

ORDINANCE NO. 4061
ZCA-2024015925 – Diamond Ridge

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 28, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D. & M., CLARK COUNTY, NEVADA, LOCATED APPROXIMATELY 3,000 FEET NORTHEAST OF GALLERIA DRIVE AND CALICO RIDGE DRIVE, IN THE CALICO RIDGE PLANNING AREA, TO APPLY CITY OF HENDERSON RS-8-H (LOW-DENSITY RESIDENTIAL WITH HILLSIDE OVERLAY) ZONING DESIGNATION TO 41 ACRES OF PROPERTY WITH NO ESTABLISHED ZONING.

WHEREAS, the City Council of the City of Henderson, Nevada, on February 4, 2025, committed to the rezoning of certain real property totaling 41 acres, more or less, located in a portion of Section 28, Township 21 South, Range 63 East, located at located approximately 3,000 feet northeast of Galleria Drive and Calico Ridge Drive, to apply City of Henderson RS-8-H (Low-Density Residential with Hillside Overlay) zoning designation to 41 acres of property with no established zoning; and

WHEREAS, CLREF has made application for a zone change; and

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

FINDINGS OF FACT

- 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 HMC Section 19.1.4, Purpose and Intent.
- 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 zone change 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 property.
- G. The suitability of the subject property for the existing zoning classification and proposed zoning classification.

FINDINGS OF FACT – HILLSIDE

- A. The proposed hillside plan preserves the integrity of and locates development with the least impact upon sensitive peaks and ridges, or any other significant topographical feature designated on the existing conditions report per Section 19.8.4.F.1(e).
- B. Minimizes grading and site disturbance.
- C. Locates development compatibly with the natural terrain.
- D. Provides for adequate drainage, protects downstream properties, and minimizes erosion.
- E. Provides for development standards in excess or equal to those required by this ordinance.
- F. Provides for adequate revegetation.

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:

APN 160-28-302-014

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M, CLARK COUNTY, NEVADA.

APN 160-28-302-015

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CLARK COUNTY, NEVADA.

APN 160-28-303-002

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.& M.

BEING ALSO DESCRIBED AS LOT ONE (1) AS SHOWN ON THE CERTIFICATE OF LAND DIVISION 36-91 RECORDED AUGUST 9, 1991, IN BOOK 910809 AS DOCUMENT NO. 00478, CLARK COUNTY, NEVADA.

APN 160-28-303-004

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D. & M.

BEING ALSO DESCRIBED AS LOT TWO (2) AS SHOWN ON CERTIFICATE OF LAND DIVISION RECORDED AUGUST 9, 1991, IN BOOK 910809 OF OFFICIAL RECORDS, AS DOCUMENT NO. 00478, CLARK COUNTY, NEVADA.

APN 160-28-303-006

THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.& M.

BEING ALSO DESCRIBED AS LOT ONE (1) AS SHOWN ON THE CERTIFICATE OF LAND DIVISION 52-91 RECORDED AUGUST 30, 1991, IN BOOK 910830 AS DOCUMENT NO. 01156 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

APN 160-28-303-008

THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D. & M.

BEING ALSO DESCRIBED AS LOT 2 AS SHOWN ON THE CERTIFICATE OF LAND DIVISION RECORDED AUGUST 30, 1991, AS DOCUMENT NO. 01156 IN BOOK 910830 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

APN 160-28-303-009

THE WEST HALF (W 1/2) OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CLARK COUNTY, NEVADA.

Containing 41 acres, more or less, to apply City of Henderson RS-8-H (Low-Density Residential with Hillside Overlay) zoning designation to 41 acres of property with no established zoning.

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 February 21, 2025, in the Las Vegas Review-Journal, at which time it will become effective.

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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 18TH DAY OF FEBRUARY, 2025.

