

RESOLUTION NO. 4583  
(CPA-2023012990 – Mosaic West Henderson)

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 APPROXIMATELY CONTAINING 177 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTIONS OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D. & M., CLARK COUNTY, NEVADA, GENERALLY LOCATED SOUTHWEST OF LARSON LANE AND BERMUDA ROAD, IN THE WEST HENDERSON PLANNING AREA, FROM NT2 (NEIGHBORHOOD TYPE 2) ON 26 ACRES, NT3 (NEIGHBORHOOD TYPE 3) ON 53.5 ACRES, NT4 (NEIGHBORHOOD TYPE 4) ON 4 ACRES, NC (NEIGHBORHOOD COMMERCIAL) ON 5 ACRES, AND PS (PUBLIC/SEMIPUBLIC) ON 9 ACRES ALL TO EC (EMPLOYMENT CENTER); FROM PS (PUBLIC/SEMIPUBLIC) ON 10 ACRES, NC (NEIGHBORHOOD COMMERCIAL) ON 5 ACRES, NT3 (NEIGHBORHOOD TYPE 3) ON 7 ACRES ALL TO NT2 (NEIGHBORHOOD TYPE 2); FROM NT2 (NEIGHBORHOOD TYPE 2) ON 17.5 ACRES AND COM (COMMERCIAL) ON 5 ACRES ALL TO NT3 (NEIGHBORHOOD TYPE 3); FROM NT2 (NEIGHBORHOOD TYPE 2) ON 5 ACRES AND NT3 (NEIGHBORHOOD TYPE 3) ON 5 ACRES ALL TO COM (COMMERCIAL); AND FROM NT3 (NEIGHBORHOOD TYPE 3) ON 25 ACRES TO NT4 (NEIGHBORHOOD TYPE 4).

WHEREAS, Mosaic Development has made application to have the land use designations of that certain land consisting of 177 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

A PORTION OF LAND SITUATED IN THE NORTH HALF (N ½) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

APN: 191-16-101-003  
THE NORTH HALF (N ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M.

APN: 191-16-101-004  
THE SOUTH HALF (S ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST M.D.M., CLARK COUNTY, NEVADA.

APN: 191-16-201-001  
THE NORTH HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST

QUARTER (NW  $\frac{1}{4}$ ) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M.

APN: 191-16-201-002

THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D. M.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO CLARK COUNTY FOR ROAD PUPOSES BY GRANT, BARGAIN, SALE DEED RECORDED JUNE 21, 1979, IN BOOK 1074, AS INSTUMENT NO. 1033305 OF OFFICIAL RECORDS.

BEING FURTHER DESCRIBED AS LOT ONE (1) AS SHOWN ON THAT CERTAIN DIVISION LD 77-99 RECORDED JUNE 21, 1979, IN BOOK 1074, AS DOCUMENT NUMBER 1033304 OF OFFICIAL RECORDS.

APN: 191-16-201-007

THE SOUTH HALF (S  $\frac{1}{2}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M.

APN: 191-16-201-008

THE SOUTH HALF (S  $\frac{1}{2}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) AND THE SOUTH HALF (S  $\frac{1}{2}$ ) THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) AND THE SOUTH HALF (S  $\frac{1}{2}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST M.D.M., CLARK COUNTY, NEVADA.

APN: 191-16-501-002

THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA. EXCEPTING THEREFROM THE INTEREST IN THAT PORTION THEREOF AS CONVEYED TO THE COUNTY FOR ROAD PURPOSES BY DEED RECORDED JULY 27, 1976, IN BOOK 644, AS DOCUMENT NO. 603319, OFFICIAL RECORDS, CLARK COUNTY, NEVADA. TOGETHER WITH THE INTEREST IN THAT PORTION OF LAND AS SET OUT IN THAT CERTAIN ORDER OF VACATION RECORDED JUNE 8, 2001, IN BOOK 20010608, AS INSTRUMENT NO. 00572, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, TITLE TO WHICH WOULD PASS BY OPERATION OF LAW.

APN: 191-16-501-005

THE NORTH HALF (N  $\frac{1}{2}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M.

