

RESOLUTION NO. 4580
(CPA-2024014426 – Rainbow Canyon at Lake Las Vegas – Parcel N-4)

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 12.1 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D. & M., CLARK COUNTY, NEVADA, GENERALLY LOCATED AT THE FURTHEST NORTH END OF LAKE LAS VEGAS PARKWAY, IN THE LAKE LAS VEGAS PLANNING AREA, FROM PS (PUBLIC/SEMIPUBLIC) TO LDR (LOW DENSITY RESIDENTIAL) ON 0.1 ACRE, MDR (MEDIUM-DENSITY RESIDENTIAL) TO PS (PUBLIC/SEMIPUBLIC) ON 1.7 ACRES AND FROM MDR (MEDIUM-DENSITY RESIDENTIAL) TO LDR (LOW DENSITY RESIDENTIAL) ON 11.3 ACRES.

WHEREAS, Rainbow Investment Corporation has made application to have the land use designations of that certain land consisting of 13.1 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

LOW-DENSITY RESIDENTIAL ZONING (RS-6-MP-H)

APN: 160-14-221-004 (PT) AND 160-14-221-011(PT)

A PORTION OF LOT N-4A AND LAKE LOT 1 OF THAT CERTAIN FINAL MAP ENTITLED "8TH AMENDED PARENT FINAL MAP OF RAINBOW CANYON AT LAKE LAS VEGAS" ON FILE IN BOOK 171, PAGE 71 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT N-4A;

THENCE ALONG THE WEST BOUNDARY LINE THEREOF, SOUTH 36°48'40" WEST, 5.53 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID WEST BOUNDARY LINE, SOUTH 77°31'44" EAST, 10.21 FEET;

THENCE SOUTH 77°13'32" EAST, 438.91 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 164.50 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 23°09'02", AN ARC LENGTH OF 66.47 FEET;

THENCE SOUTH 54°04'31" EAST, 82.82 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 35.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 17°56'06", AN ARC LENGTH OF 10.96 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 53°51'35" EAST AND THE NORTH BOUNDARY LINE OF SAID LOT N-4A;

THENCE ALONG SAID NORTH BOUNDARY LINE, FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 62°41'06" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 159.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 04°56'34", AN ARC LENGTH OF 13.72 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 67°37'40" EAST;

THENCE LEAVING SAID NORTH BOUNDARY LINE, FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 76°27'11" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 35.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 18°23'55", AN ARC LENGTH OF 11.24 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 85°08'53" EAST;
THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 58.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 27°55'23", AN ARC LENGTH OF 28.27 FEET;

THENCE SOUTH 23°04'16" EAST, 80.90 FEET;

THENCE SOUTH 00°00'00" EAST, 104.10 FEET;

THENCE SOUTH 31°54'55" WEST, 225.00 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 301.67 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26°49'56", AN ARC LENGTH OF 141.27 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 31°15'08" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 59.45 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 46°05'47", AN ARC LENGTH OF 47.83 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 14°50'38" WEST;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 13°21'20" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 87.83 FEET, CONCAVE NORTHEASTERLY, THROUGH A

CENTRAL ANGLE OF $36^{\circ}00'06''$, AN ARC LENGTH OF 55.19 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH $49^{\circ}21'26''$ WEST; THENCE NORTH $59^{\circ}59'33''$ WEST, 61.74 FEET TO A POINT FROM WHICH A RADIAL LINE BEARS SOUTH $04^{\circ}24'06''$ EAST AND THE SOUTH BOUNDARY LINE OF SAID LOT N-4A;

THENCE ALONG SAID SOUTH BOUNDARY LINE, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 283.01 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF $04^{\circ}17'52''$, AN ARC LENGTH OF 21.23 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH $00^{\circ}06'14''$ WEST;

THENCE CONTINUING ALONG SAID SOUTH BOUNDARY LINE, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 156.29 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF $11^{\circ}00'57''$, AN ARC LENGTH OF 30.05 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH $11^{\circ}07'11''$ WEST;

