

RESOLUTION NO. 4515
(CPA-2022011552 - Seven Hills – Dragon Rock (Lot 1))

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 0.3 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 2, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, LOCATED AT 1365 DRAGON ROCK DRIVE, IN THE WESTGATE PLANNING AREA, FROM PS (PUBLIC/SEMIPUBLIC) TO LDR (LOW DENSITY RESIDENTIAL).

WHEREAS, Robert Saroukhanoff has made application to have the land use designations of that certain land consisting of 0.3 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

PARCEL I:

LOT 1 IN BLOCK "E" OF SEVEN HILLS - PARCEL VI, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 78 OF PLATS, PAGE 49 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED APRIL 21, 1997, IN BOOK 970421 AS DOCUMENT NO. 00792, AND BY CERTIFICATE OF AMENDMENT RECORDED DECEMBER 2, 1998, IN BOOK 981202 AS DOCUMENT NO. 000825 AND BY CERTIFICATE OF AMENDMENT RECORDED APRIL 14, 1999, IN BOOK 990414 AS DOCUMENT NO. 01046, OFFICIAL RECORDS AND AS FURTHER DESCRIBED AS AMENDED LOT 1 IN BLOCK "E" OF THE AMENDED PLAT OF A PORTION OF SEVEN HILLS - PARCEL "YI1" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 114 OF PLATS, PAGE 73, AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED JULY 14, 2004, IN BOOK 20040714 AS DOCUMENT NO. 005317, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND RECREATIONAL USE OF THE COMMON ELEMENTS AS SHOWN AND DELINEATED ON THE FINAL MAP OF SEVEN HILLS, FORMERLY SILVER CANYON, ON FILE IN BOOK 69 OF PLATS, PAGE 88 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, AS PROVIDED FOR IN AND SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SEVEN HILLS, RECORDED ON OCTOBER 12, 1995, IN BOOK 951012 AS DOCUMENT NO. 00849, OFFICIAL RECORDS AND BY THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PALERMO WEST AS SEVEN HILLS RECORDED JUNE 8, 1998, IN BOOK 980608 AS DOCUMENT NO. 01718, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 191-02-213-003

And as depicted in Exhibit A attached hereto, consisting of one (1) page (the "Land"), changed from PS (Public/Semipublic) to LDR (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 PS (Public/Semipublic) to LDR (Low Density Residential).

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PASSED, ADOPTED, AND APPROVED THIS 3rd DAY OF JANUARY, 2023, BY THE
FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye:
Michelle Romero, Mayor
Councilmembers:
Carrie Cox
Dan K. Shaw
Dan H. Stewart

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

Michelle Romero, Mayor

ATTEST:

Jose Luis Valdez, CMC, City Clerk

EXHIBIT A

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