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED TO CLARK COUNTY BY DEED RECORDED JUNE 6, 1973, IN BOOK 334, AS DOCUMENT NO. 293789, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF HENDERSON BY DEED RECORDED SEPTEMBER 3, 2019, AS INSTRUMENT NO. 20190903-001006 AND RE-RECORDED OCTOBER 28, 2019, AS INSTRUMENT NO. 20191028-0003063, OF OFFICIAL RECORDS.

APN: 191-16-501-006

THE SOUTH HALF (S  $\frac{1}{2}$ ) OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST M.D. M.

EXCEPTING THEREFROM THE SOUTHERNLY THIRTY (30) FEET, WESTERLY THIRTY (30) FEET AND EASTERNLY THIRTY (30) FEET; TOGETHER WITH A SPANDREL AREA LOCATED IN THE SOUTHEAST (SE) CORNER AND A SPANDREL AREA LOCATED IN THE SOUTHWEST (SW) CORNER DEEDED TO CLARK COUNTY BY DOCUMENT NO. 00555, IN BOOK 890410, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

APN: 191-16-501-008 (25-ACRE PORTION)

- 1) THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ )
- 2) THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ )
- 3) THE NORTH HALF (N  $\frac{1}{2}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ )
- 4) THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ )
- 5) THE NORTH HALF (N  $\frac{1}{2}$ ) OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ )
- 6) THE SOUTH HALF (S  $\frac{1}{2}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ )
- 7) THE EAST HALF (E  $\frac{1}{2}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ )

- 8) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ )  
THE NORTH HALF (N  $\frac{1}{2}$ ) OF THE NORTHWEST QUARTER ( NW  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE  
NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF SECTION 16, TOWNSHIP  
23 SOUTH, RANGE 61 EAST M.D.M., CLARK COUNTY,  
NEVADA.

APN: 191-16-501-008 (20-ACRE PORTION)  
THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE NORTHEAST  
QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) AND THE  
SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  
 $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) AND THE NORTH HALF  
(N  $\frac{1}{2}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE NORTHEAST  
QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) AND THE  
NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER  
(NW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) AND THE NORTH  
HALF ( N  $\frac{1}{2}$ ) OF THE NORTHWEST QUARTER ( NW  $\frac{1}{4}$ ) OF THE  
NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER  
(NE  $\frac{1}{4}$ ) AND THE NORTH HALF ( N  $\frac{1}{2}$ ) OF THE SOUTHEAST  
QUARTER ( SE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE  
NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) AND THE SOUTH HALF (S  $\frac{1}{2}$ ) OF THE  
SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER  
(NW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) AND THE EAST HALF  
(E  $\frac{1}{2}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHWEST  
QUARTER (NW  $\frac{1}{4}$ ) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE  
61 EAST M.D.M., CLARK COUNTY, NEVADA.

APN: 191-16-501-008 (15-ACRE PORTION)  
THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE NORTHEAST  
QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) AND THE  
SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  
 $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) AND THE NORTH HALF  
(N  $\frac{1}{2}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE NORTHEAST  
QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) AND THE  
NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER  
(NW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) AND THE NORTH  
HALF ( N  $\frac{1}{2}$ ) OF THE NORTHWEST QUARTER ( NW  $\frac{1}{4}$ ) OF THE  
NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER  
(NE  $\frac{1}{4}$ ) AND THE NORTH HALF ( N  $\frac{1}{2}$ ) OF THE SOUTHEAST  
QUARTER ( SE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE  
NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) AND THE SOUTH HALF (S  $\frac{1}{2}$ ) OF THE  
SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER  
(NW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) AND THE EAST HALF  
(E  $\frac{1}{2}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHWEST  
QUARTER (NW  $\frac{1}{4}$ ) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE  
61 EAST M.D.M., CLARK COUNTY, NEVADA.

APN: 191-16-501-008 (10-ACRE PORTION)

THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) AND THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) AND THE NORTH HALF (N  $\frac{1}{2}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) AND THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) AND THE NORTH HALF (N  $\frac{1}{2}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) AND THE NORTH HALF (N  $\frac{1}{2}$ ) OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) AND THE SOUTH HALF (S  $\frac{1}{2}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) AND THE EAST HALF (E  $\frac{1}{2}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST M.D.M., CLARK COUNTY, NEVADA.

