

ORDINANCE NO. 3367
(ZCA-16-500283-A6 – Reflection Bay Golf Course)

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 21 SOUTH, RANGE 63 EAST, M.D. & M., CLARK COUNTY, NEVADA, GENERALLY LOCATED WEST OF MONTELAGO BOULEVARD AND PORTA VITA BELLA, IN THE LAKE LAS VEGAS PLANNING AREA, FROM RM-16-G-MP (MEDIUM-DENSITY RESIDENTIAL WITH GAMING ENTERPRISE AND MASTER PLAN OVERLAYS) TO PS-G-MP (PUBLIC/SEMIPUBLIC WITH GAMING ENTERPRISE AND MASTER PLAN OVERLAYS) ON 1.4 ACRES, AND FROM AND PS-G-MP (PUBLIC/SEMIPUBLIC WITH GAMING ENTERPRISE AND MASTER PLAN OVERLAYS) TO RS-6-G-MP ON 1.6 ACRES AND ADDING WAIVER FOR LOT WIDTH ON 22.8 ACRES.

WHEREAS, the City Council of the City of Henderson, Nevada, on October 4, 2016, committed to the rezoning of certain real property totaling 24.2 acres, more or less, located in a portion of Section 22, Township 21 South, Range 63 East, generally located west of Montelago Boulevard and Porta Vita Bella from RM-16-G-MP (Medium-Density Residential with Gaming Enterprise and Master Plan Overlays) to PS-G-MP (Public/Semipublic with Gaming Enterprise and Master Plan Overlays) on 1.4 acres, and from and PS-G-MP (Public/Semipublic with Gaming Enterprise and Master Plan Overlays) to RS-6-G-MP on 1.6 acres and adding waiver for lot width on 22.8 acres; and

WHEREAS, Raintree Investments LLC 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.

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:

THAT PORTION OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF THE BOUNDARY OF "LAKE LAS VEGAS PARCEL 6N-3-A (TRAMONTO CONDOMINIUMS)" AS SHOWN BY MAP THEREOF IN BOOK 104, PAGE 29 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MONTELAGO BOULEVARD;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID MONTELAGO BOULEVARD, THE FOLLOWING TWO (2) COURSES:

- 1) THENCE SOUTH 00°00'00" EAST, 337.53 FEET;
- 2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 224.50 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 33°32'37", AN ARC LENGTH OF 131.43 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 56°27'23" EAST;

THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID MONTELAGO BOULEVARD, FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 56°27'23" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 28.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 111°12'34", AN ARC LENGTH OF 54.35 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 12°20'03" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 79.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 76°44'20", AN ARC LENGTH OF 105.81 FEET;

THENCE NORTH 00°55'37" WEST, 162.09 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 587.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 08°04'53", AN ARC LENGTH OF 82.80 FEET;

THENCE NORTH 07°09'16" EAST, 47.13 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 413.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 10°49'29", AN ARC LENGTH OF 78.03 FEET;

THENCE NORTH 03°40'12" WEST, 62.15 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 177.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 07°33'32", AN ARC LENGTH OF 23.35 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 86°06'40" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 28.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 73°22'59", AN ARC LENGTH OF 35.86 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 20°30'21" EAST;

THENCE SOUTH 77°46'33" EAST, 83.51 FEET;

THENCE SOUTH 81°39'33" EAST, 47.69 FEET;

THENCE SOUTH 00°00'00" EAST, 115.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.4 ACRES, MORE OR LESS;

TOGETHER WITH:

