

ORDINANCE NO. 4031  
(ZCA-2011500286-A19 – Rainbow Canyon at Lake Las Vegas – Parcel 4-N)

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 21 SOUTH, RANGE 63 EAST, M.D. & M., CLARK COUNTY, NEVADA, ON 13.1 ACRES LOCATED AT THE FURTHEST NORTH END OF LAKE LAS VEGAS PARKWAY, IN THE LAKE LAS VEGAS PLANNING AREA, FROM PS-G-MP-H (PUBLIC/SEMIPUBLIC WITH GAMING ENTERPRISE, MASTER PLAN AND HILLSIDE OVERLAYS) TO RS-6-MP-H (LOW-DENSITY RESIDENTIAL WITH MASTER PLAN AND HILLSIDE OVERLAYS) ON 0.1 ACRE, RM-16-G-MP-H (MEDIUM-DENSITY RESIDENTIAL WITH GAMING ENTERPRISE, MASTER PLAN AND HILLSIDE OVERLAYS) TO PS-MP-H (PUBLIC/SEMIPUBLIC WITH MASTER PLAN AND HILLSIDE OVERLAYS) ON 1.7 ACRES AND FROM RM-16-G-MP-H (MEDIUM-DENSITY RESIDENTIAL WITH GAMING ENTERPRISE, MASTER PLAN AND HILLSIDE OVERLAYS) TO RS-6-MP-H (LOW-DENSITY RESIDENTIAL WITH MASTER PLAN AND HILLSIDE OVERLAYS) ON 11.3 ACRES.

WHEREAS, the City Council of the City of Henderson, Nevada, on June 4, 2024, committed to the rezoning of certain real property totaling 13.1 acres, more or less, located in a portion of Section 14, Township 21 South, Range 63 East, located at the furthest north end of Lake Las Vegas Parkway from PS-G-MP-H (Public/Semipublic with Gaming Enterprise, Master Plan and Hillside Overlays) to RS-6-MP-H (Low-Density Residential with Master Plan and Hillside Overlays) on 0.1 acre, RM-16-G-MP-H (Medium-Density Residential with Gaming Enterprise, Master Plan and Hillside Overlays) to PS-MP-H (Public/Semipublic with Master Plan and Hillside Overlays) on 1.7 acres and from RM-16-G-MP-H (Medium-Density Residential with Gaming Enterprise, Master Plan and Hillside Overlays) to RS-6-MP-H (Low-Density Residential with Master Plan and Hillside Overlays) on 11.3 acres; and

WHEREAS, Raintree Investment Corporation 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 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).
- B. Minimizes grading and site disturbance.
- C. Locates development compatibly with the natural terrain.
- D. Provides for adequate drainage, protects downstream properties, and minimizes erosion.
- E. Provides for development standards in excess or equal to those required by this ordinance.
- F. Provides for adequate revegetation.

- G. The proposal is consistent with the Comprehensive Plan.
- H. 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 common 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.
- I. The planned development complies with the applicable standards of HMC Section 19.8.5, Master Plan Development Overlay District.
- J. The proposal mitigates any potential significant adverse impacts to the maximum practical extent.
- K. 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.
- L. The same development could not be accomplished through the use of other techniques, such as variances or administrative adjustments.
- M. In addition to the above-listed criteria, any proposed master plan amendment that would result in the redevelopment or change in use of a golf course, park, open space or PS-zoned land, is subject to the following additional approval criteria which must be addressed in the proposed amendment. These criteria require the governing body to consider:
  - a. Mitigation of impacts of the proposed land uses on schools, traffic, parks, emergency services, utility infrastructure, and any other potential impact identified by the Director;
  - b. Provision of a compensating benefit for the loss of the larger, contiguous open space to the surrounding neighborhood as a result of the redevelopment or change in use;
  - c. The preservation of open space beyond what would be required under the requested master plan amendment and in furtherance of the goals and objectives of the City's Comprehensive Plan with regard to protection of open space; and
  - d. Compliance with the closure plan.

