

ORDINANCE NO. 3359  
(ZCA-10-660012-A7 – Gibson Business Park/CCSD Facilities Service 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 15, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D. & M., CLARK COUNTY, NEVADA, LOCATED SOUTH OF THE INTERSECTION OF AMERICAN PACIFIC DRIVE AND GALLAGHER CREST ROAD (1180 MILITARY TRIBUTE PLACE), IN THE GIBSON SPRINGS PLANNING AREA, TO AMEND A ZONE CHANGE/MASTER PLAN TO REVISE THE GIBSON BUSINESS PARK DESIGN STANDARDS TO AMEND A WAIVER TO INCREASE THE PERCENTAGE OF ALLOWABLE OFFICE USE FROM 15 PERCENT TO 60 PERCENT FOR A BUILDING THAT EXCEEDS 100,000 SQUARE FEET, AND MATTERS PROPERLY RELATING THERETO.

WHEREAS, the City Council of the City of Henderson, Nevada, on August 16, 2016, committed to the rezoning of certain real property totaling 18.8 acres, more or less, located in a portion of Section 15, Township 22 South, Range 62 East, located south of the intersection of American Pacific Drive and Gallagher Crest Road (1180 Military Tribute Place) to amend a zone change/master plan to revise the Gibson Business Park Design Standards to amend a waiver to increase the percentage of allowable office use from 15 percent to 60 percent for a building that exceeds 100,000 square feet; and

WHEREAS, Clark County School District has made application for a zone change; and

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

- a. The proposal is consistent with the Comprehensive Plan.
- b. The planned development addresses a unique situation, confers a substantial benefit to the city, or incorporates creative site design such that it achieves the purposes of this Code and represents an improvement in quality over what could have been accomplished through strict application of the otherwise applicable district or development standards. Such improvements in quality may include, but are not limited to: improvements in open space provision and access; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; or increased choice of living and housing environments.
- c. The planned development complies with the applicable standards of Section 19.4.4, Master Plan Development Overlay, or Section 19.4.5, Planned Unit Development Overlay.
- d. The proposal mitigates any potential significant adverse impacts to the maximum practical extent.
- e. Sufficient public safety, transportation, and utility facilities and services are available to serve the subject property, while maintaining sufficient levels of service to existing development.

- f. The same development could not be accomplished through the use of other techniques, such as rezonings, variances or administrative adjustments; and

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:

PARCEL I:

BEING A PORTION OF LOT 2, OF GIBSON BUSINESS PARK III (A COMMERCIAL SUBDIVISION) IN THE CITY OF HENDERSON, COUNTY OF CLARK, STATE OF NEVADA, AS PER MAP RECORDED IN BOOK 56, PAGE 36 OF PLATS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SITUATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15, SAID POINT ALSO BEING A POINT ON THE CENTERLINE OF STEPHANIE STREET AND AMERICAN PACIFIC DRIVE;

THENCE ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER (NW 1/4), SAID LINE ALSO BEING THE CENTERLINE OF SAID AMERICAN PACIFIC DRIVE, NORTH 89°26'45" EAST, 1694.55 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 2, SAID LINE ALSO BEING THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 1 PER BOOK 43, PAGE 45 OF PLATS;

THENCE ALONG SAID PROLONGATION AND SAID WESTERLY AND EASTERLY LINE, SOUTH 00°33'15" EAST, 1215.17 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID LINE NORTH 89°26'45" EAST, 289.07 FEET TO A POINT ON A CURVE TO WHICH A RADIAL LINE BEARS NORTH 73°13'56" WEST, SAID POINT BEING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF CENTER POINT DRIVE AS PER DEED TO THE CITY OF HENDERSON RECORDED OCTOBER 11, 1995, IN BOOK 951011, INSTRUMENT NO. 01181, OFFICIAL RECORDS;

THENCE ALONG SAID RIGHT OF WAY LINE, SOUTHWESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 680.00 FEET, THROUGH A CENTRAL ANGLE OF 01°25'29", AN ARC DISTANCE OF 16.91 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS, NORTH 74°39'25" WEST;

THENCE SOUTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 14.50 FEET, THROUGH A CENTRAL ANGLE OF 40°26'19", AN ARC DISTANCE OF 10.23 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS, SOUTH 34°13'06" EAST;