THOSE PORTIONS OF "LOT A-1" OF "PRIMA AT LAKE LAS VEGAS – PHASE 3" AS SHOWN BY MAP THEREOF IN BOOK 132, PAGE 15 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, TOGETHER WITH THOSE PORTIONS OF COMMON ELEMENT LOT CN-A OF "AMENDED FINAL MAP OF PARCELS 6N-1, 6N-2, 6N-3, 6N-4 AND COMMON ELEMENTS BN, C, CN, DN OF LAKE LAS VEGAS NORTHSORE PARENT FINAL MAP PER BOOK 80, PAGE 46 OF PLATS" AS SHOWN BY MAP THEREOF IN BOOK 92, PAGE 28 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, SITUATED WITHIN THE NORTH HALF (N1/2) OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF "LOT 17" OF THAT CERTAIN FINAL MAP ENTITLED "PRIMA AT LAKE LAS VEGAS – PHASE 3" ON FILE IN BOOK 132 OF PLATS, PAGE 15 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE ALONG THE NORTH BOUNDARY LINE OF LOT "A1" OF SAID FINAL MAP OF "PRIMA AT LAKE LAS VEGAS – PHASE 3", NORTH 71°40'39" EAST, 40.84 FEET;

THENCE LEAVING SAID NORTH BOUNDARY LINE, NORTH 69°46'56" EAST, 142.64 FEET;

THENCE NORTH 80°12'44" EAST, 730.36 FEET;

THENCE SOUTH 18°27'43" WEST, 14.89 FEET;

THENCE SOUTH 87°46'34" EAST, 33.10 FEET;

THENCE NORTH 80°12'44" EAST, 156.37 FEET;

THENCE SOUTH 09°47'16" EAST, 125.00 FEET;

THENCE SOUTH 32°30'50" WEST, 22.47 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 36°42'33" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 40.50 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 129°04'34", AN ARC LENGTH OF 91.24 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 14°12'54" EAST;

THENCE SOUTH 09°47'16" EAST, 129.12 FEET;

THENCE SOUTH 80°12'44" WEST, 51.00 FEET;

THENCE NORTH 67°34'53" WEST, 55.55 FEET;

THENCE SOUTH 89°13'33" WEST, 95.18 FEET;

THENCE SOUTH 80°12'44" WEST, 16.00 FEET;

THENCE SOUTH 09°47'16" EAST, 28.27 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 116.50 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 29°32'58", AN ARC LENGTH OF 60.08 FEET;

THENCE SOUTH 19°45'42" WEST, 8.08 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 83°02'48", AN ARC LENGTH OF 28.99 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 26°42'55" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 331.50 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 14°25'48", AN ARC LENGTH OF 83.49 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 41°08'42" EAST;

THENCE CONTINUING TO CURVE TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 101.50 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 19°03'06", AN ARC LENGTH OF 33.75 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 60°11'48" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 50.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 17°33'18", AN ARC LENGTH OF 15.32 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 42°38'30" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 50.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 48°51'41", AN ARC LENGTH OF 42.64 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 88°29'49" EAST;

THENCE CONTINUING TO CURVE TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 111.50 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 44°59'54", AN ARC LENGTH OF 87.57 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 43°29'55" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 65°43'55", AN ARC LENGTH OF 34.42 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 70°46'10" WEST;

THENCE CONTINUING TO CURVE TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 66.50 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 21°08'08", AN ARC LENGTH OF 24.53 FEET;

THENCE SOUTH 40°21'58" EAST, 13.53 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 112.50 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 54°04'03", AN ARC LENGTH OF 106.16 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 76°17'54" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 87.50 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 21°55'08", AN ARC LENGTH OF 33.47 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 81°46'57" WEST;

THENCE CONTINUING TO CURVE TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 28.50 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 95°41'36", AN ARC LENGTH OF 47.60 FEET;

THENCE SOUTH 54°59'43" WEST, 75.47 FEET;

THENCE NORTH 35°00'17" WEST, 2.15 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 35°08'41" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 24.50 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 78°58'02", AN ARC LENGTH OF 33.77 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 65°53'17" WEST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 116.50 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 37°48'49", AN ARC LENGTH OF 76.89 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 76°17'54" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 83.50 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 54°04'03", AN ARC LENGTH OF 78.80 FEET;

THENCE NORTH 40°21'58" WEST, 13.53 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 95.50 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 74°51'52", AN ARC LENGTH OF 124.78 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 55°30'06" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 64.50 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 32°59'43", AN ARC LENGTH OF 37.14 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 88°29'49" EAST;

