

RESOLUTION NO. 4540
(CPA-2023012805 – Whitney Mesa)

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 16.6 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTIONs 4 AND 33, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D. & M., CLARK COUNTY, NEVADA, LOCATED APPROXIMATELY 1,200 FEET EAST OF THE VALLE VERDE DRIVE AND SUNSET WAY, AND 680 FEET WEST OF BUFFALO TRAIL DRIVE, IN THE WHITNEY RANCH PLANNING AREA, FROM COM (COMMERCIAL) AND PS (PUBLIC/SEMIPUBLIC) ON 16.6 ACRES TO BI (BUSINESS INDUSTRIAL) ON 13.5 ACRES AND PS (PUBLIC/SEMIPUBLIC) ON 3.1 ACRES.

WHEREAS, The City of Henderson and Schnitzer Properties, LLC, have made application to have the land use designations of that certain land consisting of 16.6 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

APN: 161-33-401-014 and 178-04-101-011

Being a portion of Section 33, Township 21 South, Range 62 East, and Section 4, Township 22 South, Range 62 East, M.D.M., City of Henderson, Clark County, Nevada, more particularly described as follows:

Parcel 2 as shown in Parcel Map File 118, Page 46 of Parcel Maps, Clark County, Nevada.

APN: 161-33-401-016 and 178-04-101-010

Being a portion of Section 33, Township 21 South, Range 62 East, and Section 4, Township 22 South, Range 62 East, M.D.M., City of Henderson, Clark County, Nevada, more particularly described as follows:

Parcel 1-3 as shown in Parcel Map File 118, Page 86 of Parcel Maps, Clark County, Nevada.

APN: 161-33-499-010

Being a portion of Section 33, Township 21 South, Range 62 East, M.D.M., City of Henderson, Clark County, Nevada, more particularly described as follows:

Public right-of-way dedicated per Parcel Map File 118, Page 45 of Parcel Maps, Clark County, Nevada.

APN: 161-33-499-008

Being a portion of Section 33, Township 21 South, Range 62 East, M.D.M., City of Henderson, Clark County, Nevada, more particularly described as follows:

Public right-of-way dedicated per Parcel Map File 98, Page 88 of Parcel Maps, Clark County, Nevada Records.

And as depicted in Exhibit A attached hereto, consisting of one (1) page (the "Land"), changed from COM (Commercial) and PS (Public/Semipublic) on 16.6 acres to BI (Business Industrial) on 13.5 acres and PS (Public/Semipublic) on 3.1 acres; 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 COM (Commercial) and PS (Public/Semipublic) on 16.6 acres to BI (Business Industrial) on 13.5 acres and PS (Public/Semipublic) on 3.1 acres.

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PASSED, ADOPTED, AND APPROVED THIS 1st DAY OF AUGUST, 2023, BY THE
FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye:
Michelle Romero, Mayor
Councilmembers:
Carrie Cox
Jim Seebock
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
CPA-2023012805
Whitney Mesa

