

RESOLUTION NO. 4208
(CPA-15-500380 – Pacific Crossroads 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 4.9 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, LOCATED AT THE NORTHEAST CORNER OF NORTH STEPHANIE STREET AND WIGWAM PARKWAY, IN THE GIBSON SPRINGS PLANNING AREA, FROM BI (BUSINESS/INDUSTRY) TO COM (COMMERCIAL).

WHEREAS, Khairat, LLC has made application to have the land use designations of that certain land consisting of 4.9 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

A PORTION OF LOT 1 OF "PACIFIC CROSSROADS CENTER" AS SHOWN BY MAP THEREOF IN BOOK 105, PAGE 26 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 15;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 15, NORTH 01°44'21"EAST, 511.84 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 88°15'39" EAST, 65.96 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STEPHANIE STREET AND THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 88°15'39" EAST, 449.23 FEET;

THENCE SOUTH 01°44'21" WEST, 450.10 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WIGWAM PARKWAY;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES:

- 1) NORTH 89°05'45" WEST, 126.88 FEET TO A POINT OF CURVATURE;

- 2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 95.00 FEET, THROUGH A CENTRAL ANGLE OF 16°49'11", AN ARC LENGTH OF 27.89 FEET TO A POINT OF REVERSE CURVATURE;
- 3) THENCE ALONG THE ARC OF CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 105.00 FEET, THROUGH A CENTRAL ANGLE OF 18°10'03", AN ARC LENGTH OF 33.29 FEET TO A POINT OF REVERSE CURVATURE;
- 4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 90°55'03", AN ARC LENGTH OF 31.74 FEET;
- 5) THENCE NORTH 89°31'35" WEST, 19.83 FEET;
- 6) THENCE SOUTH 00°26'38" EAST, 11.12 FEET;
- 7) THENCE NORTH 89°31'35" WEST, 20.35 FEET TO THE BEGINNING OF A CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 89°31'35" WEST;
- 8) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 89°04'57", AN ARC LENGTH OF 15.55 FEET TO A POINT OF TANGENCY;
- 9) THENCE SOUTH 89°33'22" WEST, 131.79 FEET TO THE BEGINNING OF A CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 00°25'55" WEST;
- 10) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 54.03 FEET, THROUGH A CENTRAL ANGLE OF 92°17'07", AN ARC LENGTH OF 87.03 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STEPHANIE STREET;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES:

- 1) NORTH 07°46'43"EAST, 95.47 FEET;
- 2) THENCE NORTH 01°43'35" EAST, 124.45 FEET TO THE BEGINNING OF A CURVE FROM WHICH THE RADIUS POINT BEARS SOUTH 88°15'34" EAST;
- 3) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 89°59'55", AN ARC LENGTH OF 31.42 FEET;
- 4) THENCE NORTH 01°44'21" EAST, 20.00 FEET;
- 5) THENCE NORTH 88°15'39" WEST, 11.84 FEET;
- 6) THENCE NORTH 01°44'21" EAST, 20.00 FEET TO THE BEGINNING OF A CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 01°44'21" EAST;

- 7) THENCE ANLONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 88°43'37", AN ARC LENGTH OF 30.97 FEET;
- 8) THENCE NORTH 00°27'58" EAST, 89.97 FEET TO THE POINT OF BEGINNING;

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

PASSED, ADOPTED, AND APPROVED THIS 1ST DAY OF DECEMBER, 2015, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

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

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



Andy Hafen, Mayor

ATTEST:



Sabrina Mercadante, MMC, City Clerk

EXHIBIT A
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Pacific Crossroads Plaza