THENCE CONTINUING TO CURVE TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 41.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 21°52'13", AN ARC LENGTH OF 15.65 FEET;

THENCE SOUTH 38°30'17" WEST, 118.51 FEET;

THENCE NORTH 51°42'33" WEST, 58.71 FEET;
THENCE NORTH 63°46'07" WEST, 50.93 FEET;
THENCE SOUTH 84°48'54" WEST, 48.77 FEET;
THENCE SOUTH 80°12'44" WEST, 300.00 FEET;
THENCE SOUTH 72°46'08" WEST, 54.35 FEET;
THENCE SOUTH 69°24'24" WEST, 58.15 FEET;
THENCE SOUTH 55°22'14" WEST, 61.85 FEET;
THENCE SOUTH 69°24'24" WEST, 310.19 FEET;
THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF
194.50 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL
ANGLE OF 40°23'11", AN ARC LENGTH OF 137.10 FEET;
THENCE SOUTH 29°01'14" WEST, 433.90 FEET;
THENCE NORTH 60°58'46" WEST, 135.00 FEET;
THENCE NORTH 40°18'09" WEST, 74.82 FEET;
THENCE NORTH 43°48'21" WEST, 360.00 FEET;
THENCE CONTINUING NORTH 43°48'21" WEST, 57.46 FEET;
THENCE NORTH 61°12'26" WEST, 238.05 FEET;
THENCE NORTH 28°47'34" EAST, 55.97 FEET;
THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH
61°36'43" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A
RADIUS OF 17.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A
CENTRAL ANGLE OF 28°39'55", AN ARC LENGTH OF 8.51 FEET TO A
POINT TO WHICH A RADIAL LINE BEARS SOUTH 32°56'48" WEST;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 42°27'57" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 27.85 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 87°26'31", AN ARC LENGTH OF 42.50 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 50°05'32" WEST;

THENCE CONTINUING TO CURVE TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 78.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 15°36'13", AN ARC LENGTH OF 21.24 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 34°29'19" WEST;

THENCE CONTINUING TO CURVE TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 70.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 40°52'46", AN ARC LENGTH OF 49.94 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 06°23'27" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 21.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 86°19'26", AN ARC LENGTH OF 31.64 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 79°55'59" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 56°35'45", AN ARC LENGTH OF 29.63 FEET;

THENCE SOUTH 66°39'46" EAST, 15.88 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 22.99 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 86°27'24", AN ARC LENGTH OF 34.69 FEET;

THENCE NORTH 26°52'50" EAST, 18.32 FEET;

THENCE SOUTH 63°07'10" EAST, 10.00 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 63°07'10" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 30.45 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 163°45'02", AN ARC LENGTH OF 87.03 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 46°52'12" EAST;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 40°29'54" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 40.50 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 79°40'13", AN ARC LENGTH OF 56.32 FEET;

THENCE NORTH 50°49'41" EAST, 19.04 FEET;

THENCE NORTH 25°07'06" EAST, 32.69 FEET;

THENCE NORTH 59°55'21" EAST, 49.02 FEET;

THENCE NORTH 13°21'06" EAST, 11.81 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 09°53'33" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 44.24 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 79°30'01", AN ARC LENGTH OF 61.38 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 89°23'34" WEST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 17°04'12", AN ARC LENGTH OF 29.79 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 72°19'22" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 68.40 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 52°13'52", AN ARC LENGTH OF 62.35 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 55°26'46" WEST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 38.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 35°32'51", AN ARC LENGTH OF 23.58 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 89°00'23" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.29 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 133°02'53", AN ARC LENGTH OF 58.73 FEET;

THENCE NORTH 76°38'54" WEST, 27.69 FEET;

THENCE NORTH 75°16'40" EAST, 109.01 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 38.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 32°02'08", AN ARC LENGTH OF 21.25 FEET A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 17°18'48" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 202.50 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 17°43'58", AN ARC LENGTH OF 62.67 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 00°25'10" EAST;

