

ORDINANCE NO. 2714  
(ZCO-05-670002 – Sunstate Equipment)

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 2, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, LOCATED ON ELLIOT ROAD AND NORTH OF WEST SUNSET ROAD AND SOUTH OF BOULDER HIGHWAY, IN THE MIDWAY PLANNING AREA FROM IG-RD (GENERAL INDUSTRIAL WITH REDEVELOPMENT OVERLAY) TO CC-RD-PUD (COMMUNITY COMMERCIAL WITH REDEVELOPMENT AND PLANNED UNIT DEVELOPMENT OVERLAYS); AND OTHER MATTERS RELATING THERETO.

WHEREAS, the City Council of the City of Henderson, Nevada, on May 3, 2005, committed to the rezoning, upon the fulfillment of certain conditions, of certain real property totaling 2.4 acres, more or less, located in a portion of Section 2, Township 22 South, Range 62 East, on Elliot Road and north of West Sunset Road and north of Boulder Highway from IG-RD (General Industrial with Redevelopment Overlay) to CC-RD-PUD (Community Commercial with Redevelopment and Planned Unit Development Overlays) through Resolution No. 3337; 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:

That portion of the Northeast Quarter (NE ¼) of Section 2, Township 22 South, Range 62 East, M.D.M., City of Henderson, Clark County, Nevada, described as follows:

COMMENCING at the Southeast corner of the Northeast Quarter (NE ¼) of said Section 2;

THENCE North 2°40'30" West 350.92 feet along the East line of the Northeast Quarter (NE ¼) of said Section 2 to a point on the Southwesterly right-of-way line of U.S. and State Highway Nos. 93, 95 and 466;

THENCE North 42°22'29" West 824.76 feet along the southwesterly right-of-way lines of said Highway;

THENCE South 47°37'31" West 800 feet to the THRU POINT OF BEGINNING;

THENCE continuing South 47°37'31" West 200 feet;

THENCE North 42°22'29" West 510 feet;

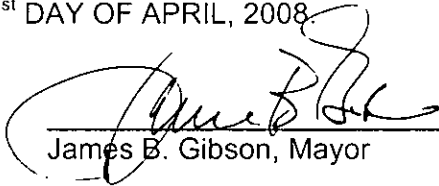
THENCE North 47°27'31" East 200 feet;

THENCE South 42°22'29" East 510 feet to the TRUE POINT OF BEGINNING.

containing 2.4 acres, more or less, from IG-RD (General Industrial with Redevelopment Overlay) to CC-RD-PUD (Community Commercial with Redevelopment and Planned Unit Development Overlays).

- 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 3<sup>rd</sup> 2008 in the Henderson Home News.

PASSED, ADOPTED, AND APPROVED THIS 1<sup>st</sup> DAY OF APRIL, 2008.

  
James B. Gibson, Mayor

ATTEST:  
  
Monica M. Simmons, CMC, City Clerk

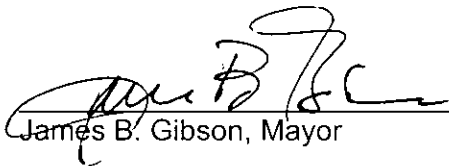
The above and foregoing Ordinance was first proposed and read in title to the City Council on March 18, 2008, which was a Regular Meeting, and referred to a Committee of the following Councilmen:

“COUNCIL AS A WHOLE”

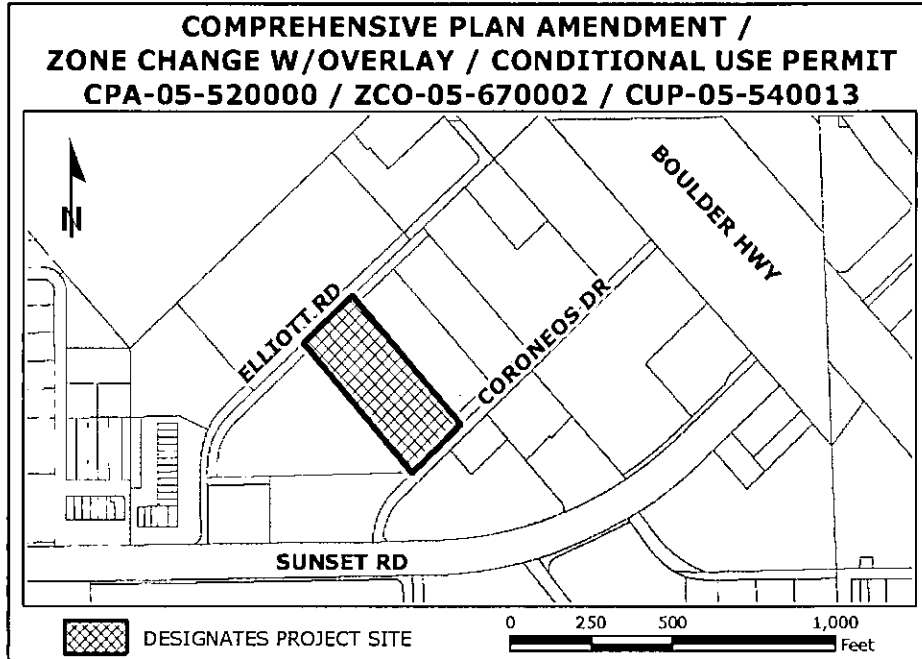
Thereafter on April 1, 2008, said Committee reported favorably on the Ordinance and forwarded it to the Regular Meeting with a do-pass recommendation. At the Regular Meeting of the Henderson City Council held April 1, 2008, the Ordinance was read in title and adopted by the following roll call vote:

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-05-670002 – Sunstate Equipment**

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.