

ORDINANCE NO. 4111
ZCA-2011500286-A20 – RAINBOW CANYON PARCEL W-4 – UNIT 5

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 15, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D. & M., CLARK COUNTY, NEVADA, GENERALLY LOCATED NORTH OF SUNSET SHORES LANE IN THE LAKE LAS VEGAS PLANNING AREA TO AMEND THE RAINBOW CANYON MASTER PLAN TO REZONE FROM RM-10-MP-H (MEDIUM-DENSITY RESIDENTIAL WITH MASTER PLAN AND HILLSIDE OVERLAYS) TO RS-4-MP-H (LOW-DENSITY RESIDENTIAL WITH MASTER PLAN AND HILLSIDE OVERLAYS).

- WHEREAS, the City Council of the City of Henderson, Nevada, on October 7, 2025, committed to the rezoning of certain real property totaling 15.3 acres, more or less, located in a portion of Section 15, Township 21 South, Range 63 East, generally located north of Sunset Shores Lane, to amend the Rainbow Canyon Master Plan to rezone from RM-10-MP-H (Medium-Density Residential with Master Plan and Hillside Overlays) to RS-4-MP-H (Low-Density Residential with Master Plan and Hillside Overlays); 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 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.

FINDINGS OF FACT – HILLSIDE

- 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 19.8.4.F.1(e).
- 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.

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:

THAT PORTION OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA. DESCRIBED AS FOLLOWS:

LOT W4-5 AS SHOWN ON THE AMENDED PARENT FINAL MAP ON FILE IN BOOK 167, PAGE 13 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

Containing 15.3 acres, more or less, from RM-10-MP-H (Medium-Density Residential with Master Plan and Hillside Overlays) to RS-4-MP-H (Low-Density Residential with Master Plan and Hillside Overlays).

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

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)
 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. 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.
11. Applicant shall submit fire apparatus access road (fire lane) plans for Fire Department review and approval.
12. 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.
13. Projects constructed in phases shall submit a phasing plan describing the fire apparatus access roads and fire hydrant locations relevant to each phase.
14. 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.
15. Applicant shall install an approved sprinkler system in all buildings / dwelling units as required by the Hillside Ordinance. (A5)

COMMUNITY DEVELOPMENT PLANNING SERVICES CONDITIONS

16. 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.
17. 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)
18. Age-restricted community designation is approved for Parcel C2-A. (A10)
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. 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.
21. Age-restricted community designation is approved for Parcel M-5A-1. (A14)
22. 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)
23. 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)

EXISTING 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. 41-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. 37-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. 41-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. 14-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 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 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.

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PASSED, ADOPTED, AND APPROVED THIS 21ST DAY OF OCTOBER, 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 October 7, 2025, which was a Regular Meeting, and referred to a Regular Meeting.

Thereafter, at the Regular Meeting of the Henderson City Council held October 21, 2025, the Ordinance was adopted by the following roll call vote:

Those voting aye:

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

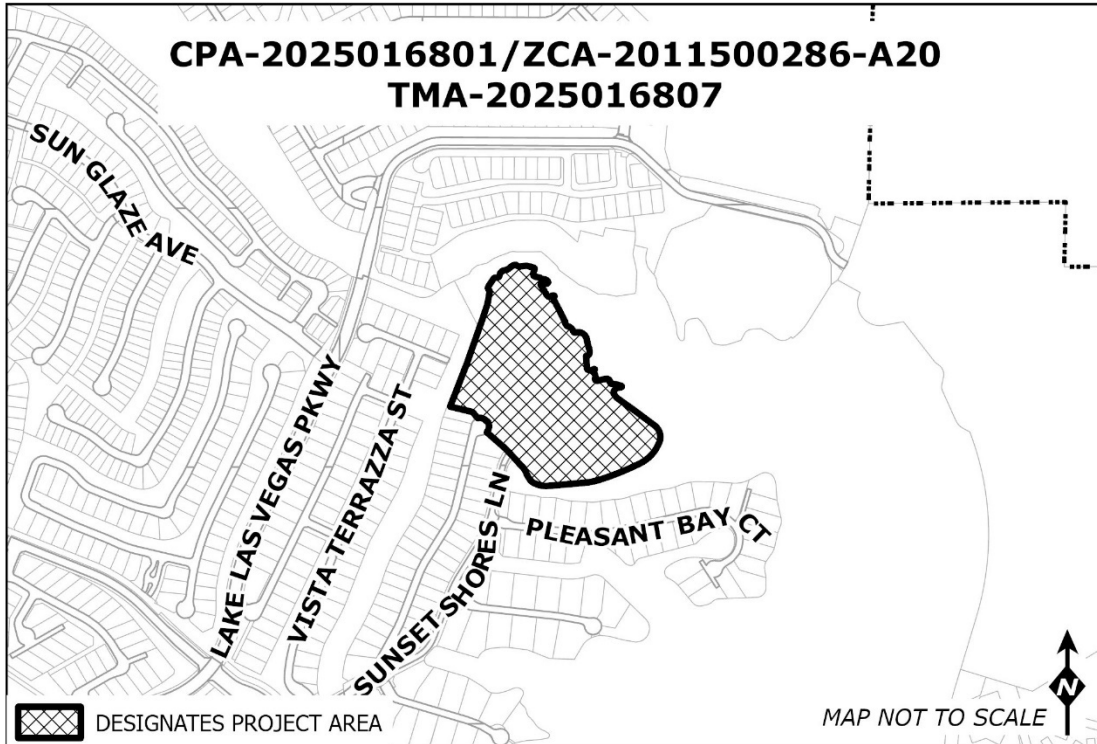
Those voting nay: None
Those abstaining: None
Those absent: None

Michelle Romero, Mayor

ATTEST:

Jose Luis Valdez, CMC, City Clerk

EXHIBIT A
ZCA-2011500286-A20 – Rainbow Canyon Parcel W-4 – Unit 5



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.