THENCE CONTINUING TO CURVE TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 125.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 52°20'52", AN ARC LENGTH OF 114.21 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 52°46'02" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 4.50 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 92°15'58", AN ARC LENGTH OF 7.25 FEET;

THENCE SOUTH 50°30'04" EAST, 22.03 FEET;

THENCE NORTH 43°28'48" EAST, 11.22 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 154.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 40°22'24", AN ARC LENGTH OF 108.52 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 06°08'48" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 531.50 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 06°18'50", AN ARC LENGTH OF 58.57 FEET;

THENCE NORTH 11°52'03" WEST, 20.00 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 12°29'01" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 511.50 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 13°47'36", AN ARC LENGTH OF 123.14 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 26°16'37" WEST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 17.50 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 80°22'48", AN ARC LENGTH OF 24.55 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 54°06'10" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 49.50 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 214°55'00", AN ARC LENGTH OF 185.67 FEET;

THENCE NORTH 16°51'57" EAST, 55.16 FEET;

THENCE NORTH 07°12'33" WEST, 15.69 FEET;

THENCE NORTH 18°03'37" WEST, 66.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.8 ACRES, MORE OR LESS.

Containing 24.2 acres, more or less, from RM-16-G-MP (Medium-Density Residential with Gaming Enterprise and Master Plan Overlays) to PS-G-MP (Public/Semipublic with Gaming Enterprise and Master Plan Overlays) on 1.4 acres, and from and PS-G-MP (Public/Semipublic with Gaming Enterprise and Master Plan Overlays) to RS-6-G-MP on 1.6 acres and adding waiver for lot width on 22.8 acres.

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, nor does it infer approval for final lot configuration, geometry, or roadway layout.

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.

2. Applicant shall submit a drainage study (update) for Public Works' approval.
3. Upon submission of subdivision maps, applicant's parcel shall be apportioned pursuant to the T-12 Engineer's Report. (A1)

PARKS AND RECREATION CONDITION

4. Finalize and execute the first amendment to the Lake Las Vegas Park Agreement prior to release of any subdivision final map for recordation or upon an alternate timeline as approved by the Director Public Works, Parks and Recreation. (A5)

UTILITY SERVICES CONDITIONS

5. Applicant shall submit a utility plan and utility analysis for Department of Utility Services' approval.
6. Applicant shall comply with the requirements of the master utility plan established for the project area.
7. Applicant shall grant a municipal utility easement per the Department of Utility Services' requirements. (A5)
8. Applicant shall resolve any mapping concerns per the Department of Utility Services' requirements. (A1, amended by City Council)
9. Vacation shall not occur until such time as the existing utility is abandoned and the new line is in place and accepted, with all appropriate easements granted and/or rights-of-way being dedicated. (A5)
10. Civil improvement plans shall comply with the requirements of the Uniform Design and Construction Standards for Water Distribution Systems and the Design and Construction Standards for Wastewater Collection Systems. (A5)
11. Applicant shall prepare water and sewer system design in accordance with the Department of Utility Services' requirements. Approval of this application does not infer Department of Utility Services' approval for the water and sewer system layout as reflected on the application. (A5)
12. Applicant may be required to provide a water and/or sewer system capacity analysis covering the overall water and/or sewer system providing service to the project, prior to submitting civil improvement plans to the City. Preparation of said capacity analysis shall be coordinated with the Department of Utility Services.

13. Applicant may be responsible for performing water and/or sewer system upgrades in accordance with the results of the system capacity analysis or, at a minimum, applicant shall be responsible for participating in a proportionate share of the costs to complete these system upgrades.
14. Applicant must update the water and sewer master plans, if as a consequence of applicant's project (ZCA-13-500283) the City determines that the plans need to be updated.
15. Applicant will cooperate with the City and LLVMA to develop a raw water master plan for applicant's long range strategy that addresses lake water quality and raw water use within the project.
16. Applicant will need to relocate an 8-inch public sewer which runs across the top of the proposed project from Strada Principale to Luce Del Sole. (A5)

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.

