

ORDINANCE NO. 4079
ZCA-2024015922-A1– Green Valley Ranch – The Cliff

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 19, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D. & M., CLARK COUNTY, NEVADA, LOCATED AT 2500 AND 2550 PASEO VERDE PARKWAY, IN THE GREEN VALLEY RANCH PLANNING AREA, TO AMEND A ZONE CHANGE/MASTER PLAN (GREEN VALLEY RANCH MASTER PLAN) TO AMEND THE COMMERCIAL STANDARDS AND GUIDELINES FOR PARCELS 37, 47, AND 52N OF THE GREEN VALLEY RANCH, GREEN VALLEY COMMERCIAL MASTER PLAN TO CREATE A NEW SUBCATEGORY "THE CLIFF MASTER PLAN" AND ESTABLISH DEVELOPMENT STANDARDS, PERMITTED USES, AND DESIGN GUIDELINES FOR THE CLIFF.

WHEREAS, the City Council of the City of Henderson, Nevada, on June 3, 2025, committed to the rezoning of certain real property totaling 10 acres, more or less, located in a portion of Section 19, Township 22 South, Range 62 East, located at 2500 and 2550 Paseo Verde Parkway to amend a zone change/master plan (Green Valley Ranch Master Plan) to amend the Commercial Standards and Guidelines for Parcels 37, 47 and 52N of the Green Valley Ranch, Green Valley Commercial Master Plan to create a new subcategory "The Cliff Master Plan" and establish development standards, permitted uses and design guidelines for The Cliffs; and

WHEREAS, The Cliff LV 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 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 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.
- C. The planned development complies with the applicable standards of HMC Section 19.8.5, Master Plan Development Overlay District.
- 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 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 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:

SITUATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, BEING A PORTION OF LOT 1 OF THAT CERTAIN MAP ENTITLED "THE RESORT AT GREEN VALLEY RANCH", RECORDED IN BOOK 95, PAGE 63 OF PLATS, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 19;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF SECTION 19 AND THE CENTERLINE OF ST. ROSE PARKWAY, SOUTH 01°01'26" WEST, 86.96 FEET TO A POINT;

THENCE LEAVING THE WEST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 19 AND THE CENTERLINE OF SAID ST. ROSE PARKWAY, SOUTH 88°58'34" EAST, 84.00 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 52 NORTH AND THE TRUE POINT OF BEGINNING;

THENCE FROM SAID TRUE POINT OF BEGINNING AND ALONG THE ARC OF A TRUE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 54.00 FEET AND A RADIAL BEARING OF NORTH 88°58'34" WEST AND THROUGH A CENTRAL ANGLE OF 89°59'02" NORTHEASTERLY AN ARC DISTANCE OF 84.81 FEET TO A POINT OF TANGENCY;

THENCE ALONG THE TANGENT SOUTH 88°59'31" EAST 193.18 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A TRUE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 166.00 FEET AND A RADIAL BEARING OF SOUTH 1°00'29" WEST AND THROUGH A CENTRAL ANGLE OF 15°31'21" NORTHEASTERLY AN ARC DISTANCE OF 44.97 FEET TO A POINT OF COMPOUND CURVE;

THENCE ALONG THE ARC OF A TRUE CURVE CONCAVE TO THE NORTHWEST HAVE A RADIUS OF 495.00 FEET AND A RADIAL BEARING OF SOUTH 14°30'52" EAST AND THROUGH A CENTRAL ANGLE OF 9°46'42" NORTHEASTERLY AN ARC DISTANCE OF 84.48 FEET TO A POINT OF TANGENCY;

THENCE ALONG THE TANGENT, NORTH 65°42'26" EAST, 272.53 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A TRUE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 405.00 FEET AND A RADIAL BEARING OF NORTH 24°17'34" WEST AND THROUGH A CENTRAL ANGLE OF 25°18'03" NORTHEASTERLY AN ARC DISTANCE OF 178.84 FEET TO A POINT OF TANGENCY;

