

ORDINANCE NO. 3794
(ZCA-2020006005 – Calvary Chapel Green Valley Church and Academy)

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 9, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D. & M., CLARK COUNTY, NEVADA, GENERALLY LOCATED AT EAST OF GILESPIE STREET AND NORTH OF MULLEN AVENUE, IN THE WEST HENDERSON PLANNING AREA. TO APPLY CITY OF HENDERSON PS (PUBLIC/SEMIPUBLIC) ZONING DESIGNATION TO 16.2 ACRES OF PROPERTY WITH NO ESTABLISHED ZONING.

WHEREAS, the City Council of the City of Henderson, Nevada, on August 3, 2021, committed to the rezoning of certain real property totaling 16.2 acres, more or less, located in a portion of Section 9, Township 23 South, Range 61 East, located at generally located east of Giles pie Street and north of Mullen Avenue, in the West Henderson Planning Area to apply City of Henderson PS (Public/Semipublic) zoning designation to property with no established zoning; and

WHEREAS, Calvary Chapel Green Valley 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.

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:

BEING THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CENTER SIXTEENTH SECTION CORNER OF SAID SECTION 9 BEING THE CENTERLINE INTERSECTION OF GILESPIE STREET ALIGNMENT AND WELPMAN WAY ALIGNMENT;

THENCE NORTH 00°36'12" WEST ALONG THE WESTERLY LINE OF AFOREMENTIONED SOUTH HALF (S 1/2) AND CENTERLINE ALIGNMENT OF SAID GILESPIE STREET ALIGNMENT, 335.10 FEET ;

THENCE NORTH 87°04'36" EAST DEPARTING SAID WEST LINE COINCIDENT WITH THE CENTERLINE ALIGNMENT OF SAID GILESPIE STREET ALIGNMENT AND ALONG THE NORTH LINE OF SAID SOUTH HALF (S 1/2) A DISTANCE OF 659.83 FEET;

THENCE SOUTH 00°36'39" EAST DEPARTING SAID NORTH LINE AND ALONG THE EASTERLY LINE OF SAID SOUTH HALF (S 1/2) AND EASTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SOUTHEAST QUARTER (SE 1/4) COINCIDENT WITH THE CENTERLINE ALIGNMENT OF LA CIENEGA STREET ALIGNMENT, 1,001.43 FEET;

THENCE SOUTH 86°44'26" WEST DEPARTING SAID EAST LINE COINCIDENT WITH THE CENTERLINE ALIGNMENT OF SAID LA CIENEGA STREET ALIGNMENT AND ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) COINCIDENT WITH SAID MULLEN AVENUE ALIGNMENT, 660.13 FEET;

THENCE NORTH 00°36'12" WEST DEPARTING SAID SOUTH LINE COINCIDENT WITH THE CENTERLINE ALIGNMENT OF SAID MULLEN AVENUE AND ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SOUTHEAST QUARTER (SE 1/4) COINCIDENT WITH THE CENTERLINE ALIGNMENT OF SAID GILESPIE STREET, 670.21 FEET TO THE POINT OF BEGINNING.

Containing 16.2 acres, more or less, to apply City of Henderson PS (Public/Semipublic) zoning designation to 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.

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 August 20, 2021, in the Las Vegas Review-Journal, at which time it will become effective.

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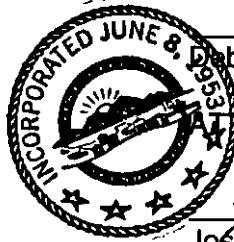
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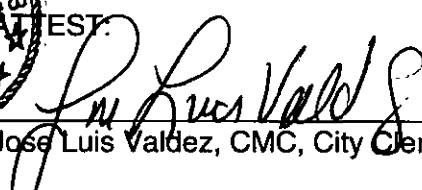
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PASSED, ADOPTED, AND APPROVED THIS 17TH DAY OF AUGUST, 2021.