17. 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.
18. Applicant shall submit fire apparatus access road (fire lane) plans for Fire Department review and approval.
19. 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 in accordance with the 2009 International Fire Code Section 1412 as amended.
20. Projects constructed in phases shall submit a phasing plan describing the fire apparatus access roads and fire hydrant locations relevant to each phase.
21. Applicant shall provide secondary access as approved by Public Works and the Fire Department.
22. Applicant shall provide approved primary and secondary roads from the proposed project to existing paved roadways.
23. Applicant shall provide a dual water source as approved by Public Works and the Fire Department.

24. 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.
25. Applicant shall install an approved sprinkler system in all buildings/homes as required by Code.

COMMUNITY DEVELOPMENT PLANNING SERVICES CONDITIONS

26. 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.
27. Maximum build out for NorthShore Phase 1 shall be 1,054 dwelling units, which shall include a maximum of 117 units related to amendment A1 and A5. (Amended A5)
28. All private open space, landscaped areas within public rights-of-way, landscaping along public rights-of-way, landscaping within drainage channels (arroyos) and overhead power line corridors shall be installed by the developer and maintained by a property owners' association (POA) unless otherwise approved by City Council.
29. In the case of conflicts between the Lake Las Vegas NorthShore Development Standards and City codes, the most restrictive standard shall prevail, unless specifically approved as a waiver.

WAIVERS

- a. Use of Lake Las Vegas Hillside regulations in total, in lieu of the Hillside Ordinance.
- b. Fifteen-foot front-yard setback for the garages in the RS-6 district, providing the garage element is single-story with a side entry.
- c. Cornices, eaves, mechanical equipment, and ornamental features to be 3-foot projections into required side yard.
- d. In those lots which have the sidewalk behind and adjacent to the curb, and a common element (landscape lot) between the sidewalk and the building lot, the front setback shall be measured from the back edge of the sidewalk, not the front property line of the building lot.
- e. Use of specific, unique site signage and light standards designed for Lake Las Vegas.
- f. Five-foot rear-yard setback for patio covers if two-thirds of the rear-yard is open and no solid wall adjacent to open space.

- g. Typical Interior Residential Streets: (Reference Section F-F, Typical Road Cross-Sections Exhibit; Parkways and Roads Exhibit).
- h. Neighborhood Collectors with Median Islands: (Reference Section E-E, Typical Road Cross-Sections Exhibit; Parkways and Roads Exhibit).
- i. Typical Neighborhood Collectors without Median Islands: (Reference Section F-F, Typical Road Cross-Sections Exhibit; Parkways and Roads Exhibit).
- j. Lake Las Vegas Parkway/Lake Mead Drive to Project Boundary: (Reference Section D-D, Typical Road Cross-Sections Exhibit; Parkways and Road Exhibit). With respect to Lake Las Vegas Parkway, from Lake Mead Drive to the most southerly project boundary, the developer is proposing a 400-foot right-of-way with two paved lanes in each direction as a split divided highway. A waiver is requested to provide a ribbon curb in lieu of the standard Type 8 curb adjacent to the edge of the pavement. The request for this deviation is justified in that this is a rural destination resort entrance collector road, and our attempt will be to provide an enhanced desert landscape environment with a rural setting. The ribbon curb is to provide an edge of pavement support while giving a less formal and more rural look on the "off-project" Lake Las Vegas Parkway entrance street.
- k. Sidewalks: (Reference Typical Road Cross-Sections Exhibit). Sidewalks will not be constructed on both sides of the roadway [Lake Las Vegas Parkway] and will not be attached to the curb and gutter, per standard City of Henderson requirements. In certain cases, as in Section G-G per the attached "Typical Road Cross-Sections Exhibit," there will be no sidewalk. In lieu of, and in request of our waiver, a 10-foot-wide meandering bicycle/pedestrian path will be constructed in a landscaped parkway designated as a lettered lot on the north side of Lake Las Vegas Parkway. A 5-foot detached pathway will be constructed within a 12-foot-wide parkway in the residential areas. The above-stated sidewalks and meandering walkways are not in conformance with the present City of Henderson standards. These parkways are noted on the Typical Cross-Sections Exhibit (following) as lettered lots, which are the responsibility of the Property Owners' Association to maintain the landscaping. Any landscaped areas within the Parkways behind the curb and gutter will also be landscaped and maintained by the Property Owners' Association.
- l. Grades in Excess of 10 Percent. Fire Department access (ingress/egress) includes all streets and fire lanes. Driveways are included within the provisions of the Uniform Fire Code, Article 10, Division 2, when any portion of the building is more than 150 feet from the street or fire lane. The maximum driveway grade for Fire Department access shall not exceed 18 percent. The maximum