Michelle Romero, 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 February 4, 2025, which was a Regular Meeting, and referred to a Committee of the following Councilmen:

“COUNCIL AS A WHOLE”

Thereafter on February 18, 2025, 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 February 18, 2025, the Ordinance was read in title and adopted by the following roll call vote:

Those voting aye:

Michelle Romero, Mayor
Councilmembers:
Carrie Cox
Monica Larson
Jim Seebock
Dan H. Stewart

Those voting nay: None

Those abstaining: None

Those absent: None

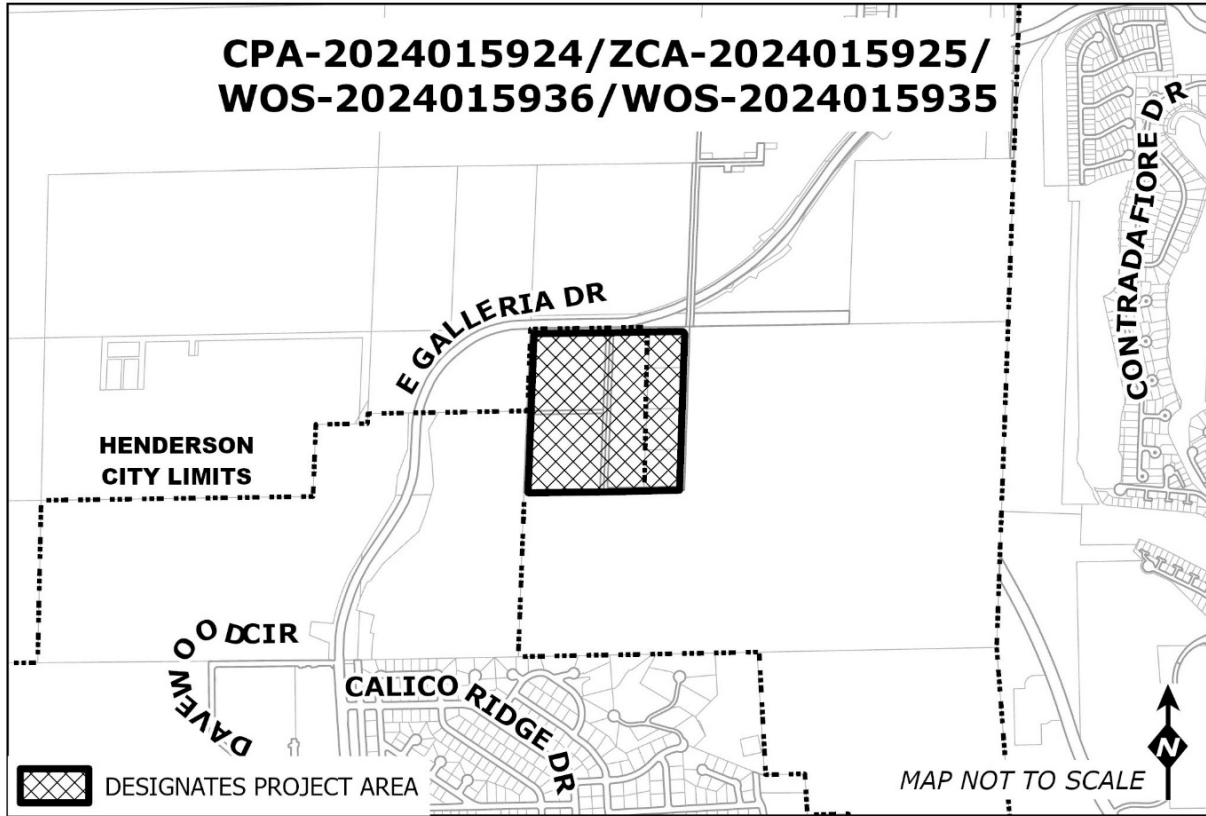
Michelle Romero, Mayor

ATTEST:

Jose Luis Valdez, CMC, City Clerk

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EXHIBIT A
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