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:

APN: 160-14-221-004 (PT) AND 160-14-221-011(PT)

LOW-DENSITY RESIDENTIAL ZONING (RS-6-MP-H)

A PORTION OF LOT N-4A AND LAKE LOT 1 OF THAT CERTAIN FINAL MAP ENTITLED "8<sup>TH</sup> AMENDED PARENT FINAL MAP OF RAINBOW CANYON AT LAKE LAS VEGAS" ON FILE IN BOOK 171, PAGE 71 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT N-4A;

THENCE ALONG THE WEST BOUNDARY LINE THEREOF, SOUTH 36°48'40" WEST, 5.53 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID WEST BOUNDARY LINE, SOUTH 77°31'44" EAST, 10.21 FEET;

THENCE SOUTH 77°13'32" EAST, 438.91 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 164.50 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 23°09'02", AN ARC LENGTH OF 66.47 FEET;

THENCE SOUTH 54°04'31" EAST, 82.82 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 35.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 17°56'06", AN ARC LENGTH OF 10.96 FEET TO A POINT TO

WHICH A RADIAL LINE BEARS NORTH 53°51'35" EAST AND THE NORTH BOUNDARY LINE OF SAID LOT N-4A;  
THENCE ALONG SAID NORTH BOUNDARY LINE, FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 62°41'06" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 159.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 04°56'34", AN ARC LENGTH OF 13.72 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 67°37'40" EAST;

THENCE LEAVING SAID NORTH BOUNDARY LINE, FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 76°27'11" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 35.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 18°23'55", AN ARC LENGTH OF 11.24 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 85°08'53" EAST;  
THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 58.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 27°55'23", AN ARC LENGTH OF 28.27 FEET;

THENCE SOUTH 23°04'16" EAST, 80.90 FEET;

THENCE SOUTH 00°00'00" EAST, 104.10 FEET;

THENCE SOUTH 31°54'55" WEST, 225.00 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 301.67 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26°49'56", AN ARC LENGTH OF 141.27 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 31°15'08" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 59.45 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 46°05'47", AN ARC LENGTH OF 47.83 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 14°50'38" WEST;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 13°21'20" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 87.83 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 36°00'06", AN ARC LENGTH OF 55.19 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 49°21'26" WEST;

THENCE NORTH 59°59'33" WEST, 61.74 FEET TO A POINT FROM WHICH A RADIAL LINE BEARS SOUTH 04°24'06" EAST AND THE SOUTH BOUNDARY LINE OF SAID LOT N-4A;

THENCE ALONG SAID SOUTH BOUNDARY LINE, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 283.01 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 04°17'52", AN ARC LENGTH OF 21.23 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 00°06'14" WEST;

THENCE CONTINUING ALONG SAID SOUTH BOUNDARY LINE, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 156.29 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 11°00'57", AN ARC LENGTH OF 30.05 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 11°07'11" WEST;

THENCE LEAVING SAID SOUTH BOUNDARY LINE, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 35.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 46°56'08", AN ARC LENGTH OF 28.67 FEET TO A POINT OT WHICH A RADIAL LINE BEARS NORTH 58°03'19" WEST;

THENCE SOUTH 27°46'39" WEST, 37.27 FEET TO A POINT OF A NON-TANGENT CURVE TO WHICH A RADIAL LINE BEARS SOUTH 62°15'48" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 14.14 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 53°10'33", AN ARC LENGTH OF 13.13 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 09°05'15" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 86.80 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 18°08'19", AN ARC LENGTH OF 27.48 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 27°13'34" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 146.91 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 47°14'39", AN ARC LENGTH OF 121.14 FEET TO A POINT OF

COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 20°01'06" WEST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 24.12 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 42°18'54", AN ARC LENGTH OF 17.81 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 62°20'00" WEST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 869.44 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 04°47'21", AN ARC LENGTH OF 72.67 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 67°07'21" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 143.54 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26°46'52", AN ARC LENGTH OF 67.09 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 40°20'29" EAST AND THE SOUTH BOUNDARY LINE OF SAID LOT N-4A;

