

ORDINANCE NO. 2730
(ZCO-01-670019-A5 – Black Mountain Industrial Center - Northgate)

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 SECTIONS 1 AND 12, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, LOCATED AT THE NORTHEAST CORNER OF WARM SPRINGS ROAD AND BURNS ROAD FROM M-1 (LIGHT MANUFACTURING – CLARK COUNTY ZONING) TO IG-MP (GENERAL INDUSTRIAL WITH MASTER PLAN OVERLAY); AND OTHER MATTERS RELATING THERETO.

WHEREAS, the City Council of the City of Henderson, Nevada, on February 6, 2007, committed to the rezoning, upon the fulfillment of certain conditions, of certain real property totaling 88.0 acres, more or less, located in a portion of Sections 1 and 12, Township 22 South, Range 62 East, at the northeast corner of Warm Springs Road and Burns Road from M-1 (Light Manufacturing – Clark County Zoning) District to IG-MP (General Industrial with Master Plan Overlay) District through Resolution No. 3607; 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:

A portion of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 1 and a portion of the North Half (N $\frac{1}{2}$) of Section 12, Township 22 South, Range 62 East, M.D.M., City of Henderson, Clark County, Nevada, described as follows:

Lots 1, 2 and 3 of the commercial subdivision known as North Gate as shown by map thereof on file in Book 139 of Plats, page 11, in the Office of the County Recorder, Clark County, Nevada.

containing 88.0 acres, more or less, from M-1 (Light Manufacturing – Clark County Zoning) District to IG-MP (General Industrial with Master Plan 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 June 19th 2008 in the Henderson Home News.

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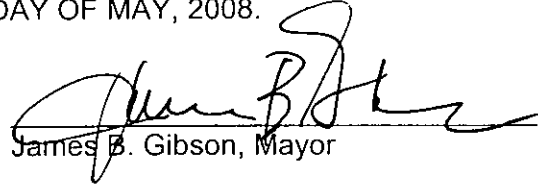
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PASSED, ADOPTED, AND APPROVED THIS 6th DAY OF MAY, 2008.


James B. Gibson, Mayor

ATTEST:


Monica M. Simmons, CMC, City Clerk

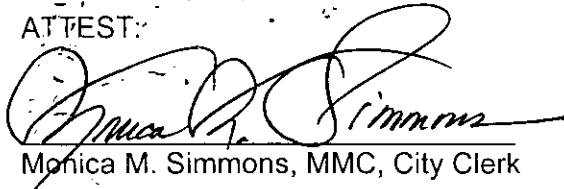
The above and foregoing Ordinance was first proposed and read in title to the City Council on June 3, 2008, which was a Regular Meeting, and referred to a Committee of the following Councilmen:

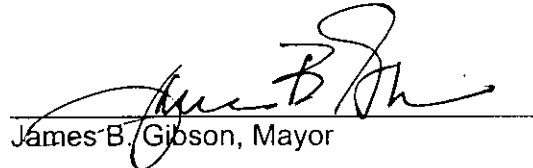
“COUNCIL AS A WHOLE”

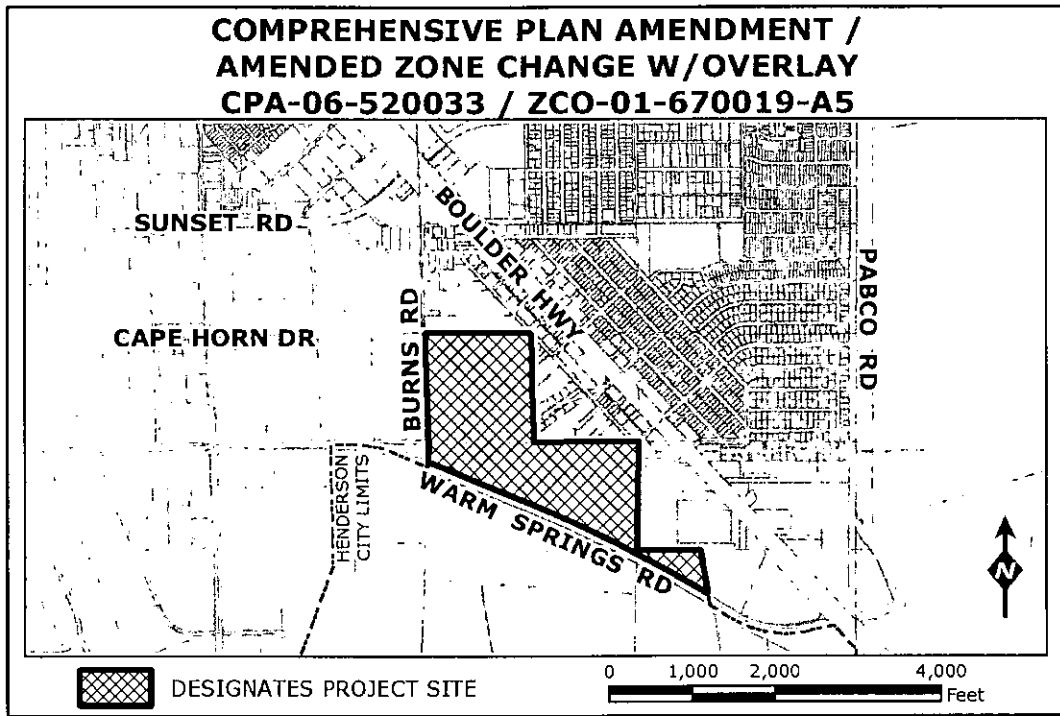
Thereafter on June 17, 2008, said Committee reported favorably on the Ordinance and forwarded it to the Regular Meeting with a do-pass recommendation. At the Regular Meeting of the Henderson City Council held June 17, 2008, the Ordinance was read in title and adopted by the following roll call vote:

Those voting aye:	Mayor James B. Gibson Councilmembers: Arthur “Andy” Hafen Gerri Schroder
Those voting nay:	None
Those abstaining:	None
Those absent:	Councilmember Jack Clark Councilmember Steven D. Kirk

ATTEST:


Monica M. Simmons, MMC, City Clerk


James B. Gibson, Mayor



**EXHIBIT A
BLACK MOUNTAIN INDUSTRIAL CENTER – NORTH GATE**

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.