

RESOLUTION NO. 4076
(CPA-13-500012 – Gibson Plaza)

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 75.6 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.B. & M, CLARK COUNTY, NEVADA, LOCATED AT THE SOUTHWEST CORNER OF GIBSON ROAD AND WARM SPRINGS ROAD, IN THE GIBSON SPRINGS PLANNING AREA, FROM COMMERCIAL ON 52.9 ACRES, MEDIUM-DENSITY RESIDENTIAL ON 19.1 ACRES, AND BUSINESS INDUSTRIAL ON 3.6 ACRES TO LOW-DENSITY RESIDENTIAL ON 48.1 ACRES, MEDIUM-DENSITY RESIDENTIAL ON 24 1 ACRES, AND COMMERCIAL ON 3.3 ACRES.

WHEREAS, D.R. Horton, Inc. has made application to have the land use designations of that certain land consisting of 75.6 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

BEING THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D M, CITY OF HENDERSON, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 2, 3, 10 AND 11 IN SAID TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., ALSO BEING THE CENTERLINE INTERSECTION OF WARMS SPRINGS ROAD AND GIBSON ROAD;

THENCE SOUTH 01°36'18" WEST, ALONG THE SECTION LINE COMMON TO SAID SECTIONS 10 AND 11 AND THE CENTERLINE OF GIBSON ROAD, A DISTANCE OF 1,043.81 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 01°36'18" WEST, A DISTANCE OF 278.83 FEET TO THE CENTERLINE INTERSECTION OF KELSO DUNES AVENUE;

THENCE SOUTH 88°57'22" WEST, ALONG THE CENTERLINE OF KELSO DUNES AVENUE, A DISTANCE OF 461 42 FEET;

THENCE NORTH 0°17'54" WEST, A DISTANCE OF 284.68 FEET;

THENCE NORTH 89°42'06" EAST, A DISTANCE OF 470.64 FEET TO THE POINT OF BEGINNING.

and as depicted in Exhibit A attached hereto, consisting of one page (the "Land"), changed from Commercial on 52.9 acres, Medium-Density Residential on 19.1 acres, and Business Industrial on 3.6 acres to Low-Density Residential on 48.1 acres, Medium-Density Residential on 24.1 acres, and Commercial on 3.3 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

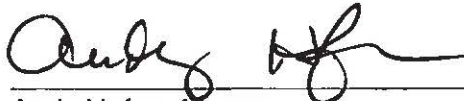
WHEREAS, the Henderson Planning Commission has conducted the appropriate public hearing, received public comment, duly deliberated the proposal, and recommends approval of the Land Use Plan amendment; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Henderson, Nevada, that 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 Commercial on 52.9 acres, Medium-Density Residential on 19.1 acres, and Business Industrial on 3.6 acres to Low-Density Residential on 48.1 acres, Medium-Density Residential on 24.1 acres, and Commercial on 3.3 acres

PASSED, ADOPTED, AND APPROVED THIS 5th DAY OF MARCH, 2013, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye: Andy Hafen, Mayor
 Councilmembers:
 Sam Bateman
 John F. Marz
 Debra March
 Gerri Schroder

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



Andy Hafen, Mayor

ATTEST:


Sabrina Mercadante, MMC, City Clerk

EXHIBIT A
CPA-13-500012 - GIBSON PLAZA

