

ORDINANCE NO. 3714
(ZCA-2020004783 - Diamond Bermuda Industrial Center)

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 10, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D & M., CLARK COUNTY, NEVADA, LOCATED AT THE SOUTHEAST CORNER OF BERMUDA ROAD AND DALE AVENUE, NORTH OF VOLUNTEER BOULEVARD, IN THE WEST HENDERSON PLANNING AREA TO APPLY CITY OF HENDERSON IP (INDUSTRIAL PARK) ZONING DESIGNATION TO 10.0 ACRES OF PROPERTY WITH NO ESTABLISHED ZONING.

WHEREAS, the City Council of the City of Henderson, Nevada, on August 4, 2020, committed to the rezoning of certain real property totaling 10.0 acres, more or less, located in a portion of Section 10, Township 23 South, Range 61 East, at the southeast corner of Bermuda Road and Dale Avenue, north of Volunteer Boulevard, to apply City of Henderson IP (Industrial Park) zoning designation to 10.0 acres of property with no established zoning; and

WHEREAS, Visicon Group has made application for a zone change; and

WHEREAS, the City Council finds that all of the following criteria have been met:

- a. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- b. The proposed amendment is consistent with the Comprehensive Plan and the stated purposes of Section 19.1.4.
- c. The proposed amendment will protect the health, safety, morals or general welfare of the public.
- d. The City and other service providers will be able to provide sufficient public safety, transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development.
- e. The proposed rezoning will not have significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation.
- f. The proposed amendment will not have significant adverse impacts on other property in the vicinity of the subject tract.
- g. The subject property is suitable for the proposed zoning classification.
- h. There is a need for the proposed use at the proposed location.

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:

THE NORTH HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST (SW ¼) AND THE NORTH HALF (N ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST (SW ¼) OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 61 EAST M.D.M., CLARK COUNTY, NEVADA.

Containing 10 acres, more or less, to apply City of Henderson IP (Industrial Park) zoning designation to property with no established zoning.

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

PUBLIC WORKS CONDITION

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.

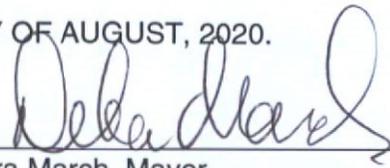
COMMUNITY DEVELOPMENT PLANNING SERVICES CONDITION

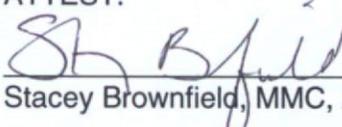
2. Approval of this application requires the applicant to comply with all Code requirements not specifically listed as a condition of approval but required by Title 19 of the Henderson Municipal Code, compliance with all plans and exhibits presented and amended as part of the final approval, and compliance with all additional items required to fulfill conditions of approval.

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.

PASSED, ADOPTED, AND APPROVED THIS 18TH DAY OF AUGUST, 2020.




Debra March, Mayor

ATTEST:

Stacey Brownfield, MMC, Asst City Clerk

The above and foregoing Ordinance was first proposed and read in title to the City Council on August 4, 2020, which was a Regular Meeting, and referred to a Committee of the following Councilmen:

“COUNCIL AS A WHOLE”

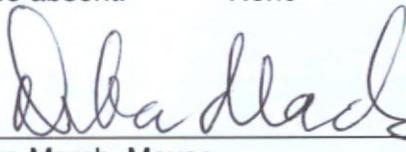
Thereafter on August 18, 2020, said Committee reported favorably on the Ordinance and forwarded it to the Regular Meeting with a do-pass recommendation. At the Regular Meeting of the Henderson City Council held August 18, 2020, the Ordinance was read in title and adopted by the following roll call vote:

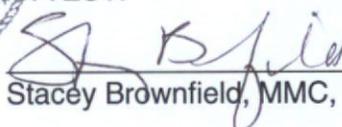
Those voting aye:

Debra March, Mayor
Councilmembers:
John F. Marz
Michelle Romero
Dan K. Shaw
Dan H. Stewart

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

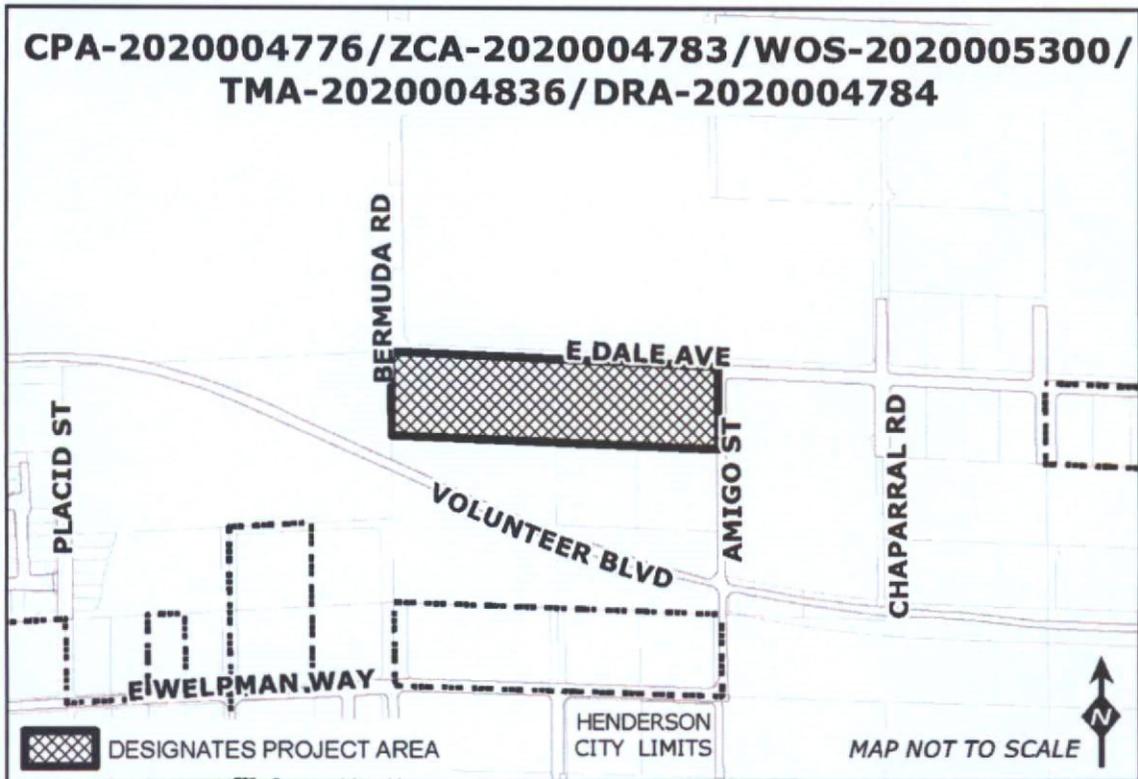



Debra March, Mayor

ATTEST:

Stacey Brownfield, MMC, Asst 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-2020004783
Diamond Bermuda Industrial Center



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