

RESOLUTION NO. 4172
(CPA-14-500333 – The Falls at Lake Las Vegas)

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 PORTIONS OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, LOCATED SOUTH OF GRAND MEDITERRA BOULEVARD AND NORTH OF LAKE MEAD PARKWAY ON THE EAST AND WEST SIDES OF LAKE LAS VEGAS PARKWAY, IN THE LAKE LAS VEGAS PLANNING AREA, FROM PUBLIC/SEMIPUBLIC TO LOW-DENSITY RESIDENTIAL ON 0.2 ACRE AND FROM LOW-DENSITY RESIDENTIAL TO PUBLIC/SEMIPUBLIC ON LESS THAN 0.1 ACRE (PARCEL 6A); FROM MEDIUM-DENSITY RESIDENTIAL AND PUBLIC/SEMIPUBLIC TO LOW-DENSITY RESIDENTIAL ON 15.2 (PARCEL A1A/5A); AND FROM LOW-DENSITY RESIDENTIAL, MEDIUM-DENSITY RESIDENTIAL, COMMERCIAL AND PUBLIC/SEMIPUBLIC TO PUBLIC/SEMIPUBLIC AND LOW-DENSITY RESIDENTIAL ON 76.8 ACRES (PARCEL K), AND REPEAL RESOLUTION NO. 4168 IN ITS ENTIRETY.

WHEREAS, LLV Recovery Acquisition has made application to have the land use designations of that certain land within in the City of Henderson, Clark County, Nevada, described as:

PARCEL 6A

THAT PORTION OF SOUTHWEST QUARTER (SW1/4) OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF LAKE LAS VEGAS PARKWAY AND VIA VIN SANTO AS SHOWN BY MAP THEREOF IN FILE 186, PAGE 93 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA;

THENCE ALONG THE CENTERLINE OF SAID LAKE LAS VEGAS PARKWAY, FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 41°43'21" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1223.42 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 06°02'26", AN ARC LENGTH OF 128.98 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 47°45'47" WEST;

THENCE DEPARTING THE CENTERLINE OF SAID LAKE LAS VEGAS PARKWAY, SOUTH 47°45'47" WEST, 81.25 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 47°45'47" WEST, 171.93 FEET;

THENCE NORTH 42°14'13" WEST, 4.00 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 42°14'13" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 40.50 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 104°04'22", AN ARC LENGTH OF 73.56 FEET;

THENCE NORTH 28°09'51" WEST, 30.67 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 246.92 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 40°31'33", AN ARC LENGTH OF 174.65 FEET;

THENCE NORTH 68°41'24" WEST, 52.50 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 125.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 23°59'15", AN ARC LENGTH OF 52.33 FEET;

THENCE NORTH 44°42'10" WEST, 435.91 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 200.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 19°04'37", AN ARC LENGTH OF 66.59 FEET;

THENCE NORTH 25°37'33" WEST, 168.06 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 115.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 27°02'48", AN ARC LENGTH OF 54.29 FEET;

THENCE NORTH 01°25'16" EAST, 289.73 FEET;

THENCE NORTH 53°11'38" EAST, 146.79 FEET;

THENCE NORTH 64°22'27" EAST, 116.22 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 71°09'08" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1604.67 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 07°31'55", AN ARC LENGTH OF 210.95 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 63°37'13" WEST;

THENCE NORTH 64°22'27" EAST, 10.54 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 50°45'53", AN ARC LENGTH OF 22.15 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 76°23'26" EAST;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 63°56'25" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1574.67 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 03°03'58", AN ARC LENGTH OF 84.27 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 60°52'27" WEST;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 60°52'27" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 16.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 86°29'59", AN ARC LENGTH OF 24.16 FEET;

THENCE SOUTH 64°22'27" WEST, 14.92 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 61°28'37" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1604.67 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 01°41'09", AN ARC LENGTH OF 47.21 FEET;

THENCE SOUTH 30°12'32" EAST, 662.83 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1304.67 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 12°01'41", AN ARC LENGTH OF 273.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.6 ACRES, MORE OR LESS.

PARCEL A1A/5A

ALL OF LOT A-1-A OF "THE AMENDED FINAL MAP OF LAKE LAS VEGAS THE FALLS PARENT FINAL MAP" AS SHOWN BY MAP THEREOF IN BOOK 127, PAGE 97 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION OF NORTHWEST QUARTER (NW1/4) OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27;

THENCE ALONG THE WESTERLY LINE OF SAID SECTION 27, SOUTH 02°00'33" WEST, 1005.19 FEET;

THENCE DEPARTING THE WESTERLY LINE OF SAID SECTION 27, SOUTH 87°59'27" EAST, 429.08 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°48'46" EAST, 561.61 FEET;

THENCE SOUTH 03°02'01" EAST, 137.71 FEET;

THENCE SOUTH 01°11'14" EAST, 60.00 FEET;

THENCE SOUTH 04°08'17" WEST, 102.04 FEET;

THENCE SOUTH 05°24'38" WEST, 122.41 FEET;

THENCE SOUTH 72°27'15" WEST, 398.65 FEET;

THENCE SOUTH 63°55'19" WEST, 45.07 FEET;

THENCE SOUTH 88°48'46" WEST, 119.12 FEET;

THENCE NORTH 01°11'14" WEST, 552.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.4 ACRES, MORE OR LESS.

PARCEL K

BEING ALL OF LOT K, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 143, PAGE 51 OF PLATS, ALL OF COMMON ELEMENT HH, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 108, PAGE 77 OF PLATS, AND ALL OF COMMON ELEMENT LOTS I, L AND M, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 108, PAGE 77 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, NEVADA, LYING WITHIN SECTION 27, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA.

and as depicted in Exhibit A attached hereto, consisting of one page (the "Land"), changed from Public/Semipublic to Low-Density Residential on 0.2 acre and from Low-Density Residential to Public/Semipublic on less than 0.1 acre (Parcel 6A); from Medium-Density Residential and Public/Semipublic to Low-Density Residential on 15.2 (Parcel A1A/5A); and from Low-Density Residential, Medium-Density Residential, Commercial and Public/Semipublic to Public/Semipublic and Low-Density Residential on 76.8 acres (Parcel K); 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
- WHEREAS, Resolution No. 4168 was approved on December 2, 2014, but subsequently an error was discovered and this resolution will replace Resolution No. 4168 in its entirety; 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 Public/Semipublic to Low-Density Residential on 0.2 acre and from Low-Density Residential to Public/Semipublic on less than 0.1 acre (Parcel 6A); from Medium-Density Residential and Public/Semipublic to Low-Density Residential on 15.2 (Parcel A1A/5A); and from Low-Density Residential, Medium-Density Residential, Commercial and Public/Semipublic to Public/Semipublic and Low-Density Residential on 76.8 acres (Parcel K).

PASSED, ADOPTED, AND APPROVED THIS 6TH DAY OF JANUARY, 2015, 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



Andy Hafen, Mayor

ATTEST:



Sabrina Mercadante, MMC, City Clerk

EXHIBIT A
CPA-14-500333 – The Falls at Lake Las Vegas

