foot-wide sidewalk on both sides of the street. (A2)
- u. Reduce the required connectivity index score from 1.4 to 1.2 for Parcel C-1. (A3)
- v. Allow minimum lot size of 4,000 square feet and minimum lot width of 40 feet for RS-6 districts. (A4)
- w. Allow minimum hillside street width to be 31-feet. (A4)
- x. Allow minimum front yard setback to living area to be 10 feet and rear setback to be 5 feet for lots with houses that are situated parallel to the front lot line. (A4)
- y. Reduce the minimum lot size to 2,511 square feet for Unit 2 of Parcel K. (A5)

- z. Reduce the front setback to street facing garages to 5 feet for Unit 2 of Parcel K (attached product only). (A5)
- aa. Reduce the rear yard setback to 10 feet for five models (Plans 3012, 3013, 3014, 4522, 4524) in Parcel C2-A . (A10)
- bb. Reduce the required connectivity index score to 1.1. (A15)

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 January 28, 2022, in the Las Vegas Review-Journal, at which time it will become effective.

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PASSED, ADOPTED, AND APPROVED THIS 25<sup>TH</sup> DAY OF JANUARY, 2022.

\_\_\_\_\_  
Debra March, Mayor

ATTEST:

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Jose Luis Valdez, CMC, City Clerk

The above and foregoing Ordinance was first proposed and read in title to the City Council on January 4, 2022, which was a Regular Meeting, and referred to a Committee of the following Councilmen:

“COUNCIL AS A WHOLE”

Thereafter on January 25, 2022, 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 January 25, 2022, 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: None  
Those absent: John F. Marz

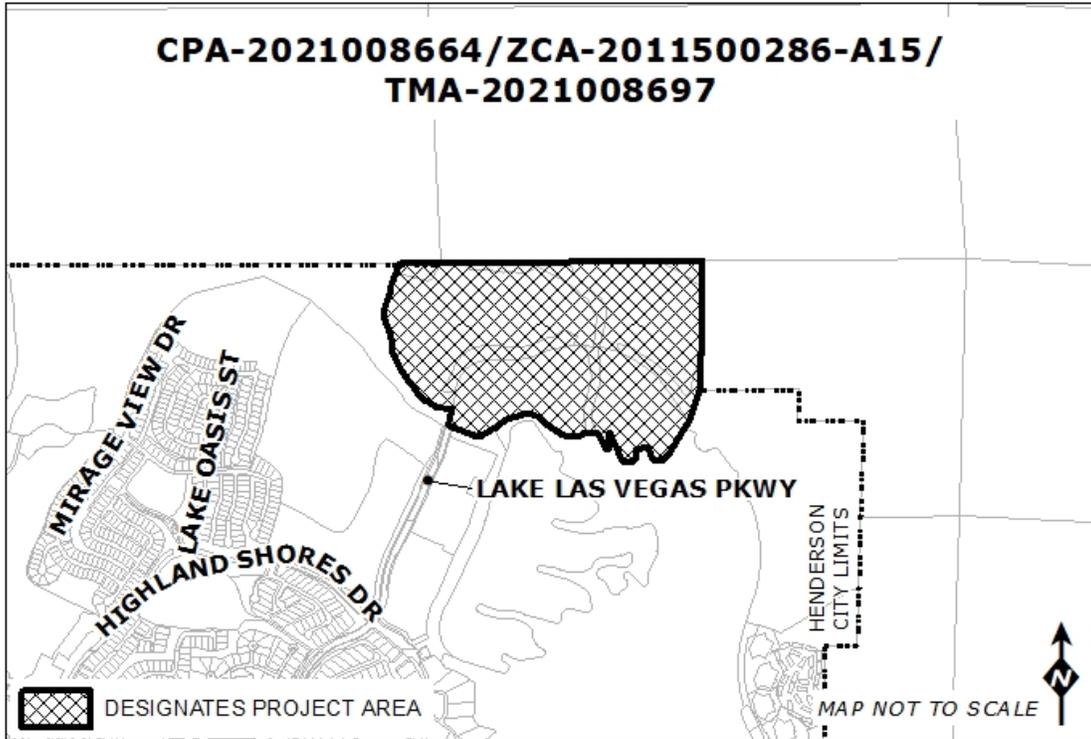
\_\_\_\_\_  
Debra March, Mayor

ATTEST:

\_\_\_\_\_  
Jose Luis Valdez, CMC, City Clerk

**EXHIBIT A**

ZCA-2011500286-A15 – Rainbow Canyon at Lake Las Vegas Parcels N1 to N4



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.