THENCE ALONG SAID SOUTH BOUNDARY LINE THE FOLLOWING TEN (10) COURSES:

- 1) FROM A POINT OF A NON-TANGENT CURVE TO WHICH A RADIAL LINE BEARS NORTH 03°14'04" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 195.35 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 09°22'40", AN ARC LENGTH OF 31.97 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 12°36'44" WEST;
- 2) CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 26.85 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 72°14'52", AN ARC LENGTH OF 33.85 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 84°51'36" WEST;
- 3) CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 601.14 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 06°12'05", AN ARC LENGTH OF 65.06 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 88°56'19" EAST;

- 4) CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 23.22 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 140°23'40", AN ARC LENGTH OF 56.91 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 49°19'59" WEST;
- 5) CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 79.30 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 40°31'03", AN ARC LENGTH OF 56.08 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 89°51'01" EAST;
- 6) CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 128.67 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 22°01'44", AN ARC LENGTH OF 49.47 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 67°49'17" WEST;
- 7) CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1,454.28 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 02°59'53", AN ARC LENGTH OF 76.09 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 70°49'09" EAST;
- 8) CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 277.58 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 20°22'32", AN ARC LENGTH OF 98.71 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 50°26'38" WEST;
- 9) CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 74.38 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 36°48'53", AN ARC LENGTH OF 47.79 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 87°15'31" EAST;
- 10) CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 66.79 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 28°37'58", AN ARC LENGTH OF 33.38 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 58°37'33" EAST;

THENCE LEAVING SAID SOUTH BOUNDARY LINE, NORTH 17°31'19" EAST, 88.21 FEET;

THENCE NORTH 20°49'33" EAST, 142.73 FEET TO THE WEST BOUNDARY LINE OF SAID LOT N-4A;

THENCE ALONG SAID WEST BOUNDARY LINE THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 32°46'28" EAST, 34.77 FEET;
- 2) NORTH 67°46'28" EAST, 177.19 FEET;
- 3) NORTH 36°48'40" EAST, 72.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.35 ACRES, MORE OR LESS.

PUBLIC / SEMIPUBLIC ZONING (PS-MP-H))

A PORTION OF COMMON ELEMENT OO AND LOT N-4A OF THAT CERTAIN FINAL MAP ENTITLED "8TH AMENDED PARENT FINAL MAP OF RAINBOW CANYON AT LAKE LAS VEGAS" ON FILE IN BOOK 171, PAGE 71 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY NORTHEAST CORNER OF SAID COMMON ELEMENT OO;

THENCE ALONG THE EAST BOUNDARY LINE THEREOF THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 36°48'40" WEST, 77.58 FEET;
- 2) SOUTH 67°46'28" WEST, 177.19 FEET;
- 3) SOUTH 32°46'28" WEST, 34.77 FEET;

THENCE LEAVING SAID EAST BOUNDARY LINE, SOUTH 20°49'33" WEST, 142.73 FEET;

THENCE SOUTH 17°31'19" WEST, 88.21 FEET TO A POINT OF A NON-TANGENT CURVE TO WHICH A RADIAL LINE BEARS SOUTH 58°37'33" WEST AND THE SOUTH BOUNDARY LINE OF SAID LOT N-4A;

THENCE ALONG SAID SOUTH BOUNDARY LINE, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 656.08 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 04°38'52", AN ARC LENGTH OF 53.22 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 63°16'25" WEST;

THENCE CONTINUING ALONG SAID SOUTH BOUNDARY LINE AND THE SOUTH BOUNDARY LINE OF SAID COMMON ELEMENT OO, ALONG AN ARC HAVING A RADIUS OF 114.59 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 40°20'32", AN ARC LENGTH OF 80.68 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 76°23'03" EAST;

