

RESOLUTION NO. 4446
(CPA-2021007766 – Battista Welpman)

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 4.9 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D. & M., CLARK COUNTY, NEVADA, LOCATED AT THE NORTHEAST CORNER OF BERMUDA ROAD AND WELPMAN WAY, IN WEST HENDERSON PLANNING AREA, FROM NT-2 (NEIGHBORHOOD TYPE 2) TO NT-3 (NEIGHBORHOOD TYPE 3).

WHEREAS, D.R. Horton, Inc. has made application to have the land use designations of that certain land consisting of 4.9 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

PARCEL 1: APN 191-10-301-017

THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D. & M.

EXCEPTING THEREFROM THOSE PORTIONS THEREOF AS CONVEYED TO CLARK COUNTY BY THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED APRIL 25, 1978, IN BOOK 877 AS DOCUMENT NO. 836859 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

THE SOUTH THIRTY FEET (30.00'), THE WEST FIFTY FEET (50.00'), AND THE EAST THIRTY FEET (30.00') OF THE SOUTH ONE-HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., NEVADA; TOGETHER WITH A SPANDREL AREA IN THE SOUTHWEST CORNER (SW COR.) THEREOF, BEING THE NORTHEAST CORNER (NE COR.) OF THE INTERSECTION OF BERMUDA ROAD AND UNNAMED AVENUE, BOUNDED AS FOLLOWS; ON THE SOUTH BY THE NORTH LINE OF THE SOUTH THIRTY FEET (30.00') THEREOF; ON THE WEST BY THE EAST LINE OF THE WEST FIFTY FEET (50.00') THEREOF; AND ON THE NORTHEAST BY THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF TWENTY-FIVE FEET (25.00') AND BEING TANGENT TO THE NORTH LINE OF SAID SOUTH THIRTY FEET (30.00') AND TANGENT TO THE EAST LINE OF SAID WEST FIFTY FEET (50.00'); ALSO TOGETHER WITH A SPANDREL AREA IN THE SOUTHEAST CORNER (SE COR.) THEREOF, BEING THE NORTHWEST

CORNER (NW COR.) OF THE INTERSECTION OF UNNAMED AVENUE AND UNNAMED STREET, BOUNDED AS FOLLOWS; ON THE EAST BY THE WEST LINE OF THE EAST THIRTY FEET (30.00') THEREOF; ON THE SOUTH BY THE NORTH LINE OF THE SOUTH THIRTY FEET (30.00') THEREOF; AND ON THE NORTHWEST BY THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF FIFTEEN FEET (15.00') AND BEING TANGENT TO THE WEST LINE OF THE EAST THIRTY FEET (30.00') AND TANGENT TO THE NORTH LINE OF THE SOUTH THIRTY FEET (30.00').

PARCEL 2: APN 191-10-301-018

THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.& M.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE COUNTY OF CLARK RECORDED SEPTEMBER 4, 1990, IN THE BOOK 900904 AS INSTRUMENT NO. 000921 OF OFFICIAL RECORDS CLARK COUNTY, NEVADA.

ALSO KNOWN AS LOT ONE (1) AS DELINEATED ON THAT CERTAIN CERTIFICATE OF LAND DIVISION 85-90, RECORDED SEPTEMBER 4, 1990, IN BOOK 900904 AS DOCUMENT NO. 00920, OF OFFICIAL RECORDS.

PARCEL 3: APN 191-10-301-019

THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D. & M.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CLARK COUNTY BY DEED RECORDED SEPTEMBER 04, 1990 IN BOOK 900904 AS DOCUMENT NO. 00921, OF OFFICIAL RECORDS.

ALSO KNOWN AS LOT TWO (2), AS DELINEATED ON THAT CERTAIN CERTIFICATE OF LAND DIVISION 85-90, RECORDED SEPTEMBER 04, 1990, IN BOOK 900904 AS DOCUMENT NO. 00920, OF OFFICIAL RECORDS.

And as depicted in Exhibit A attached hereto, consisting of one page (the "Land"), changed from NT-2 (Neighborhood Type 2) to NT-3 (Neighborhood Type 3); 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

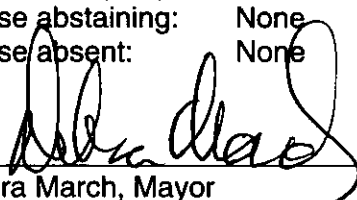
WHEREAS, the Henderson Planning Commission has conducted the appropriate public hearing, received public comment, duly deliberated the proposal, and recommends approval of the Land Use Plan amendment; and

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 NT-2 (Neighborhood Type 2) to NT-3 (Neighborhood Type 3).

PASSED, ADOPTED, AND APPROVED THIS 17TH DAY OF AUGUST, 2021, 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:

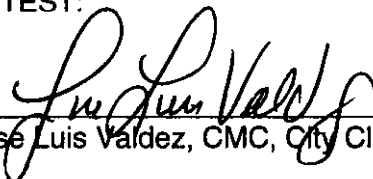

Jose Luis Valdez, CMC, City Clerk

EXHIBIT A
CPA-2021007766
Battista Welpman

