

PUBLIC NOTICE

BILL NO. 3759
ORDINANCE NO. 4002

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 APPROVE 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.

The above Bill No. 3759 and foregoing Ordinance was first proposed and read by title to the City Council of the City of Henderson, Nevada, on December 05, 2023, which was a Regular Meeting of the Council and referred to the following Committee:

“COMMITTEE OF THE WHOLE”

for recommendation.

PUBLIC NOTICE is hereby given that the typewritten copies of the above-mentioned Ordinance are available for inspection by all interested parties at the Office of the City Clerk, 240 Water Street, Henderson, Nevada, and that said Ordinance No. 4002 was proposed for adoption by Councilmember Seebock on December 19, 2023; and adopted by the following roll call vote:

Voting AYE: Mayor Michelle Romero
Councilmembers, Carrie Cox, Jim Seebock, and Dan H. Stewart

Voting NAY: None

Abstaining:

None

Absent:

Councilmember Dan K. Shaw

/s/ Jose Luis Valdez

Jose Luis Valdez, CMC, City Clerk