

ORDINANCE NO. 3702
(ZCA-2019004585 – Valencia Heights 3.8-Acre Parcel)

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 22, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D. & M., CLARK COUNTY, NEVADA, GENERALLY LOCATED EAST OF WESTRIDGE DRIVE AND SOUTH OF OUTLAW LANE, IN THE MCCULLOUGH HILLS PLANNING AREA, FROM RS-2 (LOW-DENSITY RESIDENTIAL) TO RS-2-H (LOW-DENSITY RESIDENTIAL WITH HILLSIDE OVERLAY).

WHEREAS, the City Council of the City of Henderson, Nevada, on June 2, 2020, committed to the rezoning of certain real property totaling 3.8 acres, more or less, located in a portion of Section 22, Township 22 South, Range 62 East, generally located east of Westridge Drive and south of Outlaw Lane, from RS-2 (Low-Density Residential) to RS-2-H (Low-Density Residential with Hillside Overlay); and

WHEREAS, Saratoga Vegas, LLC 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 this proposed location.
- i. 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 19.4.8.D.2(b).
- j. Minimizes grading and site disturbance.
- k. Locates development compatibly with the natural terrain.
- l. Provides for adequate drainage, protects downstream properties, and minimizes erosion.

- m. Provides for development standards in excess or equal to those required by this ordinance.

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:

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M. CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

LOT ONE (1) AND TWO (2) OF THAT CERTAIN PARCEL MAP IN FILE 27 OF PARCEL MAPS, PAGE 8, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND RECORDED JULY 17, 1979, AS DOCUMENT NO. 1046504 IN BOOK 1087 OF OFFICIAL RECORDS.

Containing 3.8 acres, more or less, from RS-2 (Low-Density Residential) to RS-2-H (Low-Density Residential with Hillside Overlay).

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 19, 2020, in the Las Vegas Review-Journal, at which time it will become effective.

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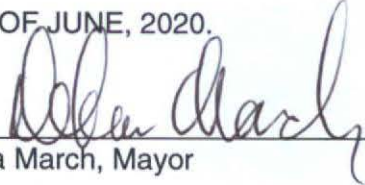
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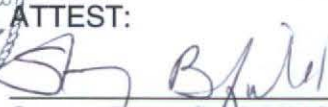
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PASSED, ADOPTED, AND APPROVED THIS 16TH DAY OF JUNE, 2020.




Debra March, Mayor

ATTEST:

Stacey Brownfield, MMC, Asst City Clerk

The above and foregoing Ordinance was first proposed and read in title to the City Council on June 2, 2020, which was a Regular Meeting, and referred to a Committee of the following Councilmen:

“COUNCIL AS A WHOLE”

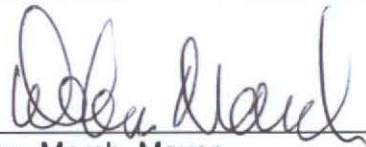
Thereafter on June 16, 2020, said Committee reported favorably on the Ordinance and forwarded it to the Regular Meeting with a do-pass recommendation. At the Regular Meeting of the Henderson City Council held June 16, 2020, the Ordinance was read in title and adopted by the following roll call vote:

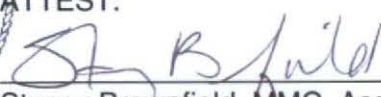
Those voting aye:

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

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

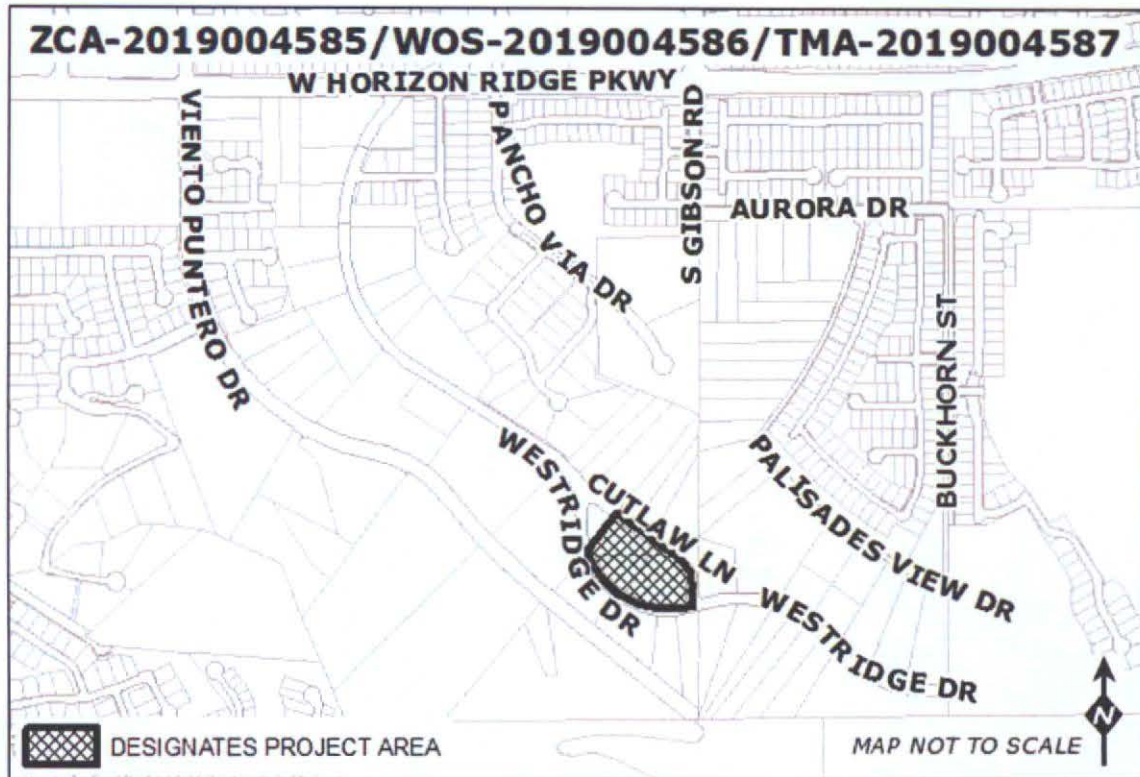



Debra March, Mayor

ATTEST:

Stacey Brownfield, MMC, Asst 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-2019004585
Valencia Heights 3.8-Acre Parcel



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