

ORDINANCE NO. 3942  
(ZCA-2014500076-A9 - Downtown Henderson Master Plan)

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 BEING PORTIONS OF SECTION 13 OF TOWNSHIP 22 SOUTH, RANGE 62 EAST AND SECTIONS 7, 17, 18, 19 AND 20 OF TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D. & M., CLARK COUNTY, NEVADA, ON 548 ACRES LOCATED SOUTH AND WEST OF THE INTERSECTION OF BOULDER HIGHWAY AND LAKE MEAD PARKWAY IN THE DOWNTOWN REDEVELOPMENT AND TOWNSITE PLANNING AREAS TO AMEND THE DOWNTOWN MASTER PLAN (DMP) DESIGN GUIDELINES TO REORGANIZE CHAPTERS 3 AND 4, CONSOLIDATE THE LAND USE TABLES OF EACH DISTRICT INTO ONE TABLE, ADD SEVERAL NEW USE CLASSIFICATIONS FROM THE NEW DEVELOPMENT CODE TO THE DMP, REVISE USE STANDARDS FOR PROPERTIES ALONG BASIC ROAD, AND REVISE CHAPTER 6 TO AMEND THE STANDARDS FOR PAINTED MURALS.

WHEREAS, the City Council of the City of Henderson, Nevada, on January 3, 2023, committed to the rezoning of certain real property totaling 548 acres, more or less, located in portions of Section 13 of Township 22 South, Range 62 East and Sections 7, 17, 18, 19 and 20 of Township 22 South, Range 63 East, located south and west of the intersection of Boulder Highway and Lake Mead Parkway to amend the Downtown Master Plan (DMP) Design Guidelines to reorganize Chapters 3 and 4, consolidate the land use tables of each District into one table, add several new Use Classifications from the new Development Code to the DMP, revise use standards for properties along Basic Road, and revise Chapter 6 to amend the standards for painted murals; and

WHEREAS, City of Henderson has made application for a zone change; and

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

- A. The proposal is consistent with the Comprehensive Plan.
- B. The planned development addresses a unique situation, confers a substantial benefit to the City, or incorporates creative site design such that it achieves the purposes of this Code and represents an improvement in quality over what could have been accomplished through strict application of the otherwise applicable district or development standards. Such improvements in quality may include, but are not limited to: improvements in open space provision and access; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; or increased choice of living and housing environments.
- C. The planned development complies with the applicable standards of Section 19.4.4, Master Plan Development Overlay, or Section 19.4.5, Planned Unit Development Overlay.

- D. The proposal mitigates any potential significant adverse impacts to the maximum practical extent.
- E. Sufficient public safety, transportation, and utility facilities and services are available to serve the subject property, while maintaining sufficient levels of service to existing development.
- F. The same development could not be accomplished through the use of other techniques, such as rezonings, variances or administrative adjustments.

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 (1) page:

#### DOWNTOWN RESIDENTIAL AREAS

BEING PORTIONS OF SECTION 13 OF TOWNSHIP 22 SOUTH, RANGE 62 EAST AND SECTIONS 7, 17, 18, 19 AND 20 OF TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON SECTION CORNER OF SECTIONS 17, 18, 19 AND 20 OF SAID TOWNSHIP 22 SOUTH, RANGE 63 EAST;

THENCE NORTH 65°12'00" WEST 401.14 FEET TO A POINT ON THE CENTERLINE OF WATER STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 52°01'15" EAST 51.84 FEET;

THENCE NORTH 53°12'15" EAST 289.23 FEET;

THENCE NORTH 22°45'05" WEST 13.24 FEET;

THENCE NORTH 39°30'16" WEST 95.94 FEET;

THENCE NORTH 38°37'49" WEST 29.67 FEET TO THE CENTERLINE OF OCEAN AVENUE;

THENCE ALONG SAID CENTERLINE NORTH 51°22'11" EAST 50.21 FEET;

THENCE DEPARTING SAID CENTERLINE NORTH 38°37'49" WEST 30.00 FEET;

THENCE NORTH 53°50'31" WEST 127.02 FEET;

THENCE NORTH 51°29'37" EAST 92.76 FEET;

THENCE NORTH 33°06'40" WEST 23.92 FEET;

THENCE NORTH 38°17'29" WEST 116.37 FEET TO THE CENTERLINE OF NEBRASKA AVENUE AND THE BEGINNING OF A NON-TANGENT 200.00 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE NORTH, THE RADIAL OF WHICH BEARS SOUTH 38°17'29" EAST;

THENCE ALONG SAID CENTERLINE OF NEBRASKA AVENUE THE FOLLOWING TWO (2) COURSES:

- 1) WESTERLY 301.52 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°22'44";
- 2) THENCE NORTH 41°54'44" WEST 105.82 FEET TO THE CENTERLINE OF ARKANSAS AVENUE;