THENCE LEAVING SAID SOUTH BOUNDARY LINE, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 35.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF $46^{\circ}56'08''$, AN ARC LENGTH OF 28.67 FEET TO A POINT OT WHICH A RADIAL LINE BEARS NORTH $58^{\circ}03'19''$ WEST;

THENCE SOUTH $27^{\circ}46'39''$ WEST, 37.27 FEET TO A POINT OF A NON-TANGENT CURVE TO WHICH A RADIAL LINE BEARS SOUTH $62^{\circ}15'48''$ EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 14.14 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF $53^{\circ}10'33''$, AN ARC LENGTH OF 13.13 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH $09^{\circ}05'15''$ WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 86.80 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF $18^{\circ}08'19''$, AN ARC LENGTH OF 27.48 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH $27^{\circ}13'34''$ EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 146.91 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF $47^{\circ}14'39''$, AN ARC LENGTH OF 121.14 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH $20^{\circ}01'06''$ WEST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 24.12 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 42°18'54", AN ARC LENGTH OF 17.81 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 62°20'00" WEST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 869.44 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 04°47'21", AN ARC LENGTH OF 72.67 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 67°07'21" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 143.54 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26°46'52", AN ARC LENGTH OF 67.09 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 40°20'29" EAST AND THE SOUTH BOUNDARY LINE OF SAID LOT N-4A;

THENCE ALONG SAID SOUTH BOUNDARY LINE THE FOLLOWING TEN (10) COURSES:

- 1) FROM A POINT OF A NON-TANGENT CURVE TO WHICH A RADIAL LINE BEARS NORTH 03°14'04" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 195.35 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 09°22'40", AN ARC LENGTH OF 31.97 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 12°36'44" WEST;
- 2) CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 26.85 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 72°14'52", AN ARC LENGTH OF 33.85 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 84°51'36" WEST;
- 3) CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 601.14 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 06°12'05", AN ARC LENGTH OF 65.06 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 88°56'19" EAST;
- 4) CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 23.22 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 140°23'40", AN ARC LENGTH OF 56.91 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 49°19'59" WEST;

- 5) CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 79.30 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 40°31'03", AN ARC LENGTH OF 56.08 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 89°51'01" EAST;
- 6) CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 128.67 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 22°01'44", AN ARC LENGTH OF 49.47 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 67°49'17" WEST;
- 7) CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1,454.28 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 02°59'53", AN ARC LENGTH OF 76.09 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 70°49'09" EAST;
- 8) CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 277.58 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 20°22'32", AN ARC LENGTH OF 98.71 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 50°26'38" WEST;
- 9) CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 74.38 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 36°48'53", AN ARC LENGTH OF 47.79 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 87°15'31" EAST;
- 10) CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 66.79 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 28°37'58", AN ARC LENGTH OF 33.38 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 58°37'33" EAST;

THENCE LEAVING SAID SOUTH BOUNDARY LINE, NORTH 17°31'19" EAST, 88.21 FEET;

THENCE NORTH 20°49'33" EAST, 142.73 FEET TO THE WEST BOUNDARY LINE OF SAID LOT N-4A;

THENCE ALONG SAID WEST BOUNDARY LINE THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 32°46'28" EAST, 34.77 FEET;
- 2) NORTH 67°46'28" EAST, 177.19 FEET;
- 3) NORTH 36°48'40" EAST, 72.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.35 ACRES, MORE OR LESS.
PUBLIC / SEMIPUBLIC ZONING (PS-MP-H)

A PORTION OF COMMON ELEMENT OO AND LOT N-4A OF THAT CERTAIN FINAL MAP ENTITLED "8TH AMENDED PARENT FINAL MAP OF RAINBOW CANYON AT LAKE LAS VEGAS" ON FILE IN BOOK 171, PAGE 71 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY NORTHEAST CORNER OF SAID COMMON ELEMENT OO;