Debra March, Mayor


Jose Luis Valdez, CMC, City Clerk

The above and foregoing Ordinance was first proposed and read in title to the City Council on August 3, 2021, which was a Regular Meeting, and referred to a Committee of the following Councilmen:

"COUNCIL AS A WHOLE"

Thereafter on August 17, 2021, 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 August 17, 2021, 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

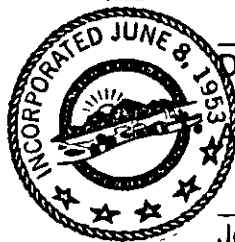
Dan K. Shaw

Dan H. Stewart

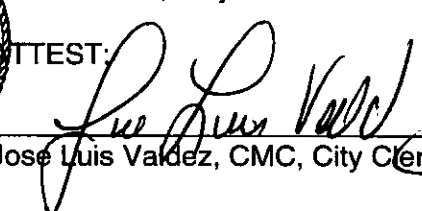
Those voting nay: None

Those abstaining: None

Those absent: None




Debra March, Mayor

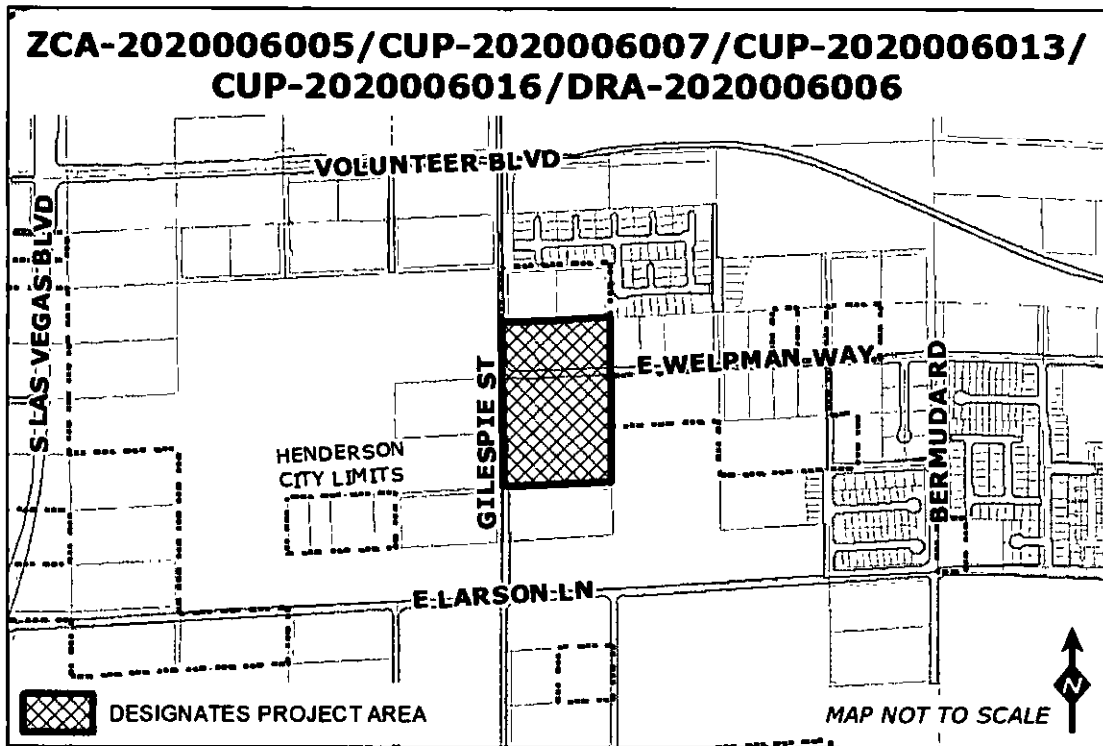

Jose Luis Valdez, CMC, City Clerk

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-2020006005

Calvary Chapel Green Valley Church and Academy



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