THENCE ALONG SAID CENTERLINE NORTH 51°20'33" EAST 446.41 FEET;

THENCE DEPARTING SAID CENTERLINE NORTH 38°39'27" WEST 25.00 FEET;

THENCE NORTH 51°06'37" WEST 107.25 FEET;

THENCE NORTH 39°33'47" WEST 9.56 FEET;

THENCE NORTH 50°51'20" EAST 862.83 FEET TO THE CENTERLINE OF KANSAS AVENUE;

THENCE ALONG SAID CENTERLINE SOUTH 42°54'41" EAST 16.62 FEET;

THENCE DEPARTING SAID CENTERLINE NORTH 50°59'06" EAST 29.33 FEET;

THENCE NORTH 35°46'34" EAST 99.01 FEET;

THENCE NORTH 47°15'53" EAST 237.54 FEET TO THE CENTERLINE OF BOULDER HIGHWAY;

THENCE ALONG SAID CENTERLINE SOUTH 42°38'40" EAST 1,424.20 FEET TO THE CENTERLINE OF MAJOR AVENUE;

THENCE ALONG SAID CENTERLINE SOUTH 24°46'06" WEST 1,074.80 FEET TO THE CENTERLINE OF WATER STREET;

THENCE ALONG SAID CENTERLINE OF WATER STREET THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 84°06'46" WEST 1,211.34 FEET;
- 2) THENCE SOUTH 89°15'40" WEST 220.73 FEET;
- 3) THENCE NORTH 39°58'34" WEST 27.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 59 ACRES, MORE OR LESS.

TOGETHER WITH:

COMMENCING AT THE COMMON SECTION CORNER OF SECTIONS 17, 18, 19 AND 20 OF SAID TOWNSHIP 22 SOUTH, RANGE 63 EAST;

THENCE NORTH 71°11'09" WEST 2,342.34 FEET TO THE CENTERLINE INTERSECTION OF BASIC ROAD AND LEAD STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID CENTERLINE NORTH 75°45'28" WEST 134.95 FEET;

THENCE DEPARTING SAID CENTERLINE SOUTH 10°20'14" WEST 59.26 FEET;

THENCE SOUTH 33°40'50" WEST 70.56 FEET;

THENCE SOUTH 14°16'05" WEST 19.38 FEET;

THENCE NORTH 76°32'44" WEST 825.55 FEET TO THE CENTERLINE OF PACIFIC AVENUE;

THENCE ALONG SAID CENTERLINE SOUTH 14°53'17" WEST 54.30 FEET;

THENCE DEPARTING SAID CENTERLINE SOUTH 65°02'29" EAST 2,897.24 FEET TO THE CENTERLINE OF OCEAN AVENUE;

THENCE ALONG SAID CENTERLINE SOUTH 08°21'24" WEST 303.04 FEET TO THE CENTERLINE OF VAN WAGENEN STREET;

THENCE ALONG SAID CENTERLINE OF VAN WAGENEN STREET THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 65°03'51" WEST 2,416.41 FEET TO THE BEGINNING OF A 1,500.00 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE NORTHEAST;
- 2) THENCE NORTHWESTERLY 193.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°24'07" TO THE POINT OF REVERSE CURVATURE, BEING THE BEGINNING OF A 1,500.00 FOOT RADIUS CURVE, CONCAVE SOUTHWEST, THE RADIAL OF WHICH BEARS NORTH 32°20'15" EAST;
- 3) THENCE NORTHWESTERLY 193.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°24'07";
- 4) THENCE NORTH 64°39'24" WEST 150.00 FEET;
- 5) THENCE NORTH 64°59'10" WEST 2,408.43 FEET;

THENCE DEPARTING SAID CENTERLINE NORTH 46°31'42" WEST 847.96 FEET TO A POINT ON THE CENTERLINE OF VICTORY ROAD AND THE BEGINNING OF A NON-TANGENT 323.46 FEET RADIUS CURVE TO THE RIGHT, CONCAVE SOUTHEAST, THE RADIAL OF WHICH BEARS NORTH 72°23'14" WEST;

THENCE ALONG SAID CENTERLINE OF VICTORY ROAD THE FOLLOWING TWO (2) COURSES:

- 1) NORTHEASTERLY 310.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°03'25";
- 2) THENCE NORTH 72°40'11" EAST 2,563.13 FEET TO A POINT ON THE CENTERLINE OF IRON STREET, SAID POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE ALONG SAID CENTERLINE SOUTH 17°04'39" EAST 259.73 FEET TO THE CENTERLINE OF MAGNESIUM STREET AND THE BEGINNING OF A NON-TANGENT 1,659.88 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE SOUTH, THE RADIAL OF WHICH BEARS NORTH 17°31'00" WEST;

THENCE ALONG SAID CENTERLINE OF MAGNESIUM STREET THE FOLLOWING TWO (2) COURSES:

- 1) EASTERLY 80.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°46'29" TO THE BEGINNING OF A NON-TANGENT 345.00 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE SOUTHWEST, THE RADIAL OF WHICH BEARS NORTH 17°34'28" WEST;
- 2) THENCE SOUTHEASTERLY 812.31 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 134°54'13";

THENCE DEPARTING SAID CENTERLINE SOUTH 55°36'35" EAST 157.38 FEET TO THE BEGINNING OF A NON-TANGENT 1,663.11 FOOT RADIUS CURVE TO THE LEFT, CONCAVE SOUTHEAST, THE RADIAL OF WHICH BEARS NORTH 46°43'59" WEST;

THENCE SOUTHWESTERLY 723.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°55'01" TO THE CENTERLINE OF ATLANTIC AVENUE AND THE BEGINNING OF A NON-TANGENT 6,713.80 FOOT RADIUS CURVE TO THE LEFT, CONCAVE NORTH, THE RADIAL OF WHICH BEARS SOUTH 15°11'53" WEST;

THENCE ALONG SAID CENTERLINE OF ATLANTIC AVENUE THE FOLLOWING TWO (2) COURSES:

- 1) EASTERLY 812.08 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°55'49" TO THE POINT OF COMPOUND CURVATURE, BEING THE BEGINNING OF A 710.03 FOOT RADIUS CURVE, CONCAVE NORTH, THE RADIAL OF WHICH BEARS SOUTH 08°16'03" WEST;
- 2) THENCE EASTERLY 222.29 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°56'16" TO THE CENTERLINE OF LEAD STREET;

THENCE ALONG SAID CENTERLINE SOUTH 08°33'13" WEST 787.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 147.95 ACRES, MORE OR LESS.

TOGETHER WITH:

COMMENCING AT AFOREMENTIONED POINT "A";

THENCE NORTH 08°40'55" EAST 764.73 FEET TO A POINT ON THE CENTERLINE OF WATER STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID CENTERLINE NORTH 09°11'38" WEST 2,954.80 FEET TO THE CENTERLINE OF BOULDER HIGHWAY;

THENCE ALONG SAID CENTERLINE SOUTH 42°38'40" EAST 2,466.08 FEET;

THENCE SOUTH 47°22'49" WEST 1,628.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 46.10 ACRES, MORE OR LESS.

TOGETHER WITH:

COMMENCING AT A POINT ON THE CENTERLINE OF VICTORY ROAD, SAID POINT BEING THE AFOREMENTIONED POINT "A";

THENCE ALONG THE CENTERLINE OF VICTORY ROAD THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 72°58'21" EAST 961.13 FEET TO THE BEGINNING OF A NON-TANGENT 1,120.60 FOOT RADIUS CURVE TO THE LEFT, CONCAVE NORTHWEST, THE RADIAL OF WHICH BEARS SOUTH 21°17'41" EAST, SAID POINT BEING THE POINT OF BEGINNING;
- 2) THENCE NORTHEASTERLY ALONG SAID CURVE 662.76 FEET THROUGH A CENTRAL ANGLE OF 33°53'11" TO THE BEGINNING OF A NON-TANGENT 249.58 FEET RADIUS CURVE TO THE LEFT, CONCAVE WEST, THE RADIAL OF WHICH BEARS SOUTH 55°22'19" EAST;
- 3) THENCE NORTHERLY 274.99 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°07'43" TO THE BEGINNING OF A NON-TANGENT 512.22 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE SOUTHWEST, THE RADIAL OF WHICH BEARS NORTH 02°05'22" EAST TO THE CENTERLINE OF NEVADA WAY;

THENCE SOUTHEASTERLY 378.73 FEET ALONG SAID CENTERLINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 42°21'49";

THENCE DEPARTING SAID CENTERLINE NORTH 35°40'02" EAST 127.43 FEET;

THENCE NORTH 47°16'33" EAST 245.05 FEET TO A POINT ON THE CENTERLINE OF BOULDER HIGHWAY;

THENCE ALONG SAID CENTERLINE SOUTH 42°38'40" EAST 2,581.56 FEET;

THENCE DEPARTING SAID CENTERLINE SOUTH 46°05'41" WEST 233.64 FEET;

THENCE SOUTH 34°14'31" WEST 113.36 FEET;

THENCE SOUTH 40°38'19" WEST 22.00 FEET TO THE CENTERLINE OF KANSAS AVENUE AND THE BEGINNING OF A NON-TANGENT 522.66 FOOT RADIUS CURVE TO THE LEFT, CONCAVE SOUTHWEST, THE RADIAL OF WHICH BEARS NORTH 40°38'19" EAST;

THENCE NORTHWESTERLY 17.69 FEET ALONG SAID CENTERLINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 01°56'23";

