

ORDINANCE NO. 4069

ZCA-2009660018-A13 – West Henderson Global Business District (2.93 acres removed)

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 15, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D. & M., CLARK COUNTY, NEVADA, GENERALLY LOCATED EAST OF THE INTERSECTION OF VIA NOBILA AND VIA CENTRO, IN THE WEST HENDERSON PLANNING AREA, FROM IP-MP (INDUSTRIAL PARK WITH MASTER PLAN OVERLAY) TO IP (INDUSTRIAL PARK), TO REMOVE A 2.93-ACRE PARCEL OF LAND FROM THE WEST HENDERSON GLOBAL BUSINESS DISTRICT MASTER PLAN.

WHEREAS, the City Council of the City of Henderson, Nevada, on April 1, 2025, committed to the rezoning of certain real property totaling 2.93 acres, more or less, located in a portion of Section 15, Township 23 South, Range 61 East, east of the intersection of Via Nobila and Via Centro, from IP-MP (Industrial Park with Master Plan Overlay) to IP (Industrial Park), to remove a 2.93-acre parcel of land from the West Henderson Global Business District master plan; and

WHEREAS, Community Ambulance 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 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.

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:

A PORTION OF LOT 1 OF THAT CERTAIN FINAL MAP ENTITLED "SOUTH LTA" A COMMERCIAL SUBDIVISION ON FILE IN BOOK 160, PAGE 20 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, AND A PORTION OF THAT CERTAIN UNITED STATES OF AMERICA PATENT (N87463), RECORDED NOVEMBER 6, 2012, IN BOOK 20121106, AS INSTRUMENT NO. 01518, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4) AND THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7 OF THAT CERTAIN FINAL MAP ENTITLED "AMENDED PARENT FINAL MAP "SOUTH EDGE"" ON FILE IN BOOK 137, PAGE 100 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 15;

THENCE ALONG THE NORTH BOUNDARY LINE OF SAID LOT 7, NORTH 88°10'45" WEST, 327.90 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER OF SAID SECTION 15;

THENCE ALONG SAID WEST LINE, NORTH 00°21'44" EAST, 2.29 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF "VIA NOBILA" A PUBLIC STREET DEDICATED TO THE CITY OF HENDERSON BY GRANT, BARGAIN, SALE DEED RECORDED FEBRUARY 7, 2022, IN BOOK 20220207, AS INSTRUMENT NO. 02372, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 74°48'24" EAST, 363.16 FEET;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 43°36'04" EAST, 641.51 FEET TO THE NORTH LINE OF THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 15;

THENCE ALONG SAID NORTH LINE, NORTH 88°31'12" WEST, 467.25 FEET TO THE EAST BOUNDARY LINE OF LOT 7 OF SAID "AMENDED PARENT FINAL MAP "SOUTH EDGE"";

THENCE ALONG SAID EAST BOUNDARY LINE, NORTH 00°19'25" EAST, 344.61 FEET TO THE POINT OF BEGINNING.

Containing 2.93 acres, more or less, from IP-MP (Industrial Park with Master Plan Overlay) to IP (Industrial Park) to remove the 2.93-acre parcel of land from the West Henderson Global Business District master plan.

SECTION 2. 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 3. 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 4. 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 April 18, 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 15TH DAY OF APRIL, 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 April 1, 2025, which was a Regular Meeting, and referred to a Committee of the following Councilmen:

“COUNCIL AS A WHOLE”

Thereafter on April 15, 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 April 15, 2025, the Ordinance was read in title and adopted by the following roll call vote:

Those voting aye:

Michelle Romero, Mayor
Councilmembers:
Monica Larson
Dan H. Stewart

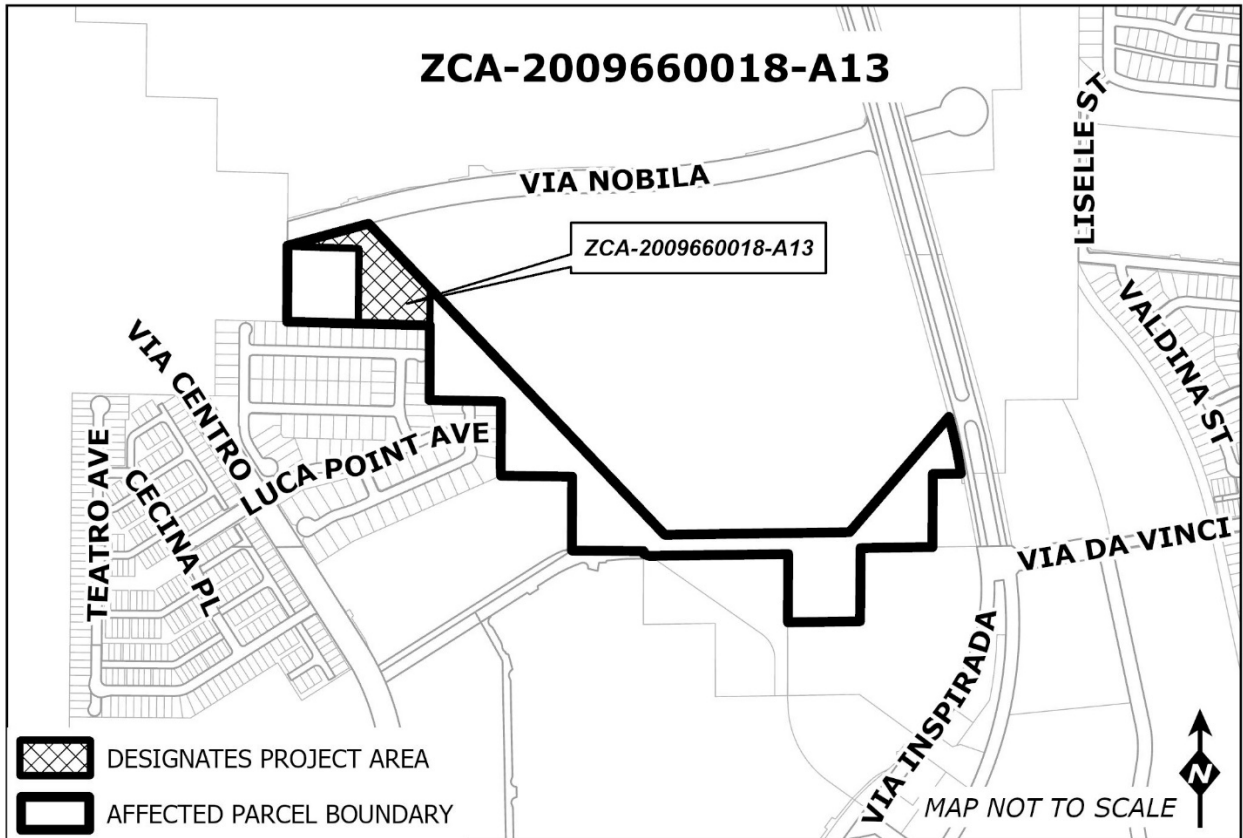
Those voting nay: None
Those abstaining: Carrie Cox
Those absent: Jim Seebock

Michelle Romero, Mayor

ATTEST:

Jose Luis Valdez, CMC, City Clerk

EXHIBIT A
ZCA-2009660018-A13 – West Henderson Global Business District
(2.93 acres removed)



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