

RESOLUTION NO. 4524
(CPA-2022011363 – 1239 Boulder Highway)

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 2.3 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D. & M., CLARK COUNTY, NEVADA, LOCATED APPROXIMATELY 1,570 FEET NORTHWESTERLY OF THE INTERSECTION OF BOULDER HIGHWAY AND WARM SPRINGS ROAD, IN THE EASTSIDE REDEVELOPMENT AND MIDWAY PLANNING AREAS, FROM TOD (TRANSIT ORIENTED DEVELOPMENT) TO BI (BUSINESS INDUSTRIAL).

WHEREAS, Robert and Sandra Ellis have made application to have the land use designations of that certain land consisting of 2.3 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

APN 178-12-505-005

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SAID SECTION 12, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D. & M., CITY OF HENDERSON, CLARK COUNTY, NEVADA.

THENCE EASTERLY ALONG THE SOUTHERLY LINE THEREOF 500 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING

THENCE NORTH AT RIGHT ANGLES TO THE LAST MENTIONED SOUTH LINE A DISTANCE OF 72.6 FEET,

THENCE EAST AND PARALLEL WITH THE AFOREMENTIONED SOUTH LINE OF THE OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SAID SECTION 12 A DISTANCE OF 220 FEET,

THENCE SOUTH AT A RIGHT ANGLE TO THE AFOREMENTIONED SOUTH LINE A DISTANCE OF 72.6 FEET,

THENCE WEST ALONG THE LAST SOUTH LINE A DISTANCE OF 220 FEET TO THE TRUE POINT OF BEGINNING.

APN 178-12-601-019

LOTS 1-1 AS SHOWN ON PARCEL MAP FILE 128, PAGE 77, 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 TOD (Transit Oriented Development) to BI (Business Industrial); 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 TOD (Transit Oriented Development) to BI (Business Industrial).

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PASSED, ADOPTED, AND APPROVED THIS 18th DAY OF APRIL, 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-2022011363 – 1239 Boulder Highway