THENCE DEPARTING SAID CENTERLINE SOUTH 50°50'03" WEST 372.75 FEET;

THENCE SOUTH 51°28'46.41" WEST 324.43 FEET;

THENCE SOUTH 26°27'31.35" WEST 25.00 FEET TO THE CENTERLINE OF TEXAS AVENUE AND THE BEGINNING OF A NON-TANGENT 168.63 FOOT RADIUS CURVE TO THE LEFT, CONCAVE SOUTH, THE RADIAL OF WHICH BEARS NORTH 26°27'31" EAST;

THENCE ALONG THE CENTERLINE OF ATLANTIC AVENUE THE FOLLOWING FIVE (5) COURSES:

- 1) WESTERLY 76.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°07'26";
- 2) THENCE NORTH 89°39'55" WEST 318.88 FEET TO THE BEGINNING OF A NON-TANGENT 750.00 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE NORTHEAST, THE RADIAL OF WHICH BEARS SOUTH 00°20'06" WEST;
- 3) THENCE NORTHWESTERLY 654.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°00'17";
- 4) THENCE NORTH 39°39'37" WEST 614.56 FEET TO THE BEGINNING OF A NON-TANGENT 175.00 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE EAST, THE RADIAL OF WHICH BEARS SOUTH 43°49'00" WEST;
- 5) THENCE NORTHERLY 249.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°40'39";

THENCE DEPARTING SAID CENTERLINE NORTH 57°14'03" WEST 143.23 FEET;

THENCE NORTH 51°04'06" EAST 48.58 FEET;

THENCE NORTH 54°15'40" WEST 142.23 FEET TO THE CENTERLINE OF PACIFIC AVENUE;

THENCE ALONG SAID CENTERLINE NORTH 51°04'06" EAST 43.04 FEET;

THENCE DEPARTING SAID CENTERLINE NORTH 39°29'40" WEST 805.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 89.90 ACRES, MORE OR LESS.

DOWNTOWN COMMERCIAL AREAS

BEING PORTIONS OF SECTION 13 OF TOWNSHIP 22 SOUTH, RANGE 62 EAST AND SECTIONS 7, 17, 18 AND 19 OF TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON SECTION CORNER OF SECTIONS 17, 18, 19 AND 20 OF SAID TOWNSHIP 22 SOUTH, RANGE 63 EAST;

THENCE NORTH 65°12'00" WEST 401.14 FEET TO A POINT ON THE CENTERLINE OF WATER STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID CENTERLINE NORTH 39°58'34" WEST 101.74 FEET;

THENCE NORTH 40°06'43" WEST 25.80 FEET TO A POINT ON THE CENTERLINE OF OCEAN AVENUE;

THENCE ALONG SAID CENTERLINE OF OCEAN AVENUE THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 49°42'13" WEST 78.80 FEET;
- 2) THENCE SOUTH 07°27'25" WEST 315.20 FEET TO A POINT ON THE CENTERLINE OF TIN STREET;

THENCE ALONG SAID CENTERLINE NORTH 39°54'09" WEST 998.66 FEET;

THENCE DEPARTING SAID CENTERLINE SOUTH 51°00'32" WEST 125.14 FEET;

THENCE SOUTH 83°17'19" WEST 9.63 FEET;

THENCE NORTH 81°21'03" EAST 0.68 FEET;

THENCE SOUTH 79°24'47" WEST 42.30 FEET;

THENCE SOUTH 73°01'27" WEST 72.58 FEET TO THE BEGINNING OF A NON-TANGENT 1,986.41 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE NORTH, THE RADIAL OF WHICH BEARS SOUTH 07°48'23" EAST;

THENCE WESTERLY 419.11 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°05'20";

THENCE SOUTH 25°57'01" WEST 137.49 FEET TO THE CENTERLINE OF LYNN LANE AND THE BEGINNING OF A NON-TANGENT 269.07 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE NORTHEAST, THE RADIAL OF WHICH BEARS SOUTH 28°04'49" WEST;

THENCE NORTHWESTERLY 339.45 FEET ALONG SAID CENTERLINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 72°16'58" TO THE CENTERLINE OF BASIC ROAD AND THE BEGINNING OF A NON-TANGENT 1,851.41 FOOT RADIUS CURVE TO THE LEFT, CONCAVE NORTH, THE RADIAL OF WHICH BEARS SOUTH 10°47'15" WEST;

THENCE ALONG THE CENTERLINE OF BASIC ROAD THE FOLLOWING FIVE (5) COURSES:

- 1) EASTERLY 482.65 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°56'12" TO THE POINT OF COMPOUND CURVATURE, BEING THE BEGINNING OF A 719.51 FOOT RADIUS CURVE, CONCAVE NORTH, THE RADIAL OF WHICH BEARS SOUTH 04°08'56" EAST;
- 2) THENCE EASTERLY 446.67 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°34'09";
- 3) THENCE NORTH 50°16'55" EAST 143.71 FEET;
- 4) THENCE NORTH 51°34'53" EAST 270.00 FEET;
- 5) THENCE NORTH 51°14'00" EAST 570.98 FEET TO THE CENTERLINE OF TEXAS AVENUE;

