

RESOLUTION NO. 4568  
(CPA-2023013954 – Inspirada Station)

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 3.6 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D. & M., CLARK COUNTY, NEVADA, GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF VIA INSPIRADA AND BICENTENNIAL PARKWAY, IN THE WEST HENDERSON PLANNING AREA, FROM BI (BUSINESS INDUSTRIAL) TO UC (URBAN CENTER).

WHEREAS, NP Inspirada LLC, has made application to have the land use designations of that certain land consisting of 3.6 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLARK, CITY OF HENDERSON, STATE OF NEVADA, AND DESCRIBED AS FOLLOWS:

A PORTION OF LOT 1 AS SHOWN IN BOOK 160, PAGE 20 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M, CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 14;

THENCE ALONG THE WEST LINE THEREOF, SOUTH 00°09'35" WEST, 11.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 240.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 18°35'36" WEST;

THENCE DEPARTING SAID WEST LINE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°33'30", AN ARC LENGTH OF 27.47 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°12'22" EAST, 639.17 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 14;

THENCE ALONG SAID WEST LINE, SOUTH 00°10'05" WEST, 650.05 FEET TO THE SOUTH LINE OF SAID LOT 1;

THENCE ALONG SAID SOUTH LINE, ALSO BEING THE NORTH LINE OF LOT 11 AS SHOWN IN BOOK 137, PAGE 100 OF PLATS, SOUTH 89°06'27" WEST, 60.01 FEET;

THENCE DEPARTING SAID LINE, NORTH 00°10'05" EAST, 168.62 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 140.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°09'57", AN ARC LENGTH OF 134.80 FEET;

THENCE NORTH 54°59'52" WEST, 588.84 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 240.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°51'03", AN ARC LENGTH OF 41.26 FEET TO THE POINT OF BEGINNING

And as depicted in Exhibit A attached hereto, consisting of one page (the "Land"), changed from BI (Business Industrial) to UC (Urban Center); 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 BI (Business Industrial) to UC (Urban Center).

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PASSED, ADOPTED, AND APPROVED THIS 5<sup>th</sup> DAY OF MARCH, 2024, BY THE  
FOLLOWING ROLL-CALL VOTE OF COUNCIL.

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

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

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Michelle Romero, Mayor

ATTEST:

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Jose Luis Valdez, CMC, City Clerk

**EXHIBIT A**  
**CPA-2023013954 – Inspirada Station**

