

RESOLUTION NO. 4408  
(CPA-2020004744 - Amira Vista)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, TO AMEND THE LAND USE POLICY PLAN OF THE CITY OF HENDERSON COMPREHENSIVE PLAN FOR THE PURPOSE OF CHANGING THE LAND USE DESIGNATION OF THAT CERTAIN PROPERTY WITHIN THE CITY LIMITS OF THE CITY OF HENDERSON, NEVADA, DESCRIBED AS A PARCEL OF LAND CONTAINING 9.1 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D. & M., CLARK COUNTY, NEVADA, LOCATED APPROXIMATELY 550 FEET SOUTH OF THE CORNER OF PALISADES VIEW DRIVE AT BUCKHORN STREET, IN THE MCCULLOUGH HILLS PLANNING AREA, FROM VERY-LOW-DENSITY RESIDENTIAL TO LOW-DENSITY RESIDENTIAL.

WHEREAS, Saratoga Vegas, LLC, has made application to have the land use designations of that certain land consisting of 9.1 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

THE PORTION OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW 1) IN SECTION 23, TOWNSHIP 22, SOUTH RANGE 62 EAST, M.D.M., DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 4 AS SHOWN BY MAP THEREOF ON FILE IN FILE 25 OF PARCEL MAPS, PAGE 11, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 2:

LOT 4 AS SHOWN BY MAP THEREOF ON FILE IN FILE 27 OF PARCEL MAPS, PAGE 98, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 3:

LOT 3 AS SHOWN BY MAP THEREOF ON FILE IN FILE 27 OF PARCEL MAPS, PAGE 98, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 4:

LOT 2 AS SHOWN BY MAP THEREOF ON FILE IN FILE 27 OF PARCEL MAPS, PAGE 98, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 5:

LOT 1 AS SHOWN BY MAP THEREOF ON FILE IN FILE 27 OF PARCEL MAPS, PAGE 98, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

And as depicted in Exhibit A attached hereto, consisting of one page (the "Land"), changed from Very-Low-Density Residential to Low-Density Residential; and

WHEREAS, in accordance with Nevada Revised Statutes, the City of Henderson, Nevada, has deemed it necessary to amend the Land Use Policy Plan for the purpose of changing the land use designations, which, if implemented, would affect territory within Henderson's jurisdiction; and

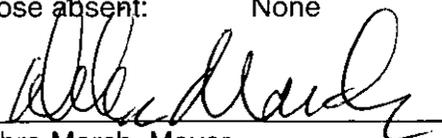
WHEREAS, the Henderson Planning Commission has conducted the appropriate public hearing, received public comment, duly deliberated the proposal, and recommends approval of the Land Use Plan amendment; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Henderson, Nevada, that events, trends or facts occurring after adoption of the Land Use Policy Plan have changed the character or condition of the area in which the Land is located to make this amendment necessary, and the Land Use Policy Plan amendment be approved, and that the Policy Plan be revised to reflect the change in land use for the Land from Very-Low-Density Residential to Low-Density Residential.

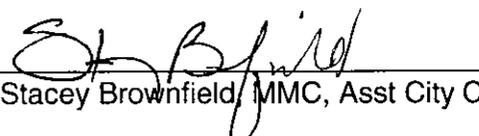
PASSED, ADOPTED, AND APPROVED THIS 6<sup>TH</sup> DAY OF OCTOBER, 2020, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye:  
Debra March, Mayor  
Councilmembers:  
John F. Marz  
Michelle Romero  
Dan K. Shaw  
Dan H. Stewart

Those voting nay: None  
Those abstaining: None  
Those absent: None

  
\_\_\_\_\_  
Debra March, Mayor

ATTEST:

  
\_\_\_\_\_  
Stacey Brownfield, MMC, Asst City Clerk

**EXHIBIT A**  
**CPA-2020004744 - Amira Vista**