THENCE SOUTHEASTERLY AND NORTHWESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 45.50 FEET, THROUGH A CENTRAL ANGLE OF 264°11'31", AN ARC DISTANCE OF 209.80 FEET TO THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND AS SHOWN PER MAP RECORDED IN FILE 83, PAGE 20 OF SURVEYS, A RADIAL LINE TO SAID POINT BEARS NORTH 61°35'23" EAST;

THENCE ALONG SAID LINE, SOUTH 67°49'55" EAST, 316.57 FEET;

THENCE NORTH 60°51'58" EAST, 16.22 FEET TO THE CERTAIN SOUTHWESTERLY LINE OF LOT 1 PER FILE 53, PAGE 98 OF PARCEL MAPS DESCRIBED AS SOUTH 29°08'02" EAST, 524.67 FEET, SAID POINT BEING SOUTH 29°08'02" EAST, 22.82 FEET FROM THE NORTHWESTERLY TERMINUS OF SAID SOUTHWESTERLY LINE;

THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 29°08'02" EAST, 94.47 FEET TO THE NORTHWESTERLY LINE OF LOT 2 PER SAID FILE 53, PAGE 98 OF PARCEL MAPS;

THENCE ALONG SAID LINE, SOUTH 25°52'02" WEST, 508.36 FEET TO THE SOUTHERLY LINE OF SAID LOT 2 PER BOOK 56, PAGE 36 OF PLATS, SAID LINE ALSO BEING THE NORTHEASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, BEING 200.00 FEET WIDE AS SHOWN PER FILE 53, PAGE 98 OF PARCEL MAPS;

THENCE ALONG SAID LINE, NORTH 64°06'58" WEST, 639.30 FEET TO THAT CERTAIN WESTERLY LINE OF SAID LOT 2 PER BOOK 56, PAGE 36 OF PLATS DESCRIBED AS "NORTH 25°53'02" EAST, 232.60 FEET", SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 1 PER BOOK 43, PAGE 45 OF PLATS;

THENCE ALONG SAID LINE, NORTH 25°53'02" EAST, 232.60 FEET;

THENCE NORTH 00°33'15" WEST, 200.67 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT DEED RECORDED NOVEMBER 22, 1999, IN BOOK 991122 AS DOCUMENT NO. 01224, OFFICIAL RECORDS.

EXCEPTING THEREFROM A PORTION OF LOT 2, OF GIBSON BUSINESS PARK III (A COMMERCIAL SUBDIVISION) IN THE CITY OF HENDERSON, COUNTY OF CLARK, STATE OF NEVADA, AS PER MAP RECORDED IN BOOK 56, PAGE 36 OF PLATS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SITUATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;

THENCE NORTH 89°26'45" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) A DISTANCE OF 1694.55 FEET;

THENCE SOUTH 00°33'15" EAST A DISTANCE OF 1215.17 FEET TO THE NORTHERLY LINE OF A PARCEL SHOWN OF RECORD OF SURVEY, FILE 88 PAGE 39;

THENCE NORTH 89°26'45" EAST A DISTANCE OF 289.07 FEET;

THENCE SOUTH 53°46'07" EAST A DISTANCE OF 68.31 FEET TO THE EASTERLY RIGHT OF WAY CENTER POINT DRIVE, ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 67°49'55" EAST ALONG A COMMON LINE BETWEEN RECORD OF SURVEYS FILE 83 PAGE 20 AND FILE 88 PAGE 39, A DISTANCE OF 287.33 FEET;

THENCE SOUTH 60°51'58" WEST A DISTANCE OF 23.97 FEET;

THENCE NORTH 67°49'55" WEST A DISTANCE OF 111.67 FEET;

THENCE NORTH 61 °11 '27" WEST A DISTANCE OF 161.76 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT DEED RECORDED APRIL 15, 2002, IN BOOK 20020415 AS DOCUMENT NO. 02183, OFFICIAL RECORDS.