THENCE ALONG THE EAST BOUNDARY LINE THEREOF THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 36°48'40" WEST, 77.58 FEET;
- 2) SOUTH 67°46'28" WEST, 177.19 FEET;
- 3) SOUTH 32°46'28" WEST, 34.77 FEET;

THENCE LEAVING SAID EAST BOUNDARY LINE, SOUTH 20°49'33" WEST, 142.73 FEET;

THENCE SOUTH 17°31'19" WEST, 88.21 FEET TO A POINT OF A NON-TANGENT CURVE TO WHICH A RADIAL LINE BEARS SOUTH 58°37'33" WEST AND THE SOUTH BOUNDARY LINE OF SAID LOT N-4A;

THENCE ALONG SAID SOUTH BOUNDARY LINE, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 656.08 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 04°38'52", AN ARC LENGTH OF 53.22 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 63°16'25" WEST;

THENCE CONTINUING ALONG SAID SOUTH BOUNDARY LINE AND THE SOUTH BOUNDARY LINE OF SAID COMMON ELEMENT OO, ALONG AN ARC HAVING A RADIUS OF 114.59 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 40°20'32", AN ARC LENGTH OF 80.68 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 76°23'03" EAST;

THENCE CONTINUING ALONG SAID SOUTH BOUNDARY LINE AND THE NORTHERLY PROLONGATION THEREOF, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1,259.66 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 02°31'33", AN ARC LENGTH OF 55.53 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 78°54'36" WEST;

THENCE LEAVING SAID NORTHERLY PROLONGATION, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 549.21 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 12°15'11", AN ARC LENGTH OF 117.45 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 66°39'25" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 383.93 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 06°12'44", AN ARC LENGTH OF 41.63 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 72°52'08" EAST AND THE WEST BOUNDARY LINE OF SAID COMMON ELEMENT OO;

THENCE ALONG SAID WEST BOUNDARY LINE THE FOLLOWING THREE (3) COURSES

- 1) NORTH 83°17'19" EAST, 23.62 FEET;
- 2) NORTH 38°17'19" EAST, 14.14 FEET;
- 3) NORTH 06°42'41" WEST, 80.97 FEET;

THENCE LEAVING SAID WEST BOUNDARY LINE, NORTH 17°56'20" EAST, 40.01 FEET;

THENCE NORTH 54°05'18" EAST, 23.09 FEET TO THE NORTH BOUNDARY LINE OF SAID COMMON ELEMENT OO;

THENCE ALONG SAID NORTH BOUNDARY LINE THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 46°52'46" EAST, 42.53 FEET;
- 2) CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 191.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 30°20'46", AN ARC LENGTH OF 101.16 FEET;
- 3) SOUTH 77°13'32" EAST, 110.09 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

NORTH 89°29'15" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 171, PAGE 71 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

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

Residential) on 0.1 acre, MDR (Medium-Density Residential) to PS (Public/Semipublic) on 1.7 acres and from MDR (Medium-Density Residential) to LDR (Low Density Residential) on 11.3 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 PS (Public/Semipublic) to LDR (Low Density Residential) on 0.1 acre, MDR (Medium-Density Residential) to PS (Public/Semipublic) on 1.7 acres and from MDR (Medium-Density Residential) to LDR (Low Density Residential) on 11.3 acres.

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PASSED, ADOPTED, AND APPROVED THIS 4th DAY OF JUNE, 2024, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye:

Michelle Romero, Mayor

Councilmembers:

Jim Seebock

Dan H. Stewart

Dan K. Shaw

Those voting nay: None

Those abstaining: None

Those absent: Carrie Cox

Michelle Romero, Mayor

ATTEST:

Jose Luis Valdez, CMC, City Clerk

EXHIBIT A

CPA-2024014426 – Rainbow Canyon at Lake Las Vegas – Parcel N-4

