

ORDINANCE NO. 3859  
(ZCA-2021009295 – Henderson Strong Comprehensive Plan Amendment /  
Boulder Highway Corridor)

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 PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 22 SOUTH, RANGE 62 AND SECTIONS 8, 20, 21, 27, 28, AND 34, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D. & M., CLARK COUNTY, NEVADA, LOCATED AT VARIOUS PARCELS ALONG THE BOULDER HIGHWAY CORRIDOR IN THE MIDWAY, PITTMAN, VALLEY VIEW AND TOWNSITE PLANNING AREAS FROM MC-RD (CORRIDOR MIXED-USE WITH REDEVELOPMENT OVERLAY) TO MR-RD (REGIONAL MIXED-USE WITH REDEVELOPMENT OVERLAY) ON 62.3 ACRES AND MN-RD (NEIGHBORHOOD MIXED-USE WITH REDEVELOPMENT OVERLAY) ON 85.8 ACRES.

WHEREAS, the City Council of the City of Henderson, Nevada, on March 1, 2022, committed to the rezoning of certain real property totaling 148.1 acres, more or less, located in a portion of Sections 1 and 2, Township 22 South, Range 62 East, and Sections 8, 20, 21, 27, 28, and 34, Township 22 South, Range 63 East located along the Boulder Highway Corridor from MC-RD (Corridor Mixed-Use with Redevelopment Overlay) to MR-RD (Regional Mixed-Use with Redevelopment Overlay) on 62.3 acres and MN-RD (Neighborhood Mixed-Use with Redevelopment Overlay) on 85.8 acres; and

WHEREAS, Community Development and Services 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 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 depicted in Exhibit A attached hereto, consisting of five pages:

Containing 148.1 acres, more or less, from MC-RD (Corridor Mixed-Use with Redevelopment Overlay) to MR-RD (Regional Mixed-Use with Redevelopment Overlay) on 62.3 acres and MN-RD (Neighborhood Mixed-Use with Redevelopment Overlay) on 85.8 acres.

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. Public Works Department approval is based upon review of the civil improvement plans and associated studies, not planning documents

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. Subsequent changes or revisions to any of these plans and/or exhibits are subject to an amendment to this application for 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 March 18, 2022, in the Las Vegas Review-Journal, at which time it will become effective.

//

//

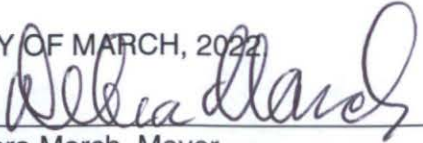
//


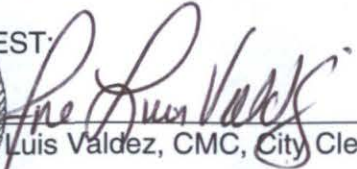
//

//

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 15<sup>TH</sup> DAY OF MARCH, 2022

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

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

The above and foregoing Ordinance was first proposed and read in title to the City Council on March 1, 2022, which was a Regular Meeting, and referred to a Committee of the following Councilmen:

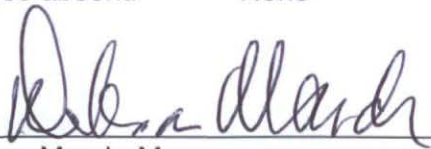
“COUNCIL AS A WHOLE”


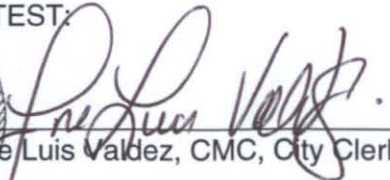
Thereafter on March 15, 2022, said Committee reported favorably on the Ordinance and forwarded it to the Regular Meeting with a do-pass recommendation. At the Regular Meeting of the Henderson City Council held March 15, 2022, the Ordinance was read in title and adopted by the following roll call vote:

Those voting aye:

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

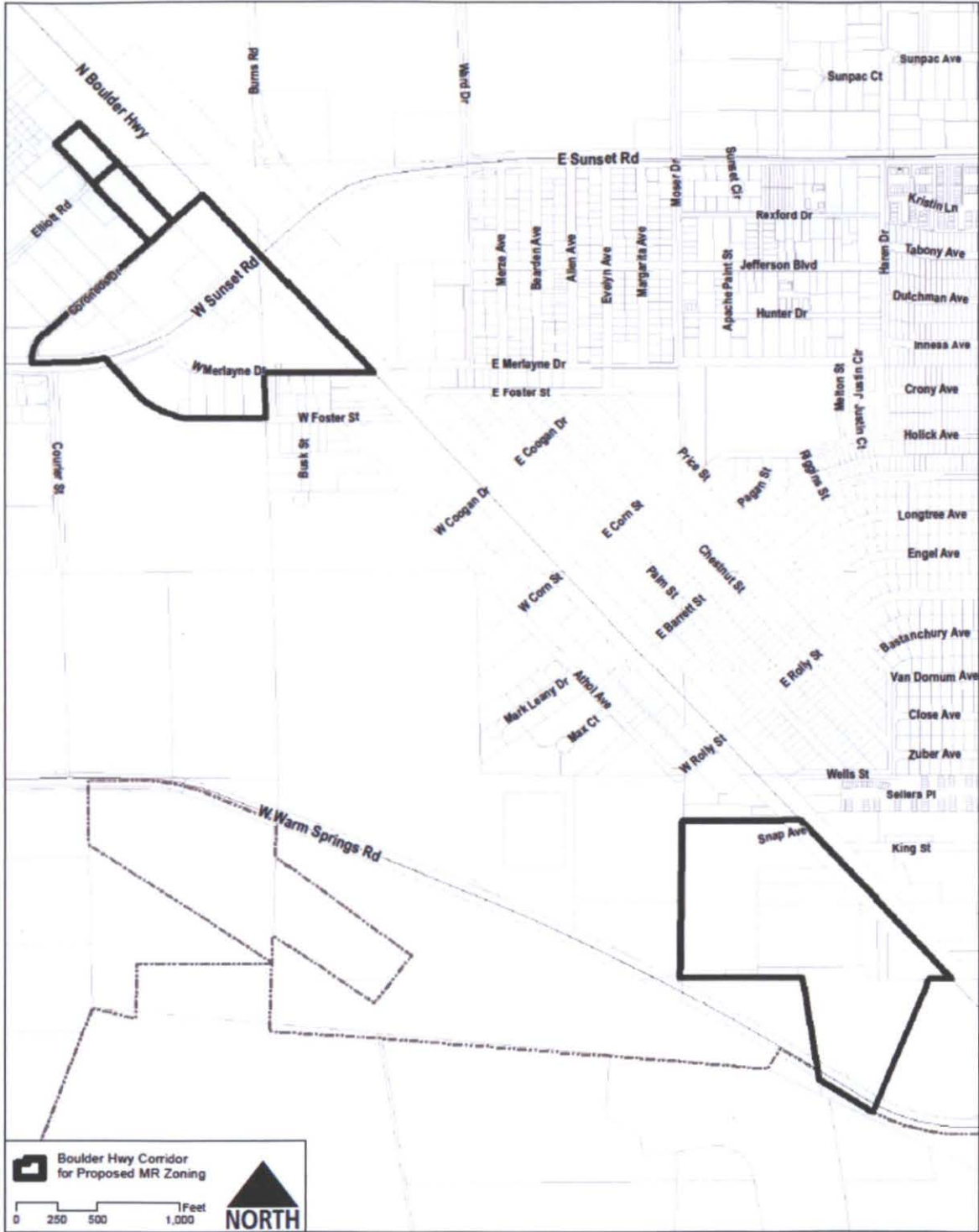
Those voting nay: None  
Those abstaining: None  
Those absent: None

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

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

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*.