PARCEL II:

BEING A PORTION OF LOT 2, OF GIBSON BUSINESS PARK III (A COMMERCIAL SUBDIVISION) IN THE CITY OF HENDERSON, COUNTY OF CLARK, STATE OF NEVADA, AS PER MAP RECORDED IN BOOK 56, PAGE 36 OF PLATS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SITUATED IN THE NORTHWESTQUARTER (NW 1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;

THENCE NORTH 89°26'45" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) A DISTANCE OF 1694.55 FEET;

THENCE SOUTH 00°33'15" EAST A DISTANCE OF 1215.17 FEET TO THE NORTHERLY LINE OF A PARCEL SHOWN OF RECORD OF SURVEY, FILE 88 PAGE 39;

THENCE NORTH 89°26'45" EAST A DISTANCE OF 289.07 FEET;

THENCE SOUTH 53°46'07" EAST A DISTANCE OF 68.31 FEET TO THE EASTERLY RIGHT OF WAY OF CENTER POINT DRIVE;

THENCE SOUTH 67°49'55" EAST ALONG A COMMON LINE BETWEEN RECORD OF SURVEYS, FILE 83 PAGE 20 AND FILE 88 PAGE 39, A DISTANCE OF 287.33 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 60°51'58" EAST ALONG THE PROLONGATION OF THE SOUTHERLY LINE OF SAID RECORD OF SURVEY, FILE 83 PAGE 20 OF LOT 8 A DISTANCE OF 34.50 FEET TO THE NORTHWESTERLY CORNER OF LOT 1, FILE 53 PAGE 98 OF PARCEL MAPS;

THENCE SOUTH 29°08'02" EAST ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 22.82 FEET;

THENCE SOUTH 60°51'58" WEST A DISTANCE OF 16.22 FEET;

THENCE NORTH 67°49'55" WEST A DISTANCE OF 29.24 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT DEED RECORDED APRIL 15, 2002, IN BOOK 20020415 AS DOCUMENT NO. 02184, OFFICIAL RECORDS.

PARCEL III:

THAT PORTION OF THE NORTH HALF (N 1/2) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOTS ONE (1) AND TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 53 OF PARCEL MAPS, PAGE 98, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND BY CERTIFICATES OF AMENDMENT RECORDED AUGUST 24, 1989, IN BOOK 890824 AS DOCUMENT NO. 00603 AND DECEMBER 26, 1989, IN BOOK 891226 AS DOCUMENT NO. 00541.

PARCEL A:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES OVER THOSE PORTIONS OF LOTS 3 AND 4 LYING WITHIN THE PRIVATE DRIVE AS SHOWN ON SAID PARCEL MAP.

PARCEL IV:

BEING A PORTION OF LOT THREE (3), OF GIBSON BUSINESS PARK III AS SHOWN BY A MAP IN THE OFFICE OF THE CLARK COUNTY NEVADA RECORDER IN BOOK 56, PAGE 36 OF PLATS, AND AMENDED BY AMENDED PLAT IN BOOK 76, PAGE 51 AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED OCTOBER 22, 1996, IN BOOK 961022 OF OFFICIAL RECORDS AS DOCUMENT NO. 01605, CLARK COUNTY, NEVADA RECORDS AND SITUATED IN THE NORTH HALF (N 1/2) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN FILE 53, PAGE 98 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT ONE (1), NORTH 60°51'58" EAST, 15.61 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT ONE (1), NORTH 60°51'58" EAST, 214.73 FEET TO AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID LOT ONE (1);

THENCE ALONG THE EASTERLY LINE OF SAID LOT ONE (1), NORTH 15°51'58" EAST, 182.43 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF SAID LOT ONE (1);

THENCE DEPARTING SAID EASTERLY LINE, SOUTH 29°08'02" EAST, 7.07 FEET TO A POINT BEING 5.00 FEET (MEASURED AT RIGHT ANGLES) EASTERLY OF SAID EASTERLY LINE;

THENCE PARALLEL WITH SAID EASTERLY LINE, SOUTH 15°51' 58" WEST, 22.28 FEET;

THENCE SOUTH 74°08'02" EAST, 3.00 FEET TO A POINT BEING 8.00 FEET (MEASURED AT RIGHT ANGLES) EASTERLY OF SAID EASTERLY LINE;

THENCE PARALLEL WITH SAID EASTERLY LINE, SOUTH 15°51'58" WEST, 8.00 FEET;

THENCE NORTH 74°08'02" WEST, 3.00 FEET TO A POINT BEING 5.00 FEET (MEASURED AT RIGHT ANGLES) EASTERLY OF SAID EASTERLY LINE;

THENCE PARALLEL WITH SAID EASTERLY LINE, SOUTH 15°51'58" WEST, 120.67 FEET;

THENCE SOUTH 01 °44'44" EAST, 83.56 FEET TO A POINT BEING 59.00 FEET (MEASURED AT RIGHT ANGLES) SOUTHERLY OF THE AFOREMENTIONED SOUTHERLY LINE OF LOT ONE (1);

THENCE PARALLEL WITH SAID SOUTHERLY LINE SOUTH 60°51'58" WEST, 150.23 FEET;

THENCE NORTH 68°27'17" WEST, 76.27 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 22, 1999, IN BOOK 991122 OF OFFICIAL RECORDS, CLARK COUNTY NEVADA RECORDS, AS DOCUMENT NO. 01225.