THENCE ALONG THE CENTERLINE OF TEXAS AVENUE THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 38°25'07" WEST 71.84 FEET TO THE BEGINNING OF A NON-TANGENT 168.63 FOOT RADIUS CURVE TO THE LEFT, CONCAVE SOUTHWEST, THE RADIAL OF WHICH BEARS NORTH 51°34'57" EAST;
- 2) THENCE NORTHWESTERLY 73.94 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°07'26";

THENCE DEPARTING SAID CENTERLINE NORTH 26°27'31" EAST 25.00 FEET;

THENCE NORTH 51°28'46" EAST 324.43 FEET;

THENCE NORTH 50°50'03" EAST 372.75 FEET TO THE CENTERLINE OF KANSAS AVENUE AND THE BEGINNING OF A NON-TANGENT 522.66 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE SOUTHWEST, THE RADIAL OF WHICH BEARS NORTH 38°41'56" EAST;

THENCE SOUTHEASTERLY 17.69 FEET ALONG SAID CENTERLINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 01°56'23";

THENCE DEPARTING SAID CENTERLINE NORTH 40°38'19" EAST 22.00 FEET;

THENCE NORTH 34°14'31" EAST 113.36 FEET;

THENCE NORTH 46°05'41" EAST 233.64 FEET TO THE CENTERLINE OF BOULDER HIGHWAY;

THENCE ALONG SAID CENTERLINE SOUTH 42°38'40" EAST 321.76 FEET;

THENCE DEPARTING SAID CENTERLINE SOUTH 47°15'53" WEST 237.54 FEET;

THENCE SOUTH 35°46'34" WEST 99.01 FEET;

THENCE SOUTH 50°59'06" WEST 29.33 FEET TO THE CENTERLINE OF KANSAS AVENUE;

THENCE ALONG SAID CENTERLINE NORTH 42°54'41" WEST 16.62 FEET;

THENCE DEPARTING SAID CENTERLINE SOUTH 50°51'20" WEST 862.83 FEET;

THENCE SOUTH 39°33'47" EAST 9.56 FEET;

THENCE SOUTH 51°06'37" EAST 107.25 FEET;

THENCE SOUTH 38°39'27" EAST 25.00 FEET TO THE CENTERLINE OF ARKANSAS AVENUE;

THENCE ALONG SAID CENTERLINE SOUTH 51°20'32.67" WEST 446.41 FEET TO THE CENTERLINE OF NEBRASKA AVENUE;

THENCE ALONG THE CENTERLINE OF NEBRASKA AVENUE THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 41°54'44" EAST 105.82 FEET TO THE BEGINNING OF A 200.00 FOOT RADIUS CURVE TO THE LEFT, CONCAVE NORTH;
- 2) THENCE EASTERLY 301.52 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°22'44";

THENCE DEPARTING SAID CENTERLINE SOUTH 38°17'29" EAST 116.37 FEET;

THENCE SOUTH 33°06'40" EAST 23.92 FEET;

THENCE SOUTH 51°29'37" WEST 92.76 FEET;

THENCE SOUTH 53°50'31" EAST 127.02 FEET;

THENCE SOUTH 38°37'49" EAST 30.00 FEET TO THE CENTERLINE OF OCEAN AVENUE;

THENCE ALONG SAID CENTERLINE SOUTH 51°22'11" WEST 50.21 FEET;

THENCE DEPARTING SAID CENTERLINE SOUTH 38°37'49" EAST 29.67 FEET;

THENCE SOUTH 39°30'16" EAST 95.94 FEET;

THENCE SOUTH 22°45'05" EAST 13.24 FEET;

THENCE SOUTH 53°12'15" WEST 289.23 FEET;

THENCE SOUTH 52°01'15" WEST 51.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.65 ACRES, MORE OR LESS.

TOGETHER WITH:

COMMENCING AT THE COMMON SECTION CORNER OF SECTIONS 17, 18, 19 AND 20 OF SAID TOWNSHIP 22 SOUTH, RANGE 63 EAST;

THENCE NORTH 44°07'03" WEST 2,431.52 FEET TO THE CENTERLINE INTERSECTION OF WATER STREET AND ATLANTIC AVENUE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE CENTERLINE OF ATLANTIC AVENUE TO FOLLOWING THREE (3) COURSES:

- 1) SOUTH 51°31'13" WEST 108.42 FEET TO THE BEGINNING OF A 710.03 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE NORTH;
- 2) THENCE WESTERLY 579.31 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°45" TO THE POINT OF COMPOUND CURVATURE, BEING THE BEGINNING OF A 6,713.80 FOOT RADIUS CURVE, CONCAVE NORTH, THE RADIAL OF WHICH BEARS SOUTH 08°16'03" WEST;
- 3) THENCE WESTERLY 812.08 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°55'49" TO THE BEGINNING OF A NON-TANGENT 1,663.11 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE SOUTHEAST, THE RADIAL OF WHICH BEARS NORTH 71°39'00" WEST;

THENCE DEPARTING SAID CENTERLINE NORTHEASTERLY 723.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°55'01";

THENCE NORTH 55°36'35" WEST 157.38 FEET TO THE CENTERLINE OF MAGNESIUM STREET AND THE BEGINNING OF A NON-TANGENT 345.00 FOOT RADIUS CURVE TO THE LEFT, CONCAVE SOUTHWEST, THE RADIAL OF WHICH BEARS SOUTH 62°40'15" EAST;

THENCE ALONG THE CENTERLINE OF MAGNESIUM STREET THE FOLLOWING TWO (2) COURSES:

- 1) NORTHWESTERLY 812.31 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 134°54'13" TO THE BEGINNING OF A NON-TANGENT 1,659.88 FOOT RADIUS CURVE TO THE LEFT, CONCAVE SOUTH, THE RADIAL OF WHICH BEARS NORTH 14°44'32" WEST;
- 2) THENCE WESTERLY 80.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°46'28.75";

THENCE DEPARTING SAID CENTERLINE NORTH 17°04'39" WEST 259.73 FEET TO THE CENTERLINE OF VICTORY ROAD;

THENCE ALONG THE CENTERLINE OF VICTORY ROAD THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 72°40'11" WEST 2,563.13 FOOT TO THE BEGINNING OF A 323.46 FOOT RADIUS CURVE TO THE LEFT, CONCAVE SOUTHEAST;
- 2) THENCE SOUTHWESTERLY 408.83 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72°25'04";
- 3) THENCE SOUTH 00°15'07" WEST 200.32 FEET TO THE CENTERLINE OF VAN WAGENEN STREET;

THENCE ALONG THE CENTERLINE OF VAN WAGENEN STREET THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 65°15'18" WEST 659.94 FEET TO THE BEGINNING OF A 450.00 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE NORTHEAST;
- 2) THENCE NORTHWESTERLY 437.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°39'42";
- 3) THENCE NORTH 09°35'36" WEST 460.08 FEET;

THENCE DEPARTING SAID CENTERLINE NORTH 80°34'09" EAST 3,827.74 FEET TO THE CENTERLINE OF WATER STREET;

THENCE ALONG SAID CENTERLINE NORTH 09°11'38" WEST 340.75 FEET;

THENCE DEPARTING SAID CENTERLINE NORTH 47°22'49" EAST 1,628.74 FEET TO THE CENTERLINE OF BOULDER HIGHWAY;

THENCE ALONG SAID CENTERLINE SOUTH 42°38'40" EAST 1,072.21 FEET;

THENCE DEPARTING SAID CENTERLINE SOUTH 47°16'33" WEST 245.05 FEET;

THENCE SOUTH 35°40'02" WEST 127.43 FEET TO THE CENTERLINE OF NEVADA WAY, SAID POINT BEING THE BEGINNING OF A NON-TANGENT 512.22 FOOT RADIUS CURVE TO THE LEFT, CONCAVE SOUTHWEST, THE RADIAL OF WHICH BEARS NORTH 44°27'11" EAST;

THENCE NORTHWESTERLY 378.73 FEET ALONG SAID CENTERLINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 42°21'49" TO THE CENTERLINE OF VICTORY ROAD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT 249.58 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE WEST, THE RADIAL OF WHICH BEARS NORTH 61°29'58" EAST;

THENCE ALONG THE CENTERLINE OF VICTORY ROAD THE FOLLOWING TWO (2) COURSES:

- 1) SOUTHERLY 274.99 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°07'43" TO THE BEGINNING OF A NON-TANGENT 1,120.60 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE NORTHWEST, THE RADIAL OF WHICH BEARS SOUTH 55°10'53" EAST;
- 2) THENCE SOUTHWESTERLY 662.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°53'11";

THENCE SOUTH 39°29'40" EAST 805.01 FEET TO THE CENTERLINE OF EAST PACIFIC AVENUE;

THENCE ALONG SAID CENTERLINE SOUTH 51°04'06" WEST 43.04 FEET;

THENCE DEPARTING SAID CENTERLINE SOUTH 54°15'40" EAST 142.23 FEET;

THENCE SOUTH 51°04'06" WEST 48.58 FEET;

THENCE SOUTH 57°14'03" EAST 143.23 FEET TO THE CENTERLINE OF TEXAS AVENUE, SAID POINT BEING THE BEGINNING OF A NON-TANGENT 175.00 FOOT RADIUS CURVE TO THE LEFT, CONCAVE EAST, THE RADIAL OF WHICH BEARS NORTH 54°30'21" WEST;

