

RESOLUTION NO. 4125  
(CPA-13-500581 – Lake Las Vegas – Montelago 17)

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 17.3 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, GENERALLY LOCATED ON THE SOUTH SIDE OF MONTELAGO BOULEVARD AT ITS INTERSECTION WITH AVENIDA SORRENTO, IN THE LAKE LAS VEGAS PLANNING AREA, FROM TOURIST COMMERCIAL TO LOW-DENSITY RESIDENTIAL.

WHEREAS, William Lyon Homes has made application to have the land use designations of that certain land consisting of 17.3 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

BEING A PORTION OF THE EAST HALF OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 1 OF LAKE LAS VEGAS NORTHSORE PARENT FINAL MAP PHASE 1 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 108, PAGE 97 OF PLATS, CLARK COUNTY, NEVADA.

PARCEL 2:

LOT 2N-2-A OF LAKE LAS VEGAS NORTHSORE PARENT FINAL MAP PHASE 1 AMENDED, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 87, PAGE 66 OF PLATS, CLARK COUNTY, NEVADA.

and as depicted in Exhibit A attached hereto, consisting of one page (the "Land"), changed from Tourist Commercial to Low-Density Residential; 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 Tourist Commercial to Low-Density Residential.

PASSED, ADOPTED, AND APPROVED THIS 4<sup>th</sup> DAY OF MARCH, 2014, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

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

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

  
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Andy Hafen, Mayor

ATTEST:

  
\_\_\_\_\_  
Sabrina Mercadante, MMC, City Clerk

EXHIBIT A  
CPA-13-500581 – LAKE LAS VEGAS – MONTELAGO 17