- driveway grade, other than Fire Department access, shall be 20 percent. All driveway grades shall generally follow natural contours. Non-exclusive easements in favor of the City of Henderson will be granted by the SouthShore Property Owners' Association.
- m. Cul-de-Sac Lengths. Cul-de-sac lengths within the NorthShore range from 400 feet to 2,300 feet in length, which exceed the standard permitted residential cul-de-sac. The primary reason for this is that the steeper terrain restricts normal residential development, design, and in many cases, it is impossible to loop or connect the cul-de-sacs through the golf course to SouthShore parkway. Where practical, the developer will attempt to provide secondary access within the NorthShore.
 - n. Drainage and Minimum Lot Elevations. While adhering to Clark County Department of Public Works standards, Chapter 2, Drainage and Flood Control, Section 1, "General Requirements," and the City of Henderson's Building Code requirements, stating that all finished floor elevations shall be a minimum of 18 (eighteen) inches above the top of curb of the street for which the residence is fronting, there will be certain instances where corner lots have side street elevations higher than the corner lot finish floor elevations. A waiver of this requirement will be required on some of the corner lots within the residential development. Drainage calculations will be completed to ensure that the adjacent side streets have adequate capacity to protect the corner lot elevations.
 - o. Block Wall Deviations (Reference Perimeter Wall Design Exhibit and 3.0 Community Design Guidelines Exhibit, from the Design Guidelines). Lake Las Vegas is proposing to use several types of perimeter and landscape garden walls throughout the NorthShore communities. Section 3.0, Design Guidelines (from the Design Guidelines), indicates the typical walls to be used; however, in accordance with the standard conditions of approval, Lake Las Vegas is submitting herein a section and profile elevation of a typical perimeter subdivision block wall.
 - p. Grading:
 - 1) Title 19, Section 18.32.030 B.1.b states that the driveway grade shall not exceed 1 foot vertical to 8 feet horizontal (i.e. 12.5 percent). Deviation requested: Refer to Section I-G for maximum driveway grades as per the "hillside regulations:
 - 2) Title 19, Section 18.32.030 B.1.b requires the slope of any rear-yard (rear setback) not to exceed 1 foot of vertical change for 12 feet of horizontal (measured from the house outward). Deviation requested: Lake Las Vegas desires to maintain the flexibility to construct the residential buildings near the top of the slope, or

even to encroach onto the slope with building construction. The building plans may be split-level or walk-out basement levels, which take advantage of the scenic overlook. The building and landscape plans will be subject to review and approval of the architectural "Design Review Board" (DRB) for the Property Owners' Association. Information regarding steep slopes and building setbacks will be disclosed to the potential buyers.