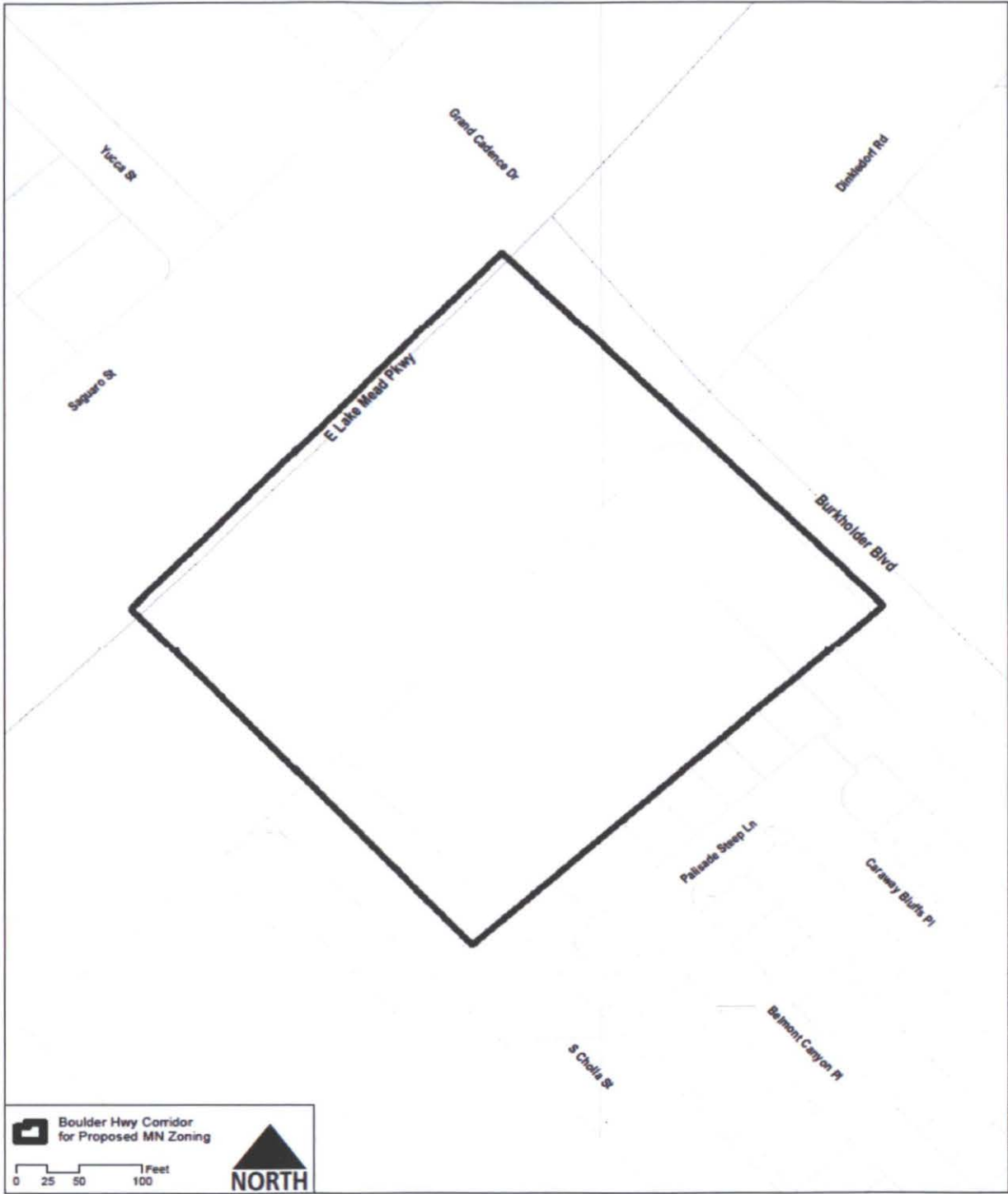
**EXHIBIT A**  
**ZCA-2021009295 - Henderson Strong Comprehensive Plan Amendment / Boulder  
Highway Corridor**

