

RESOLUTION NO 4201
(CPA-15-500309 – Henderson Freeway Crossing)

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 1.35 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 13 AND 14, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M D B & M, CLARK COUNTY, NEVADA, LOCATED AT THE NORTHWEST CORNER OF EASTGATE ROAD AND LAKE MEAD PARKWAY, NORTHEAST OF I-215 AND I-515, IN THE MIDWAY PLANNING AREA, FROM BI (BUSINESS/INDUSTRIAL) TO COM (COMMERCIAL)

WHEREAS, Panattoni Development Company has made application to have the land use designations of that certain land consisting of 1.35 acres, more or less, in the City of Henderson, Clark County, Nevada, described as

A PORTION OF LOT 1-A OF FILE 112, PAGE 75 OF PARCEL MAPS, LYING WITHIN THE EAST HALF OF SECTION 14 AND THE WEST HALF OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M D B & M, CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 1, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF EASTGATE ROAD,

THENCE ALONG THE EASTERLY LINE OF SAID LOT 1 AND THE WESTERLY RIGHT-OF-WAY OF EASTGATE ROAD NORTH 09°12'44" WEST, 104.12 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST AND HAVING A RADIUS OF 367.00 FEET,

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°07'23", AN ARC LENGTH OF 289.03 FEET,

THENCE DEPARTING SAID CURVE, SAID EASTERLY LINE AND SAID WESTERLY RIGHT-OF-WAY, SOUTH 46°01'28" WEST, 90.40 FEET,

THENCE SOUTH 09°12'44" EAST, 251.96 FEET,

THENCE SOUTH 80°47'16" WEST, 28.01 FEET TO THE SOUTHERLY LINE OF SAID LOT 1,

THENCE ALONG SAID SOUTHERLY LINE SOUTH 09°12'12" EAST, 68.00 FEET,

THENCE NORTH 80°47'16" EAST, 203.41 FEET,

THENCE NORTH 34°10'56" EAST, 10 08 FEET TO THE POINT OF
BEGINNING,

CONTAINS 1 35 ACRES, MORE OR LESS,

and as depicted in Exhibit A attached hereto, consisting of one page (the
"Land"), changed from BI (Business/Industrial) to COM (Commercial), 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

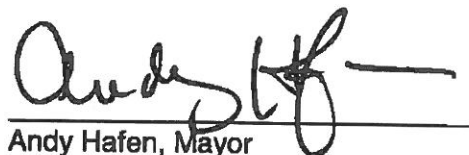
WHEREAS, the Henderson Planning Commission has conducted the appropriate public
hearing, received public comment, duly deliberated the proposal, and
recommends approval of the Land Use Plan amendment, and

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 BI
(Business/Industrial) to COM (Commercial)

PASSED, ADOPTED, AND APPROVED THIS 6TH DAY OF OCTOBER, 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
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Those voting nay	None
Those abstaining	None
Those absent	None


Andy Hafen, Mayor

ATTEST


Sabrina Mercadante, MMC, City Clerk

EXHIBIT A
CPA-15-500309
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