

ORDINANCE NO. 2717  
(ZCO-05-670085 – City Crossing (aka Sage Mountain))

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 10, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, GENERALLY LOCATED WEST OF VOLUNTEER BOULEVARD AND SOUTH OF BRUNER AVENUE FROM IP (INDUSTRIAL PARK) AND IG (GENERAL INDUSTRIAL) TO CM-PUD (MIXED-USE COMMERCIAL WITH PLANNED UNIT DEVELOPMENT OVERLAY); AND OTHER MATTERS RELATING THERETO.

WHEREAS, the City Council of the City of Henderson, Nevada, on April 4, 2006, committed to the rezoning, upon the fulfillment of certain conditions, of certain real property totaling 126.0 acres, more or less, located in a portion of Section 10, Township 23 South, Range 61 East, generally located west of Volunteer Boulevard and south of Bruner Avenue from IP (Industrial Park) and IG (General Industrial) to CM-PUD (Mixed-Use Commercial with Planned Unit Development Overlay) through Resolution No. 3483; 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:

Lying within Section 3 and a portion of the North Half (N ½) of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 10, all in Township 23 South, Range 61 East, M.D.M., City of Henderson, Clark County, Nevada, described as follows:

Lot 1 of Sage Mountain Commerce Center, a Commercial Subdivision as shown by map thereof on file in Book 111, page 6 of Plats, in the Office of the County Recorder, Clark County, Nevada.

containing 126.0 acres, more or less, from IP (Industrial Park) and IG (General Industrial) to CM-PUD (Mixed-Use Commercial 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 3<sup>rd</sup> 2008 in the Henderson Home News.

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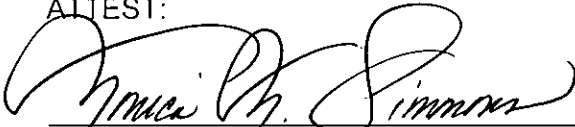
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Editor's Note: Pursuant to City Charter Section 2.090(3), language to be omitted is enclosed in [bold brackets], and language proposed to be added is underscored.

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

  
James B. Gibson, Mayor

ATTEST:

  
Monica M. Simmons, CMC, City Clerk

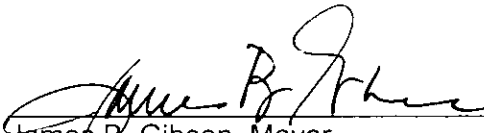
The above and foregoing Ordinance was first proposed and read in title to the City Council on March 18, 2008, which was a Regular Meeting, and referred to a Committee of the following Councilmen:

“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

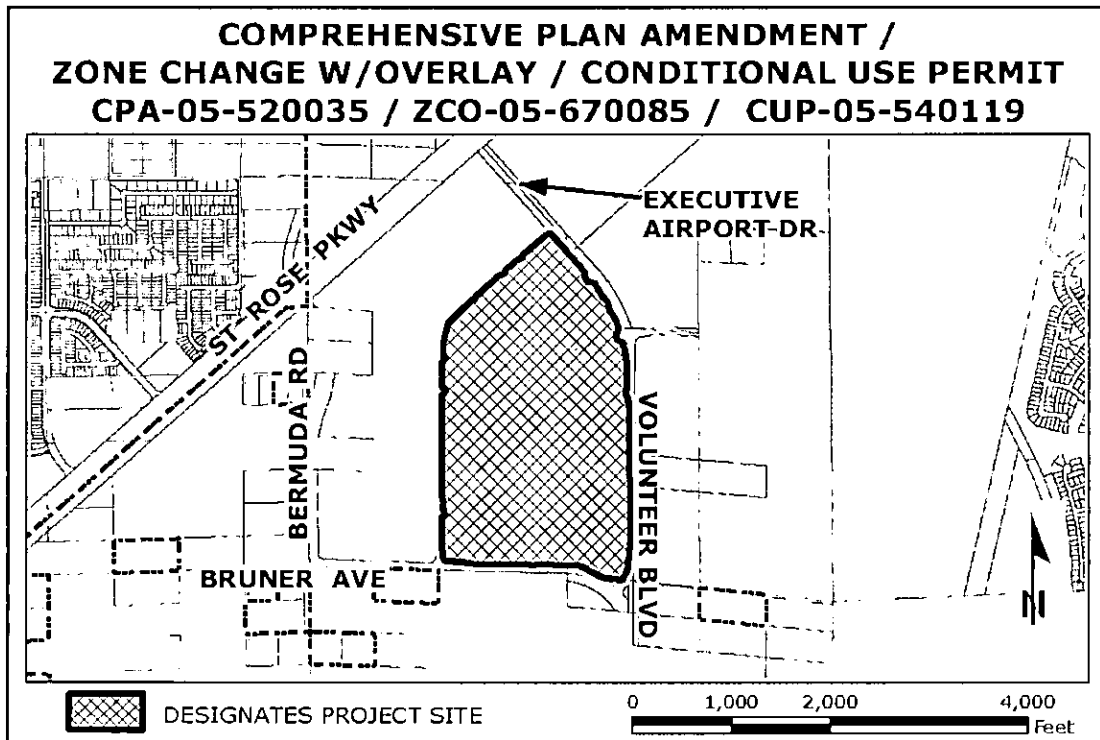
Those voting nay: None  
Those abstaining: None  
Those absent: None

  
James B. Gibson, Mayor

ATTEST:

  
Monica M. Simmons, CMC, City Clerk

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.



**EXHIBIT A  
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