THENCE CONTINUING ALONG SAID SOUTH BOUNDARY LINE AND THE NORTHERLY PROLONGATION THEREOF, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1,259.66 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 02°31'33", AN ARC LENGTH OF 55.53 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 78°54'36" WEST;

THENCE LEAVING SAID NORTHERLY PROLONGATION, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 549.21 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 12°15'11", AN ARC LENGTH OF 117.45 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 66°39'25" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 383.93 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 06°12'44", AN ARC LENGTH OF 41.63 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 72°52'08" EAST AND THE WEST BOUNDARY LINE OF SAID COMMON ELEMENT OO;

THENCE ALONG SAID WEST BOUNDARY LINE THE FOLLOWING THREE (3) COURSES

- 1) NORTH 83°17'19" EAST, 23.62 FEET;
- 2) NORTH 38°17'19" EAST, 14.14 FEET;
- 3) NORTH 06°42'41" WEST, 80.97 FEET;

THENCE LEAVING SAID WEST BOUNDARY LINE, NORTH 17°56'20" EAST, 40.01 FEET;

THENCE NORTH 54°05'18" EAST, 23.09 FEET TO THE NORTH  
BOUNDARY LINE OF SAID COMMON ELEMENT OO;

THENCE ALONG SAID NORTH BOUNDARY LINE THE FOLLOWING  
THREE (3) COURSES:

- 1) SOUTH 46°52'46" EAST, 42.53 FEET;
- 2) CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF  
191.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A  
CENTRAL ANGLE OF 30°20'46", AN ARC LENGTH OF 101.16 FEET;
- 3) SOUTH 77°13'32" EAST, 110.09 FEET TO THE POINT OF  
BEGINNING.

Containing 13.1 acres, more or less, from PS-G-MP-H (Public/Semipublic with Gaming Enterprise, Master Plan and Hillside Overlays) to RS-6-MP-H (Low-Density Residential with Master Plan and Hillside Overlays) on 0.1 acre, RM-16-G-MP-H (Medium-Density Residential with Gaming Enterprise, Master Plan and Hillside Overlays) to PS-MP-H (Public/Semipublic with Master Plan and Hillside Overlays) on 1.7 acres and from RM-16-G-MP-H (Medium-Density Residential with Gaming Enterprise, Master Plan and Hillside Overlays) to RS-6-MP-H (Low-Density Residential with Master Plan and Hillside Overlays) on 11.3 acres.

SECTION 2. That the above-described amendment to the zoning map is subject to the following conditions and waivers:

#### PUBLIC WORKS CONDITIONS

1. Applicant shall submit a drainage study for Public Works' approval.
2. Applicant shall submit a traffic impact analysis to address traffic concerns and to determine the proportionate share of this development's local participation in the cost of traffic signals and/or intersection improvements. Applicant shall comply with conditions of the traffic study.
3. Applicant shall submit an earthwork analysis for Public Works' approval.
4. Applicant must apply for and receive approval to vacate unnecessary rights-of-way and/or easements per Public Works' requirements and provide proof of vacation prior to issuance of a certificate of occupancy.
5. FHA Type B drainage shall be allowed only where lots drain directly to drainage facilities, parks, or open space. (A1)

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*.

6. Applicant shall show the limits of the flood zone and submit a letter of map revision to FEMA prior to the Shear and Tie inspection. (A1)
7. Coordinate with Public Works Quality Control regarding City project on Lake Las Vegas Parkway.
8. 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.

#### PARKS AND RECREATION CONDITION

9. Applicant shall comply with the park agreement.

#### BUILDING AND FIRE SAFETY CONDITIONS

The authority for enforcing the International Fire Code is NRS 477.030 and Ordinance Number 3048 as adopted by the City of Henderson. Building and Fire Safety approval is based upon review of the civil improvement or building drawings, not planning documents.