THENCE ALONG THE TANGENT SOUTH 88°59'31" EAST 42.86 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A TRUE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 30.00 FEET AND A RADIAL BEARING OF NORTH 1°00'29" EAST AND THROUGH A CENTRAL ANGLE OF 90°00'00" SOUTHEASTERLY AN ARC DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY;

THENCE ALONG THE TANGENT SOUTH 1°00'29" WEST 210.14 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A TRUE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 783.00 FEET AND A RADIAL BEARING OF NORTH 88°59'31" WEST AND THROUGH A CENTRAL ANGLE OF 5°14'19" SOUTHERLY AN ARC DISTANCE OF 71.59 FEET TO A POINT OF TANGENCY;

THENCE ALONG THE TANGENT SOUTH 4°13'50" EAST, 63.99 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A TRUE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 54.00 FEET AND A RADIAL BEARING OF NORTH 85°46'10" EAST AND THROUGH A CENTRAL ANGLE OF 82°27'56" SOUTHWESTERLY AN ARC DISTANCE OF 77.72 FEET TO A POINT OF REVERSE CURVE;

THENCE ALONG THE ARC OF A TRUE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 609.50 FEET AND A RADIAL BEARING OF NORTH 11°45'54" WEST AND THROUGH A CENTRAL ANGLE OF 34°00'21" SOUTHWESTERLY AN ARC DISTANCE OF 361.75 FEET TO A POINT OF TANGENCY;

THENCE ALONG THE TANGENT SOUTH 44°13'45" WEST, 208.93 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A TRUE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 30.00 FEET AND A RADIAL BEARING OF SOUTH 45°46'15" EAST AND THROUGH A CENTRAL ANGLE OF 90°00'00" NORTHERLY AN ARC DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY;

THENCE ALONG THE TANGENT NORTH 45°46'15" WEST, 98.84 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A TRUE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 35.00 FEET AND A RADIAL BEARING OF NORTH 44°13'45" EAST AND THROUGH A CENTRAL ANGLE OF 43°12'19" NORTHWESTERLY AN ARC DISTANCE OF 26.39 FEET TO A POINT OF COMPOUND CURVE;

THENCE ALONG THE ARC OF A TRUE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 15.00 FEET AND A RADIAL BEARING OF NORTH 1°01'26" EAST AND THROUGH A CENTRAL ANGLE OF 90°00'00" SOUTHWESTERLY AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY;

THENCE ALONG THE TANGENT SOUTH 1°01'26" WEST, 18.19 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A TRUE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 30.00 FEET AND A RADIAL BEARING OF SOUTH 88°58'34" EAST AND THROUGH A CENTRAL ANGLE OF 90°00'00" SOUTHWESTERLY AN ARC DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY;

THENCE ALONG THE TANGENT NORTH 88°58'34" WEST, 235.62 FEET TO AN INTERSECTION WITH AND A POINT IN THE EASTERLY RIGHT OF WAY LINE OF SAID ST. ROSE PARKWAY;

THENCE ALONG THE WESTERLY LINE OF SAID ST. ROSE PARKWAY, NORTH 1°01'26" EAST, 460.94 FEET TO THE TRUE POINT OF BEGINNING. ALSO BEING PARCEL 52 NORTH AS SHOWN BY SURVEY IN FILE 130, PAGE 3 OF SURVEYS.

EXCEPTING THEREFROM ALL THAT LAND AS CONVEYED BY DEED RECORDED AUGUST 29, 2008, IN BOOK 20080829 AS INSTRUMENT NO. 0005490, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 22, 2018, IN BOOK 20180622 AS INSTRUMENT NO. 01977 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL 2:

EASEMENTS FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS, DRAINAGE, UTILITIES AND SIMILAR FACILITIES, AND CERTAIN OTHER SPECIFIED PURPOSES, ALL AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF GREEN VALLEY RANCH COMMERCIAL RECORDED SEPTEMBER 24, 2001, IN BOOK 20010924 AS DOCUMENT NO. 00741 AND ANY AMENDMENTS THERETO OF OFFICIAL RECORDS.

