

ORDINANCE NO. 2711
(ZCO-04-670006-A2 – Astoria at Horizon Ridge and Bad Rock)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, AMENDING ORDINANCE NO. 1972, THE ZONING MAP, TO RECLASSIFY CERTAIN REAL PROPERTY WITHIN THE CITY LIMITS, DESCRIBED AS A PORTION OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B. & M. AND SECTION 30, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, GENERALLY LOCATED AT CORONADO CENTER DRIVE AND BAD ROCK CIRCLE, IN THE WESTGATE PLANNING AREA FROM RS-2 AND RS-6 (LOW-DENSITY RESIDENTIAL) TO RS-6-PUD (LOW-DENSITY RESIDENTIAL WITH PLANNED UNIT DEVELOPMENT OVERLAY); AND OTHER MATTERS RELATING THERETO.

WHEREAS, the City Council of the City of Henderson, Nevada, on March 1, 2005, committed to the rezoning, upon the fulfillment of certain conditions, of certain real property totaling 38.8 acres, more or less, located in a portion of Section 25, Township 22 South, Range 61 East and Section 30, Township 22 South, Range 62 East, generally located at Coronado Center Drive and Bad Rock Circle, in the Westgate Planning Area from RS-2 and RS-6 (Low-Density Residential) to RS-6-PUD (Low-Density Residential with Planned Unit Development Overlay) through Resolution No. 3304; and

WHEREAS, The applicant for the zone change has fulfilled all of the conditions of the Resolution within the period allotted;

THEREFORE, the City Council of the City of Henderson, Nevada, does ordain:

SECTION 1. Ordinance No. 1972 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 which are described in detail and 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 Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 25, Township 22 South, Range 61 East, M.D.M., and the Northwest Quarter of the Southwest Quarter of Section 30, Township 22 South, Range 62 East, M.D.M., City of Henderson, Clark County, Nevada, described as follows:

All that land lying within the boundaries of the subdivision known as Astoria at Horizon Ridge, a Common Interest Community as shown by map thereof on file in Book 124, page 85 of Plats, in the Office of the County Recorder, Clark County, Nevada.

Together with;

All that land lying within the boundaries of the subdivision known as Astoria at Bad Rock, A Common Interest Community as shown by map thereof on file in Book 127, page 9 of Plats, in the Office of the County Recorder, Clark County, Nevada.

containing 38.8 acres, more or less, from RS-2 and RS-6 (Low-Density Residential) to RS-6-PUD (Low-Density Residential with Planned Unit Development Overlay).

SECTION 2. If any section, subsection, paragraph, clause or provision of this Ordinance shall for any reason be held invalid or unenforceable, the invalidity or unenforceability of such section or subsection, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 3. All ordinances, or parts of ordinances, sections, subsection, 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 4. 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 Henderson Home News, a newspaper having general circulation in the City of Henderson, at least ten (10) days prior to the adoption of said Ordinance, and following approval shall be published by title (or in full if the Council by majority vote so orders) together with the names of the Councilmen voting for or against passage for at least one (1) publication before the Ordinance shall become effective. This Ordinance is scheduled for publication on April 3rd 2008 in the Henderson Home News.

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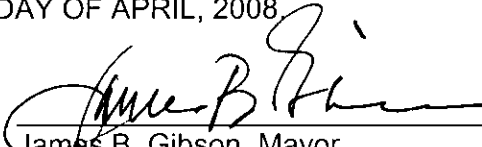
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PASSED, ADOPTED, AND APPROVED THIS 1st DAY OF APRIL, 2008.


James B. Gibson, Mayor

ATTEST:


Monica M. Simmons, CMC, City Clerk

The above and foregoing Ordinance was first proposed and read in title to the City Council on March 18, 2008, which was a Regular Meeting, and referred to a Committee of the following Councilmen:

“COUNCIL AS A WHOLE”

Thereafter on April 1, 2008, 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 April 1, 2008, the Ordinance was read in title and adopted by the following roll call vote:

Those voting aye: Mayor James B. Gibson
Councilmembers:
Jack Clark
Arthur “Andy” Hafen
Steven D. Kirk
Gerri Schroder

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


James B. Gibson, Mayor

ATTEST:


Monica M. Simmons, CMC, City Clerk

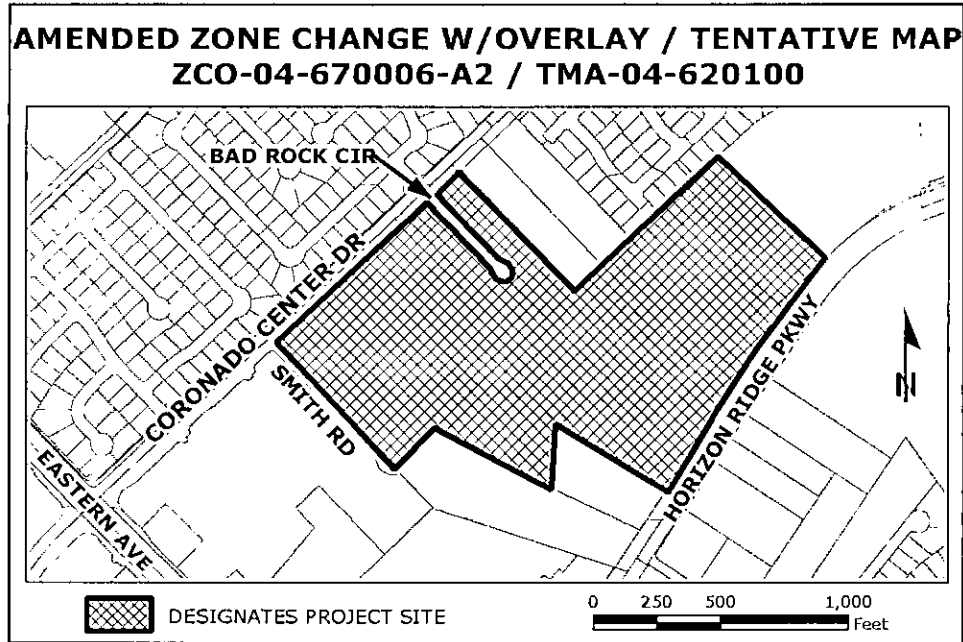


EXHIBIT A
ZCO-04-670006-A2 – Astoria at Horizon Ridge and Bad Rock

Editor's Note: Pursuant to City Charter Section 2.090(3), language to be omitted is enclosed in [bold brackets], and language proposed to be added is underscored.