10. The authority for enforcing the International Fire Code is NRS 477.030 and Ordinance Number 3048 as adopted by the City of Henderson. Building and Fire Safety approval is based upon review of the civil improvement or building drawings, not planning documents. (A7)
11. Applicant shall submit plans for review and approval prior to installing any gate, speed humps (speed bumps not permitted), and any other fire apparatus access roadway obstructions.
12. Applicant shall submit fire apparatus access road (fire lane) plans for Fire Department review and approval.
13. Applicant shall submit utility plans containing fire hydrant locations. Fire Department approval is based upon the review of the civil improvement drawings, not planning documents. Fire hydrants shall be installed and operational in accordance with the 2009 International Fire Code Section 1412 as amended.
14. Projects constructed in phases shall submit a phasing plan describing the fire apparatus access roads and fire hydrant locations relevant to each phase.
15. Applicant shall provide a minimum turning radius of 52 feet outside and 28 feet inside for all portions of the fire apparatus access road (fire lane). This radius shall be shown graphically and the dimensions noted on the drawings.

16. Applicant shall install an approved sprinkler system in all buildings / dwelling units as required by the Hillside Ordinance. (A5)

#### COMMUNITY DEVELOPMENT PLANNING SERVICES CONDITIONS

17. 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.
18. Applicant must comply with the Lake Las Vegas Fire Station and Police Substation Agreement, or an alternate agreement as determined and agreed upon by the Fire Chief and the Director of Community Development and Services. (A4)
19. All landscaping within the public right-of-way shall be maintained by the Master Association or Homeowners Association. Landscaping within the public right-of-way shall require a revocable permit.
20. Age-restricted community designation is approved for Parcel M-5A-1. (A14)
21. Any dwelling units added to the master plan may require an amendment to the Lake Las Vegas Fire Station, Equipment, and Police Substation Agreement (“emergency services agreement”) or as amended to address potential need for additional emergency services equipment or other requirements to properly serve the community. For purposes of calculation, any residential unit that is designated as age restricted or active adult will count as two and a half (2.5) dwelling units. The emergency services agreement may need to be amended if the addition of non-age-restricted dwelling units, calculated as one (1) unit for each unit existing or added, plus age restricted or active adult units, calculated as two and a half (2.5) units for each unit existing or added, causes the maximum number of units in the Rainbow Canyon master plan to exceed 3500. (Updated A14)
22. Age-restricted community designation is approved for Parcel C2-A. (A10)
23. Upon recordation of each Final Map, applicant shall provide updated unit count to Community Development. Maximum number of units for Rainbow Canyon (including existing Northshore II/III) Master Plan shall not exceed 3,500.

24. Age restricted community designation approval is subject to City Council approval of the “Amended and Restated Lake Las Vegas Fire Station Equipment - Rainbow Canyon Development Agreement”. The required contribution for a fire rescue unit shall be paid prior to final approval of the Final Map for Parcel M-5A-1. (A14)

#### WAIVERS

- a. Two one-way travel lanes with an 8-foot center median with a minimum 60-foot right-of-way with no parking, along with 5-foot-detached sidewalk on one side, if no trail is provided. No sidewalk if trail is provided.
- b. Forty-one-foot right-of-way back-of-curb to back-of-curb, 5-foot meandering walk on one side where no trail exists, 8-foot minimum planting strip on each side of street. A minimum 4-foot sidewalk shall be provided on each side of a public street where development fronts with residential driveways. Roadway section widened at intersections to accommodate turning movements where required.
- c. Thirty-seven-foot right-of-way with 33 feet back-of-curb to back-of-curb, parking on one side, 4-foot sidewalk on one side. A minimum 4-foot sidewalk shall be provided on each side of a public street where development fronts with residential driveways.
- d. Forty-one-foot right-of-way with 37 feet back-of-curb to back-of-curb of curb parking both sides, 4-foot sidewalk on one side. A minimum 4-foot sidewalk shall be provided on each side of a public street where development fronts with residential driveways.
- e. Fourteen-foot-wide drive with 3-foot paved shoulders each side serving up to 6 residential lots.
- f. Allow one driveway up to 600 feet in length with maximum 15 percent grade to serve up to a maximum of 6 lots.
- g. Allow option to provide sidewalk on one side of Minor Residential Collector Street and Minor Residential Collector Street with median opposite of where trails are provided. A minimum 4-foot sidewalk shall be provided on each side of a public street where development fronts with residential driveways.
- h. Allow a 4-foot-wide sidewalk on one side of street where the maximum lot sizes are 8,000 square feet and no sidewalks when the lots are greater than 8,000 square feet. A minimum 4-foot-wide sidewalk shall be provided on each side of a public street where development fronts with residential driveways.
- i. Allow cul-de-sac radius measured 42 feet to the face-of-curb.