Containing 18.8 acres, more or less, to amend a zone change/master plan to revise the Gibson Business Park Design Standards to amend a waiver to increase the percentage of allowable office use from 15 percent to 60 percent for a building that exceeds 100,000 square feet.

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

#### PUBLIC WORKS CONDITIONS

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.
2. Applicant shall submit a traffic analysis to address traffic concerns and to determine the proportionate share of this development's local participation in the cost of traffic signals and/or intersection improvements and dedicate any necessary right-of-way.

#### UTILITY SERVICES CONDITION

3. A building remodel permit may be required. If additional fixtures are added in conjunction with the remodel permit, additional utility fees will be assessed. (Added A7)

#### BUILDING AND FIRE SAFETY CONDITIONS

The authority for enforcing the International Fire Code is NRS 477.030 and Ordinance Numbers 2649 and 2738 as adopted by the City of Henderson. Building and Fire Safety approval is based upon review of the civil improvement or building drawings, not planning documents.

4. Applicant shall submit plans for review and approval prior to installing any gate, speed humps (speed bumps not permitted), and any other fire apparatus access roadway obstructions.
5. Applicant shall submit fire apparatus access road (fire lane) plans for Fire Department review and approval.

6. Applicant shall submit utility plans containing fire hydrant locations. Fire Department approval is based upon the review of the civil improvement drawings, not planning documents. Fire hydrants shall be installed and operational prior to starting construction or moving combustibles on site.
7. Applicant shall provide secondary access as approved by Public Works and the Fire Department.
8. Applicant shall provide a minimum turning radius of 52 feet outside and 28 feet inside for all portions of the fire apparatus access road (fire lane). This radius shall be shown graphically and the dimensions noted on the drawings.

#### COMMUNITY DEVELOPMENT PLANNING SERVICES CONDITIONS

9. 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.
10. Applicant shall comply with all conditions of approval for Z-28-94, Z-1-99, and ZCA-10-660012 and any amendments thereafter.
11. All minor automotive maintenance shall be performed indoors. Storage of vehicles for maintenance must be behind the existing block wall, as shown on the site plan.
12. Approval of this zone change application to amend the Master Plan Overlay zoning effectively amends the master plan design guidelines to allow a tavern as a conditional use at APN 178-15-111-013, Building C only. The tavern and restricted gaming shall comply with Title 4 and Title 19 use standards, including the minimum separation requirements to other taverns and protected uses. (A6)

#### WAIVERS

- a. Retail sales shall be permitted as primary use on a site having a freestanding structure containing a minimum gross floor area of 25,000 square feet. Retail sales as a primary use shall be limited to a maximum of two users, and any single user shall contain a minimum of 10,000 square feet. Retail sales shall be permitted as a secondary use, not to exceed 15 percent of the gross floor area of the structure. The intent of this waiver is not to allow for shopping centers, but rather to allow for retail sales in conjunction with a manufacturing or warehousing operation. (Original)

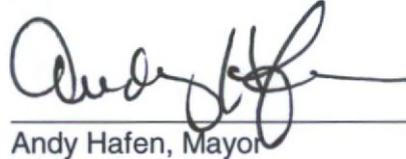
- b. Business or professional offices shall be permitted as a primary or secondary use within a structure containing less than 25,000 square feet. Business or professional offices shall be permitted as a secondary use in a structure containing between 25,001 square feet and 100,000 square feet, not to exceed 33 percent of the structure. Business and professional offices shall be permitted as secondary use in a structure containing more than 100,001 square feet, not to exceed 15 percent of the structure (Original).  
Business or professional offices shall be permitted as a primary or secondary use at 1111 Mary Crest Road not to exceed 50 percent of the structure. (A1)  
Business or professional offices shall be permitted as a secondary use at the CCSD Facilities Service Center at 1180 Military Tribute Place, not to exceed 60 percent of the structure. (A7)
- c. In addition to those uses permitted within the IG (General Industrial) District, those specific uses as outlined in Attachment 1 shall be permitted (Original).
- d. Allow ambulance service as a permitted use on APN 178-15-611-014 (A5).