Containing 10 acres, more or less, to amend a zone change/master plan (Green Valley Ranch Master Plan) to amend the Commercial Standards and Guidelines for Parcels 37, 47 and 52N of the Green Valley Ranch, Green Valley Commercial Master Plan to create a new subcategory "The Cliff Master Plan" and establish development standards, permitted uses and design guidelines for The Cliffs.

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

PUBLIC WORKS CONDITIONS

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. Public Works Department approval is based upon review of the civil improvement plans and associated studies, not planning documents.
2. Applicant will be required to dedicate any additional right-of-way or grant any easements per Public Works' requirements prior to civil improvement plan approval.
3. Applicant shall provide copies of cross-access agreements, permission to grade and/or construct on adjacent properties, and/or maintenance agreements.
4. All parcels and property owners within this commercial subdivision, whether or not an owner association is formed or whether such association is active, shall be jointly and severally responsible for maintaining any common or open space areas or any parcels deeded to an owner association within the commercial subdivision, in compliance with all applicable codes, and shall not be relieved of individual responsibility for complying with all conditions of approval of the commercial subdivision by the formation of an owner's association. This joint and several responsibility shall remain for the life of this commercial subdivision. All property owners within this commercial subdivision hereby grant all rights and permissions necessary, whether in the form of an easement, permit or other grant, to all other property owners within the commercial subdivision for all shared responsibilities, including, but not limited to, landscaping, fire system components, and utility access, repair and maintenance.

UTILITY SERVICES CONDITIONS

5. Applicant shall submit a utility plan and utility analysis for Department of Utility Services' approval.
6. Applicant shall establish separate water and sewer service for each use classification in accordance with the Department of Utility Services' requirements.
7. All onsite utilities shall remain privately owned and maintained.

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*.

8. Civil improvement plans shall comply with the requirements of the Uniform Design and Construction Standards for Water Distribution Systems and the Design and Construction Standards for Wastewater Collection Systems.
9. Applicant shall prepare water and sewer system design in accordance with the Department of Utility Services' requirements. Approval of this application does not infer Department of Utility Services' approval for the water and sewer system layout as reflected on the application.
10. Applicant must apply for a waiver from COH Pre-Treatment to use shared grease interceptors, if a waiver is not granted each use space that prepares food must have it's own dedicated grease interceptor.

BUILDING AND FIRE SAFETY CONDITIONS

The authority for enforcing the International Fire Code is NRS 477.030 and Ordinance Number 3510 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.

11. Applicant shall submit revised fire apparatus access road (fire lane) plans for Fire Department review and approval. (A1)
12. Applicant shall obtain a Fire Department permit for modification/extension of any existing Fire Protection Systems into the remodeled areas as required by code prior to performing any work on the systems. (A1)

COMMUNITY DEVELOPMENT PLANNING SERVICES CONDITIONS

13. 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. Subsequent changes or revisions to any of these plans and/or exhibits are subject to an amendment to this application for approval. (A1)
Applicant shall comply with all conditions of approval for CUP
14. -2025016743, CUP-2025016744, CUP-2023013426, and MSP -2001590011. (A1)
15. One personal service use (barber shop) with accessory liquor service and bar seating is permitted on-site. Restricted gaming is prohibited for this use. (A1)

16. The following uses are prohibited with The Cliff Master Plan: Adult Businesses, Animal Boarding, Car Washes (Drive-Through, Full Service, and Self Service), Caretaker's Quarters, Check Cashing, Deferred Deposit Services, Vehicle Title Loan Facilities, and/or High-Interest Loan Establishments, Community Food Services, Drive-Through Establishments, Dry Cleaning Agencies, Fleet Service Stations, Funeral and Interment Services, Gas Stations, Institutional Housing, Marijuana Uses, Mini Storage, Pawn Shops (General and Auto-Exclusive), Plant Nurseries, Service Stations, Sexually Oriented Businesses, Smoke/Tobacco/Vape Shops, Storage/Shipping Containers, Vehicle Equipment Repair (including general automotive repair shops and body shops), Vehicle Storage (excluding temporary staging associated with approved showroom deliveries), and Wedding Chapels. (A1)
17. If restricted gaming is provided within a restaurant with bar, then 100 dining seats are required per Title 19 standards. (A1)
18. One massage establishment is permitted by right within The Cliff District. The establishment must comply with all applicable Development Code standards outlined in Section 19.9.6.X.3, except for the required 1,000-foot separation between massage establishments. In addition, the establishment must comply with all applicable requirements of Title 4 and State regulations. (A1)