- j. For roadways within the hillside overlay, allow maximum length of cul-de-sac to be 2,400 feet. Cul-de-sacs in excess of 900 feet will provide adequate turnaround space as approved by the City of Henderson Fire Department.
- k. Allow a minimum centerline radius without superelevation shall be 100 feet. The minimum centerline radius with 2 percent superelevation shall be 85 feet for Primary Arterials and Minor Collectors unless physical circumstances dictate otherwise. Local streets shall have a minimum center line radius of 50 feet.
- l. Allow the use of decorative pavers in streets. Decorative pavers must receive approval of the Fire Department.
- m. Allow transplanted and container plant materials to be substituted for seeding to revegetate desert varnish.
- n. To not provide the existing conditions report due to previous developer already grading portions of the site.
- o. All maximum vertical cut/fill to exceed 35 feet and maximum length of vertical cut/fill to exceed 150 feet.
- p. Allow site revegetation/varnish to be completed within 180 days of completion of work or prior to release of bond for the specific planning parcel, whichever comes first.
- q. To allow the construction of 5-foot privacy walls to encroach 5 feet into the required front setback for "courtyard" homes.
- r. Streetlights on all streets are placed only at intersections, curves in the road, and at the ends of cul-de-sacs. The lights are a maximum of 150 watts. The street light poles are 16 feet in height on private streets and 26 feet, 6 inches on public streets and specifications.
- s. Allow local streets to have a minimum centerline radius with superelevation shall be 50 feet. The minimum radius shall be 45 feet.
- t. Allow an enhanced private right-of-way entry street with widths varying from 58 feet minimum to 114 feet maximum, inclusive of two travel lanes 26 feet wide measured back-of-curb to back-of-curb containing a raised landscaped median varying in width up to 23 feet wide and a 4-foot-wide sidewalk on both sides of the street. (A2)
- u. Reduce the required connectivity index score from 1.4 to 1.2 for Parcel C-1. (A3)
- v. Allow minimum lot size of 4,000 square feet and minimum lot width of 40 feet for RS-6 districts. (A4)
- w. Allow minimum hillside street width to be 31-feet. (A4)
- x. Allow minimum front yard setback to living area to be 10 feet and rear setback to be 5 feet for lots with houses that are situated parallel to the front lot line. (A4)

- y. Reduce the minimum lot size to 2,511 square feet for Unit 2 of Parcel K. (A5)
- z. Reduce the front setback to street facing garages to 5 feet for Unit 2 of Parcel K (attached product only). (A5)
- aa. Reduce the rear yard setback to 10 feet for five models (Plans 3012, 3013, 3014, 4522, 4524) in Parcel C2-A. (A10)
- bb. Reduce the required connectivity index score to 1.1. (A15)

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 21, 2024, in the Las Vegas Review-Journal, at which time it will become effective.

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PASSED, ADOPTED, AND APPROVED THIS 18<sup>th</sup> DAY OF JUNE, 2024.

\_\_\_\_\_  
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 June 4, 2024, which was a Regular Meeting, and referred to a Committee of the following Councilmen:

“COUNCIL AS A WHOLE”

Thereafter on June 18, 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 June 18, 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-2011500286-A19**  
**Rainbow Canyon at Lake Las Vegas – Parcel N-4**



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.