

ORDINANCE NO. 4013
(ZCA-2009660018-A12 – West Henderson Global Business District)

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 14, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D. & M., CLARK COUNTY, NEVADA, ON 3.6 ACRES GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF VIA INSPIRADA AND BICENTENNIAL PARKWAY, IN THE WEST HENDERSON PLANNING AREA, FROM IP-MP (INDUSTRIAL PARK WITH MASTER PLAN OVERLAY) TO IP (INDUSTRIAL PARK) TO REMOVE THE 3.6-ACRE PARCEL FROM THE WEST HENDERSON GLOBAL BUSINESS DISTRICT MASTER PLAN.

WHEREAS, the City Council of the City of Henderson, Nevada, on March 5, 2024, committed to the rezoning of certain real property totaling 3.6 acres, more or less, located in a portion of Section 14, Township 23 South, Range 61 East, generally located northwest of the intersection of Via Inspirada and Bicentennial Parkway, from IP-MP (Industrial Park with Master Plan Overlay) to IP (Industrial Park), to remove the parcel from the West Henderson Global Business District master plan; and

WHEREAS, NP Inspirada 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 the 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 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLARK, CITY OF HENDERSON, STATE OF NEVADA, AND DESCRIBED AS FOLLOWS:

A PORTION OF LOT 1 AS SHOWN IN BOOK 160, PAGE 20 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M, CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 14;

THENCE ALONG THE WEST LINE THEREOF, SOUTH 00°09'35" WEST, 11.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 240.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 18°35'36" WEST;

THENCE DEPARTING SAID WEST LINE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°33'30", AN ARC LENGTH OF 27.47 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°12'22" EAST, 639.17 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 14;

THENCE ALONG SAID WEST LINE, SOUTH 00°10'05" WEST, 650.05 FEET TO THE SOUTH LINE OF SAID LOT 1;

THENCE ALONG SAID SOUTH LINE, ALSO BEING THE NORTH LINE OF LOT 11 AS SHOWN IN BOOK 137, PAGE 100 OF PLATS, SOUTH 89°06'27" WEST, 60.01 FEET;

THENCE DEPARTING SAID LINE, NORTH 00°10'05" EAST, 168.62 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 140.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°09'57", AN ARC LENGTH OF 134.80 FEET;

THENCE NORTH 54°59'52" WEST, 588.84 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 240.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°51'03", AN ARC LENGTH OF 41.26 FEET TO THE POINT OF BEGINNING.

Containing 3.6 acres, more or less, from IP-MP (Industrial Park with Master Plan Overlay) to IP (Industrial Park), to remove the parcel from the West Henderson Global Business District.

- 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 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 March 22, 2024, in the Las Vegas Review-Journal, at which time it will become effective.

PASSED, ADOPTED, AND APPROVED THIS 19th DAY OF MARCH, 2024.

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 March 5, 2024, which was a Regular Meeting, and referred to a Committee of the following Councilmen:

“COUNCIL AS A WHOLE”

Thereafter on March 19, 2024, 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 March 19, 2024, the Ordinance was read in title and adopted by the following roll call vote:

Those voting aye:

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

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

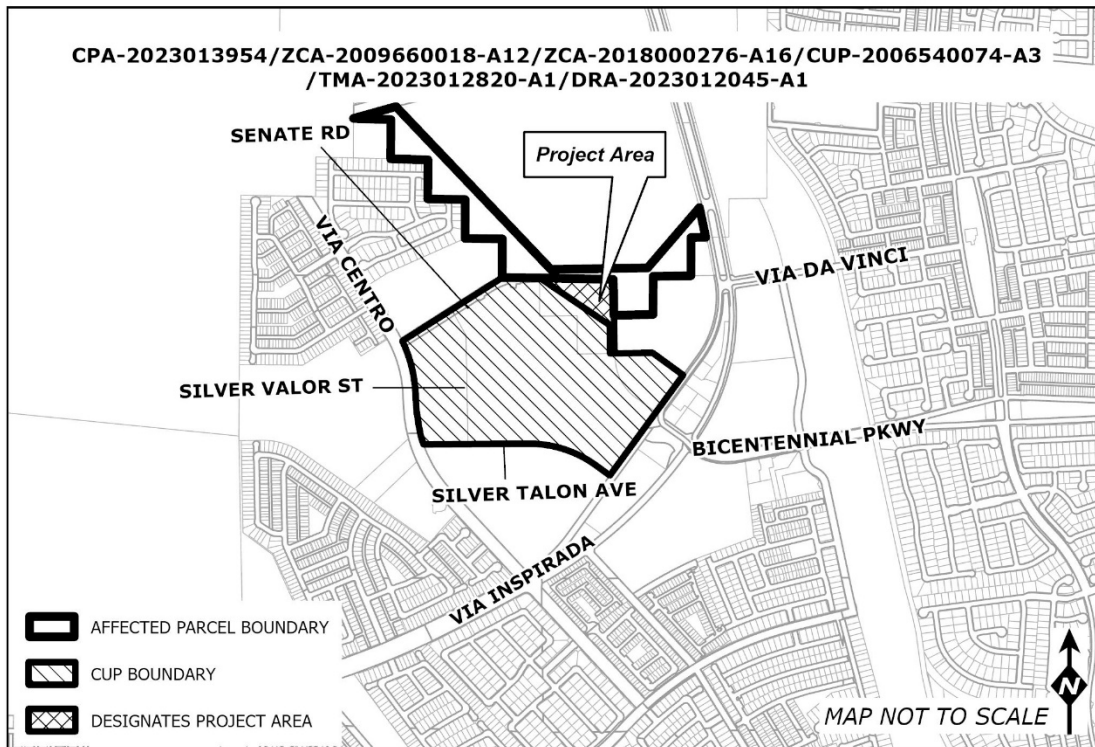
Michelle Romero, Mayor

ATTEST:

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-2009660018-A12



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