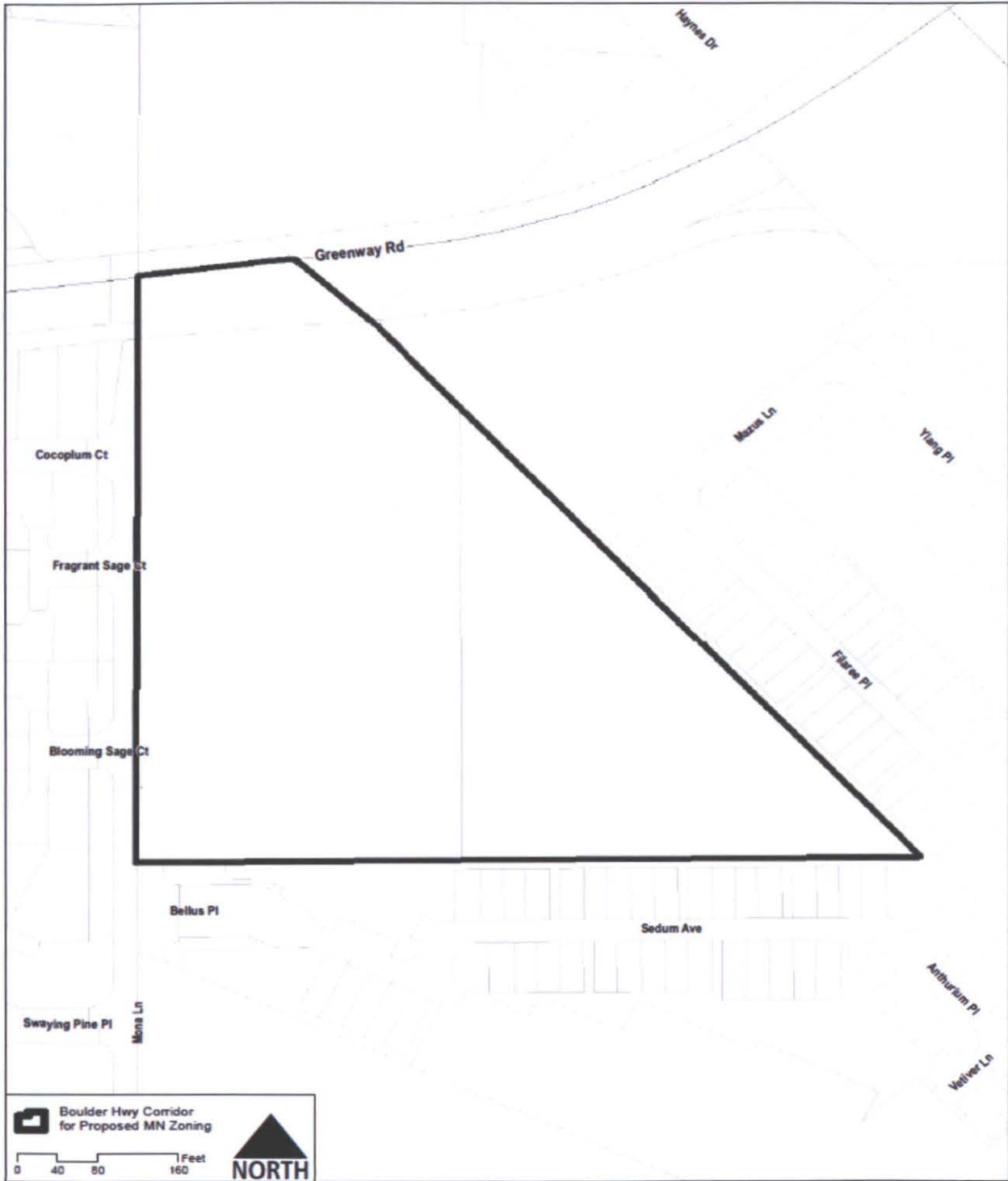



P:\projects\0227\Boulder Hwy\_Zoning\_Change\mxd\B1-Zoning\_Change\_Overview.mxd




P:\projects\2022\Boulder Hwy Zoning Change\mxd\Boulder Hwy Zoning Change\_Corridor.mxd





 Boulder Hwy Corridor  
for Proposed MN Zoning

0 40 80 160 Feet

 NORTH

P:\projects\1022\Boulder Hwy Zoning\Change\map\Boulder Hwy Zoning Change - Outline.mxd