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.

SECTION 4. All ordinances, or parts of ordinances, sections, subsections, 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 5. 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 Review Journal, 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 September 9, 2016, in the Review Journal.

PASSED, ADOPTED, AND APPROVED THIS 6<sup>TH</sup> DAY OF SEPTEMBER, 2016.



Andy Hafen, Mayor

ATTEST:



Sabrina Mercadante, MMC, City Clerk

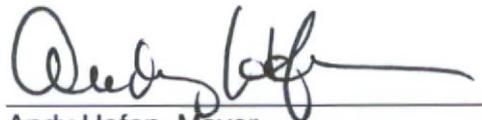
The above and foregoing Ordinance was first proposed and read in title to the City Council on August 16, 2016, which was a Regular Meeting, and referred to a Committee of the following Councilmen:

“COUNCIL AS A WHOLE”

Thereafter on September 6, 2016, 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 September 6, 2016, the Ordinance was read in title and adopted by the following roll call vote:

Those voting aye: Andy Hafen, Mayor  
Councilmembers:  
Debra March  
John F. Marz  
Gerri Schroder

Those voting nay: None  
Those abstaining: None  
Those absent: Sam Bateman



Andy Hafen, Mayor

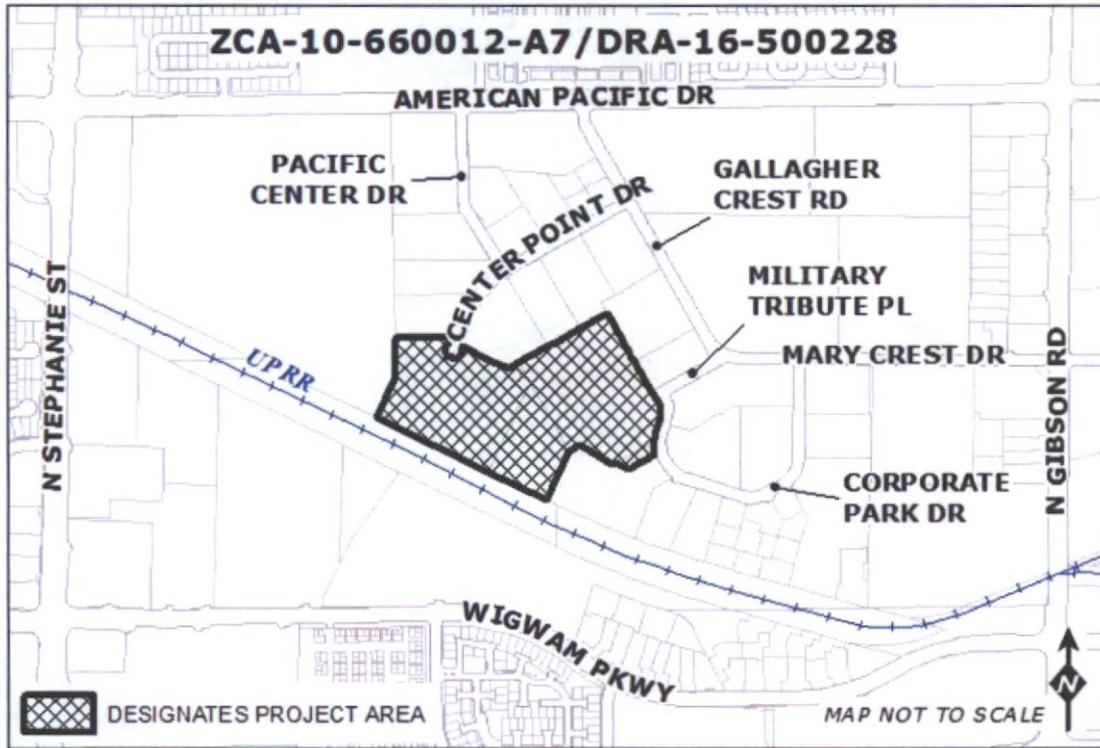
ATTEST:



Sabrina Mercadante, MMC, City Clerk

EXHIBIT A

ZCA-10-660012-A7 – Gibson Business Park



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.