THENCE ALONG THE CENTERLINE OF TEXAS AVENUE THE FOLLOWING THREE (3) COURSES:

- 1) SOUTHERLY 249.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°40'39";
- 2) THENCE SOUTH 39°39'37" EAST 614.56 FEET TO THE BEGINNING OF A 750.00 FOOT RADIUS CURVE TO THE LEFT, CONCAVE NORTHEAST;
- 3) THENCE SOUTHEASTERLY 318.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°18'14";

THENCE DEPARTING SAID CENTERLINE SOUTH 32°55'41" WEST 130.81 FEET TO THE BEGINNING OF A NON-TANGENT 880.00 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE NORTHEAST, THE RADIAL OF WHICH BEARS SOUTH 27°03'28" WEST;

THENCE NORTHWESTERLY 223.96 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°34'55";

THENCE SOUTH 49°52'20" WEST 10.65 FEET;

THENCE SOUTH 40°07'40" EAST 262.66 FEET;

THENCE SOUTH 72°37'21" EAST 1.54 FEET;

THENCE SOUTH 36°00'00" WEST 101.64 FEET;

THENCE SOUTH 50°20'23" WEST 39.96 FEET TO THE CENTERLINE OF WATER STREET;

THENCE ALONG SAID CENTERLINE NORTH 40°06'43" WEST 502.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 142.69 ACRES, MORE OR LESS.

DOWNTOWN PUBLIC AREA

BEING A PORTION OF SECTION 18 OF TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON SECTION CORNER OF SECTIONS 17, 18, 19, AND 20 OF SAID TOWNSHIP 22 SOUTH, RANGE 63 EAST;

THENCE NORTH 14°02'28" WEST 1,507.63 FEET TO THE INTERSECTION OF BASIC ROAD AND TEXAS AVENUE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE CENTERLINE OF BASIC ROAD THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 51°14'00" WEST 570.98 FEET;
- 2) THENCE SOUTH 51°34'53" WEST 270.00 FEET;
- 3) THENCE SOUTH 50°16'55" WEST 143.71 FEET TO THE BEGINNING OF A 719.51 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE NORTH;
- 4) THENCE WESTERLY 446.67 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°34'09" TO THE POINT OF COMPOUND CURVATURE, BEING THE BEGINNING OF A 1,851.41 FOOT RADIUS CURVE, CONCAVE NORTH, THE RADIAL OF WHICH BEARS SOUTH 04°08'56" EAST;
- 5) THENCE WESTERLY 594.28 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°23'28";
- 6) THENCE NORTH 75°45'28" WEST 89.73 FEET TO THE CENTERLINE OF LEAD STREET;

THENCE ALONG SAID CENTERLINE NORTH 08°33'13" EAST 787.40 FEET TO THE CENTERLINE OF ATLANTIC AVENUE, SAID POINT BEING THE BEGINNING OF A NON-TANGENT 710.03 FOOT RADIUS CURVE TO THE LEFT, CONCAVE NORTHWEST, THE RADIAL OF WHICH BEARS SOUTH 09°40'13" EAST;

THENCE ALONG THE CENTERLINE OF ATLANTIC AVENUE THE FOLLOWING TWO (2) COURSES:

- 1) NORTHEASTERLY 357.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°48'34";
- 2) THENCE NORTH 51°31'13" EAST 108.42 FEET TO THE CENTERLINE OF WATER STREET;

THENCE ALONG SAID CENTERLINE SOUTH 40°06'43" EAST 502.89 FEET;

THENCE DEPARTING SAID CENTERLINE NORTH 50°20'23" EAST 39.96 FEET;

THENCE NORTH 36°00'00" EAST 101.64 FEET;

THENCE NORTH 72°37'21" WEST 1.54 FEET;

THENCE NORTH 40°07'40" WEST 262.66 FEET;

THENCE NORTH 49°52'20" EAST 10.65 FEET TO THE BEGINNING OF A NON-TANGENT 880.00 FOOT RADIUS CURVE TO THE LEFT, CONCAVE NORTHEAST, THE RADIAL OF WHICH BEARS SOUTH 41°38'23" WEST;

THENCE SOUTHEASTERLY 223.96 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°34'55";

THENCE NORTH 32°55'40" EAST 130.81 FEET TO THE CENTERLINE OF TEXAS AVENUE, SAID POINT BEING THE BEGINNING OF A NON-TANGENT 750.00 FOOT RADIUS CURVE TO THE LEFT, CONCAVE NORTH, THE RADIAL OF WHICH BEARS SOUTH 26°02'09" WEST;

THENCE ALONG THE CENTERLINE OF TEXAS AVENUE THE FOLLOWING FOUR (4) COURSES:

- 1) EASTERLY 336.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°42'03";
- 2) THENCE SOUTH 89°39'55" EAST 318.88 FEET TO THE BEGINNING OF A 168.63 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE SOUTHWEST;

- 3) THENCE SOUTHEASTERLY 150.83 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°14'52";
- 4) THENCE SOUTH 38°25'07" EAST 71.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 28 ACRES, MORE OR LESS.