- q. Street and Right-of-Way Widths: 37-foot right-of-way width, 33 feet back-of-curb to back-of-curb with an 8-foot-wide parking lane and a 4-foot wide sidewalk on one side only.
- r. Street and Right-of-Way Widths: an enhanced Private Right-of-Way Entry Drive and or Terminus Stub Street with widths varying from 29 feet minimum to 47-foot maximum inclusive of 25-foot paved travel lanes measured back of curb to back of curb with an additional 13-foot-wide visitor ingress lane and a 5-foot-wide raised median. A 4-foot sidewalk is provided on one side.
- s. Allow 37-foot right-of-way width for interior local streets; 33 feet back-of-curb to back-of-curb with an 8-foot wide parking lane and a 4-foot wide sidewalk on one side only. (A5)
- t. Allow an enhanced Private Right-of-Way Entry Drive and or Terminus Stub Street with widths varying from 29 feet minimum to 47 feet maximum inclusive of 25-foot paved travel lanes measured back of curb to back of curb with an additional 13-foot-wide visitor ingress lane and a 5-foot-wide raised median. A 4-foot sidewalk is provided on one side. No on-street parking is allowed or requested. A 5-foot-wide minimum common element lot is provided along the Reflection Bay Drive Entry portion of the development. (A5)
- u. Reduce the minimum lot width for Reflection Bay Estates to 47 feet. (A6)

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.

PASSED, ADOPTED, AND APPROVED THIS 18TH DAY OF OCTOBER, 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 October 4, 2016, which was a Regular Meeting, and referred to a Committee of the following Councilmen:

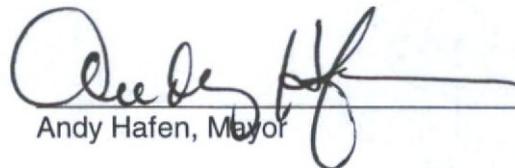
“COUNCIL AS A WHOLE”

Thereafter on October 18, 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 October 18, 2016, the Ordinance was read in title and adopted by the following roll call vote:

Those voting aye: Andy Hafen, Mayor
Councilmembers:
Sam Bateman
John F. Marz
Gerri Schroder

Those voting nay: None
Those abstaining: None
Those absent: Debra March

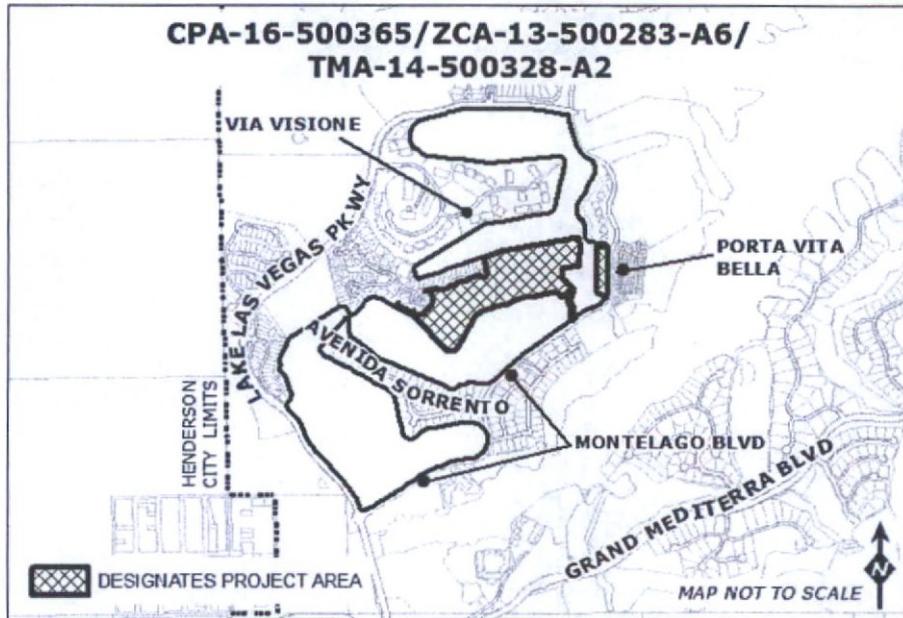



Andy Hafen, Mayor

ATTEST:


Sabrina Mercadante, MMC, City Clerk

EXHIBIT A
ZCA-16-500283-A6
Reflection Bay Golf Course



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.