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 20, 2025, in the Las Vegas Review-Journal, at which time it will become effective.

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PASSED, ADOPTED, AND APPROVED THIS 17TH DAY OF JUNE, 2025.

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 June 3, 2025, which was a Regular Meeting, and referred to a Committee of the following Councilmen:

“COUNCIL AS A WHOLE”

Thereafter on June 17, 2025, 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 17, 2025, the Ordinance was read in title and adopted by the following roll call vote:

Those voting aye:

Michelle Romero, Mayor
Councilmembers:
Carrie Cox (via teleconference)
Monica Larson
Jim Seebock
Dan H. Stewart

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

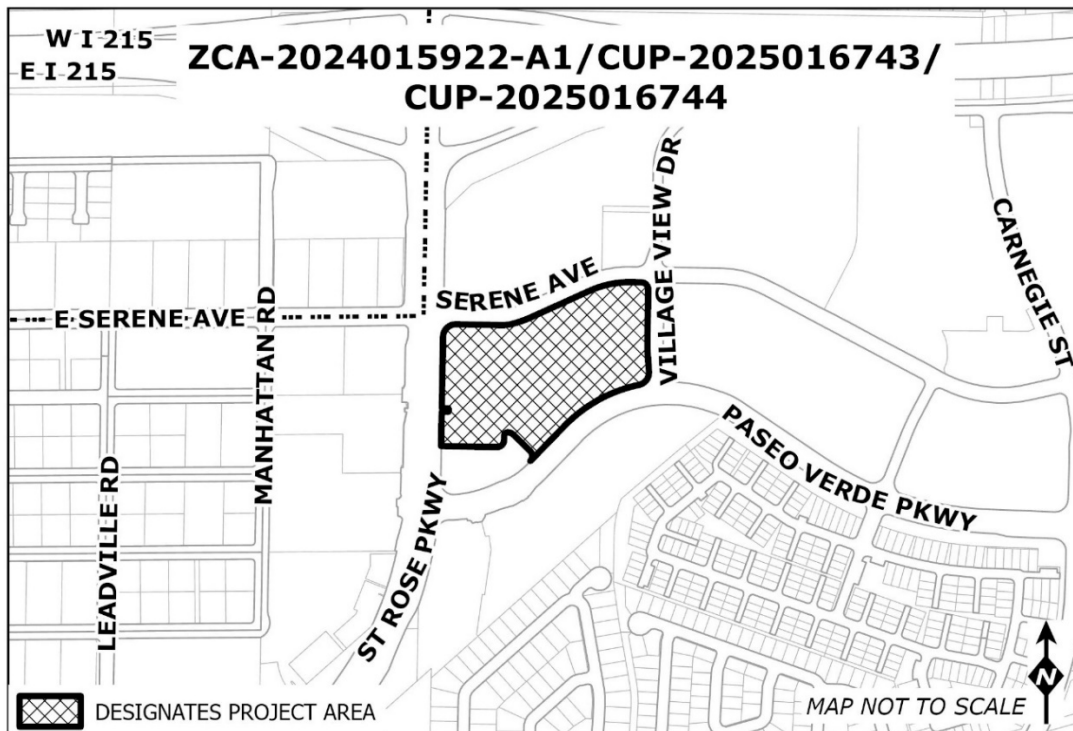
Michelle Romero, Mayor

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-2024015922-A1 - Green Valley Ranch – The Cliff



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