Containing 548 acres, more or less, to amend the Downtown Master Plan (DMP) Design Guidelines to reorganize Chapters 3 and 4, consolidate the land use tables of each District into one table, add several new Use Classifications from the new Development Code to the DMP, revise use standards for properties along Basic Road, and revise Chapter 6 to amend the standards for painted murals, as depicted in Exhibit B, hereto attached, consisting of one hundred eight (108) pages.

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 Friday, February 24, 2023, 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 21<sup>st</sup> DAY OF FEBRUARY, 2023.

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Michelle Romero, Mayor

ATTEST:

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Jose Luis Valdez, CMC, City Clerk

The above and foregoing Ordinance was first proposed and read in title to the City Council on February 7, 2023, which was a Regular Meeting, and referred to a Committee of the following Councilmen:

“COUNCIL AS A WHOLE”

Thereafter on February 7, 2023, 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 7, 2023, the Ordinance was read in title and adopted by the following roll call vote:

Those voting aye:

Michelle Romero, Mayor  
Councilmembers:  
Carrie Cox  
Dan K. Shaw  
Dan H. Stewart

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

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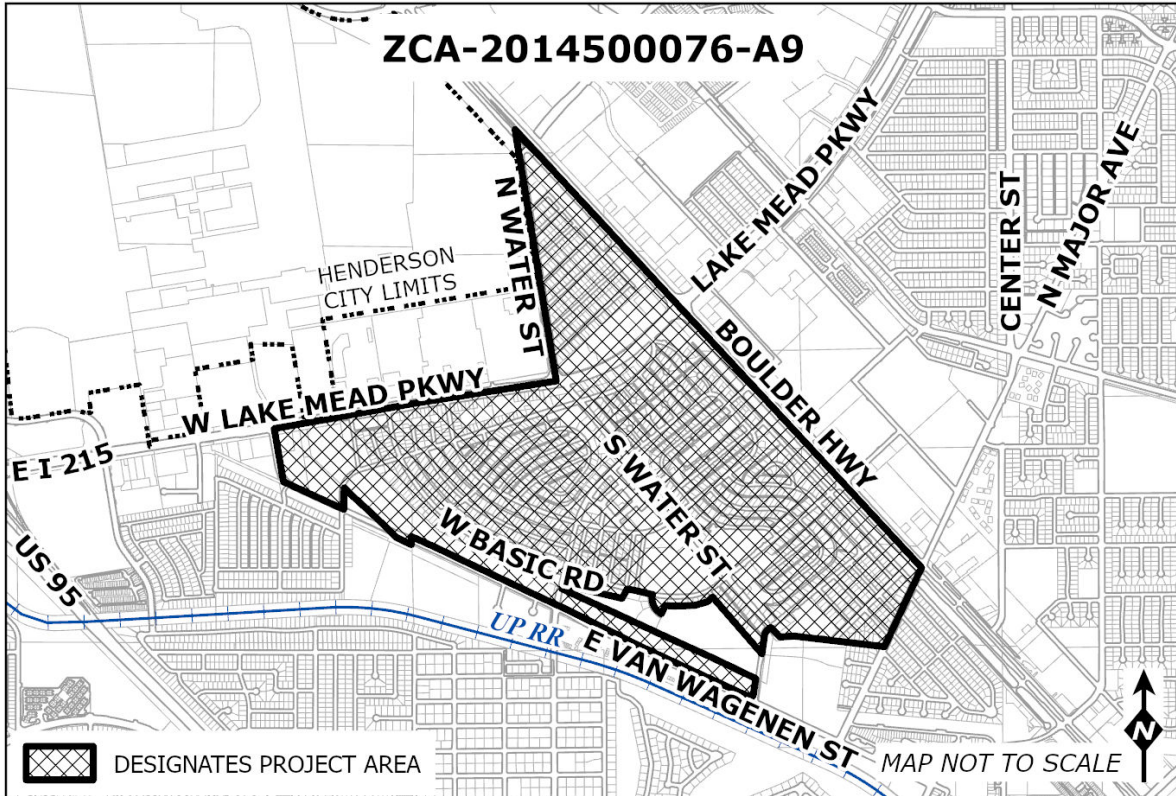
Michelle Romero, Mayor

ATTEST:

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Jose Luis Valdez, CMC, City Clerk

EXHIBIT A  
ZCA-2014500076-A9 - Downtown Henderson Master Plan



**EXHIBIT B**  
**Downtown Henderson Master Plan Amendments**