

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the City Council of the City of Henderson proposed by reading in title the following Ordinances at its Regular Meeting, held December 05, 2023, entitled:

BILL NO. 3755

ZCA-2018000276-A15 - INSPIRADA TOWN CENTER / INSPIRADA STATION

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, AMENDING THE INSPIRADA TOWN CENTER DESIGN GUIDELINES FOR THE PURPOSE OF MODIFYING VARIOUS STREET SECTIONS IN A PORTION OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY NEVADA, GENERALLY LOCATED AT VIA INSPIRADA AND BICENTENNIAL PARKWAY, WITHIN THE INSPIRADA TOWN CENTER MASTER PLAN.

BILL NO. 3756

DEV-2023012046 - INSPIRADA STATION

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, APPROVING AND ADOPTING THAT CERTAIN DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HENDERSON AND NP INSPIRADA LLC FOR A RESORT HOTEL WITH NONRESTRICTED GAMING ON APPROXIMATELY 49 ACRES GENERALLY LOCATED NORTHWEST OF VIA INSPIRADA AND BICENTENNIAL PARKWAY, IN THE WEST HENDERSON PLANNING AREA.

BILL NO. 3757

DEV-2023012599 - STANDARD DEVELOPMENT AGREEMENT - INSPIRADA STATION

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, APPROVING AND ADOPTING THAT CERTAIN STANDARD DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HENDERSON AND NP INSPIRADA LLC, ON APPROXIMATELY 48 ACRES GENERALLY LOCATED AT THE NORTHWEST CORNER OF VIA INSPIRADA AND BICENTENNIAL PARKWAY, IN THE WEST HENDERSON PLANNING AREA.

BILL NO. 3758

CA-2023013328 - TRANSWEST EXPRESS TRANSMISSION PROJECT

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 13, TOWNSHIP 23 SOUTH, RANGE 62 EAST AND PORTIONS OF SECTIONS 3, 4, 8, 9, 10, 17 AND 18, TOWNSHIP 23 SOUTH, RANGE 63 EAST, M.D. & M., CLARK COUNTY, NEVADA, GENERALLY LOCATED SOUTHWEST OF INTERSTATE 1-515, APPROXIMATELY 2,600 FEET SOUTH OF PARADISE HILLS DRIVE TO APPLY CITY OF HENDERSON PS (PUBLIC/SEMIPUBLIC) ZONING DESIGNATION TO RECENTLY ANNEXED PROPERTY WITH NO ESTABLISHED ZONING DESIGNATION.

BILL NO. 3759  
ZCA-2006660051-A2 - MONUMENT @ CALICO RIDGE

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 33, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D. & M., CLARK COUNTY, NEVADA, ON 5.1 ACRES LOCATED ON LAKE MEAD PARKWAY SOUTHEAST OF KEOKUCK STREET APPROXIMATELY 530 FEET EAST OF DE MARCO DRIVE, IN THE CALICO RIDGE PLANNING AREA TO AMEND A ZONE CHANGE/PLANNED UNIT DEVELOPMENT TO ADD A MASTER PLAN OVERLAY, REZONING FROM CC-PUD (COMMUNITY COMMERCIAL WITH PLANNED UNIT DEVELOPMENT OVERLAY) AND CN-PUD (NEIGHBORHOOD COMMERCIAL WITH PLANNED UNIT DEVELOPMENT OVERLAY) TO CC-PUD-MP (COMMUNITY COMMERCIAL WITH PLANNED UNIT DEVELOPMENT AND MASTER PLAN OVERLAYS) AND CN-PUD-MP (NEIGHBORHOOD COMMERCIAL WITH PLANNED UNIT DEVELOPMENT AND MASTER PLAN OVERLAYS), ALLOW SEVERAL CC ZONING USES IN THE CN ZONING DISTRICT, AND REQUEST WAIVERS FROM THE DEVELOPMENT CODE TO: (D) REDUCE THE MINIMUM SIZE OF A MASTER PLAN OVERLAY FROM 50 ACRES TO 5.1 ACRES, (E) WAIVE SEPARATION REQUIREMENTS FOR A TAVERN, RESTAURANT, AND RESTAURANTS WITH BAR USES TO A RELIGIOUS ASSEMBLY, AND (F) WAIVE THE 2000-FOOT MINIMUM TAVERN-TO-TAVERN SEPARATION BETWEEN AN EXISTING AND A PROPOSED TAVERN.

BILL NO. 3760  
ZCA-2007660030-A1 - MONUMENT @ CALICO RIDGE

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 33, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D. & M., CLARK COUNTY, NEVADA, ON 5.1 ACRES LOCATED ON LAKE MEAD PARKWAY SOUTHEAST OF KEOKUCK STREET APPROXIMATELY 530 FEET EAST OF DE MARCO DRIVE, IN THE CALICO RIDGE PLANNING AREA, TO AMEND A ZONE CHANGE TO DELETE CONDITIONS OF APPROVAL TO: 1) REMOVE THE RESTRICTIONS TO THE DRIVE THROUGH PAD SITE LIMITING THE DRIVE THROUGH TO A COFFEE SHOP ONLY, 2) REMOVE THE CONDITION RESTRICTING THE USES TO CN USES ONLY, AND 3) REMOVE CONDITION LIMITING THE HOURS OF OPERATION OF THE DRIVE-THROUGH USE.

BILL NO. 3761  
ZCA-2023012603 - HORIZON RIDGE AND WESTRIDGE SINGLE-FAMILY RESIDENTIAL

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 22, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D. & M., CLARK COUNTY, NEVADA, GENERALLY LOCATED ON THE SOUTHEAST CORNER OF HORIZON RIDGE PARKWAY AND WESTRIDGE DRIVE, IN THE MCCULLOUGH HILLS PLANNING AREA, FROM RS-2 (LOW-DENSITY RESIDENTIAL) TO RS-6 (LOW-DENSITY RESIDENTIAL).

BILL NO. 3762  
ZCA-2009660005-A4 - GREEN VALLEY BUSINESS PARK (WATER FX)

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 32, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D. & M., CLARK COUNTY, NEVADA, LOCATED AT 740 NORTH VALLE VERDE DRIVE, IN THE GREEN VALLEY NORTH PLANNING AREA FROM OPEN SPACE TO OFFICE INDUSTRIAL.

BILL NO. 3763  
ZOA-2023013721 - AMENDING CHAPTER 19.8.3 - GAMING ENTERPRISE OVERLAY DISTRICT

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, TO AMEND TITLE 19 OF THE HENDERSON MUNICIPAL CODE – HENDERSON DEVELOPMENT CODE - BY AMENDING CHAPTER 19.8.3 TO MAKE CHANGES TO THE GAMING ENTERPRISE OVERLAY DISTRICT STANDARDS.

These Ordinances have been referred to a Committee of the Council as a Whole for study and recommendation and a copy of said Ordinances has been filed with the City Clerk for general public scrutiny. The Committee Meeting to provide Council and the public the opportunity to discuss these Bills, will be held December 19, 2023, at 3:45 p.m. The Council will consider these Ordinances for adoption at the Regular Meeting of the City Council on December 19, 2023; and in any case will adopt or reject these Ordinances within 30 days after the date of publication.

DATED December 05, 2023, and published December 08, 2023, in the Las Vegas Review-Journal.

/s/ Jose Luis Valdez

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Jose Luis Valdez, CMC  
City Clerk