APN: 191-16-601-001

THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST M.D.M.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO CLARK COUNTY FOR ROAD PURPOSES BY GRANT, BARGAIN, SALE DEED RECORDED FEBRUARY 23, 1990, IN BOOK 900223 AS INSTRUMENT NO. 00769, OF OFFICIAL RECORDS.

BEING FURTHER DESCRIBED AS LOT ONE (1) AS SHOWN ON THAT CERTAIN CERTIFICATE OF LAND DIVISION NUMBER LD 9-90, RECORDED FEBRUARY 23, 1990, IN BOOK 900223 AS INSTRUMENT NO. 00768, OF OFFICIAL RECORDS.

APN: 191-16-601-002

THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARET (NE  $\frac{1}{4}$ ) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO CLARK COUNTY FOR ROAD PURPOSES BY GRANT, BARGAIN, SALE DEED RECORDED FEBRUARY 23, 1990, IN BOOK 900223 AS INSTRUMENT NO. 00769, OF OFFICIAL RECORDS.

BEING FURTHER DESCRIBED AS LOT TWO (2) AS SHOWN ON THAT CERTAIN CERTIFICATE OF LAND DIVISION NUMBER LD 9-90, RECORDED FEBRUARY 23, 1990, IN BOOK 900223 AS INSTRUMENT NO. 00768, OF OFFICIAL RECORDS.

APN: 191-16-601-003

THE SOUTH HALF (S  $\frac{1}{2}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M.

APN: 191-16-601-004

THE NORTH HALF (N  $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M.

APN: 191-16-601-006

THE NORTH HALF (N  $\frac{1}{2}$ ) THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST M.D.M., CLARK COUNTY, NEVADA.

APN: 191-16-601-007

1. THE SOUTH HALF (S  $\frac{1}{2}$ ) THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ )
2. THE SOUTH HALF (S  $\frac{1}{2}$ ) THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ )
3. THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ )
4. THE SOUTH HALF (S  $\frac{1}{2}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ )
5. THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST M.D.M., CLARK COUNTY, NEVADA.

And as depicted in Exhibit A attached hereto, consisting of one page (the "Land"), changed from NT2 (Neighborhood Type 2) on 26 acres, NT3 (Neighborhood Type 3) on 53.5 acres, NT4 (Neighborhood Type 4) on 4 acres, NC (Neighborhood Commercial) on 5 acres, and PS (Public/Semipublic) on 9 acres all to EC (Employment Center); from PS (Public/Semipublic) on 10 acres, NC (Neighborhood Commercial) on 5 acres, NT3 (Neighborhood Type 3) on 7 acres all to NT2 (Neighborhood Type 2); from NT2 (Neighborhood Type 2) on 17.5 acres and COM

(Commercial) on 5 acres all to NT3 (Neighborhood Type 3); from NT2 (Neighborhood Type 2) on 5 acres and NT3 (Neighborhood Type 3) on 5 acres all to COM (Commercial); and from NT3 (Neighborhood Type 3) on 25 acres to NT4 (Neighborhood Type 4); 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 denial of the Land Use Plan amendment; but the City Council finds that the proposed amendments are necessary and meet the criteria of Title 19 of the Henderson Municipal Code; 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 NT2 (Neighborhood Type 2) on 26 acres, NT3 (Neighborhood Type 3) on 53.5 acres, NT4 (Neighborhood Type 4) on 4 acres, NC (Neighborhood Commercial) on 5 acres, and PS (Public/Semipublic) on 9 acres all to EC (Employment Center); from PS (Public/Semipublic) on 10 acres, NC (Neighborhood Commercial) on 5 acres, NT3 (Neighborhood Type 3) on 7 acres all to NT2 (Neighborhood Type 2); from NT2 (Neighborhood Type 2) on 17.5 acres and COM (Commercial) on 5 acres all to NT3 (Neighborhood Type 3); from NT2 (Neighborhood Type 2) on 5 acres and NT3 (Neighborhood Type 3) on 5 acres all to COM (Commercial); and from NT3 (Neighborhood Type 3) on 25 acres to NT4 (Neighborhood Type 4).

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PASSED, ADOPTED, AND APPROVED THIS 18<sup>th</sup> DAY OF JUNE, 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-2023012290 – Mosaic West Henderson

