

RESOLUTION NO. 4264  
(CPA-17-880380 – NOSRO Residential)

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 41.3 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 03, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, GENERALLY LOCATED NORTHWEST OF ST ROSE PARKWAY AND EXECUTIVE AIRPORT DRIVE, IN THE WESTGATE PLANNING AREA, FROM EMPLOYMENT CENTER TO NEIGHBORHOOD TYPE 3.

WHEREAS, JA Kennedy Real Estate Company has made application to have the land use designations of that certain land consisting of 41.3 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

BEING A PORTION OF SECTION 03, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 03,

THENCE ALONG THE WESTERLY LINE OF SECTION 03, SOUTH 00°26'47" EAST, A DISTANCE OF 1649.38 FEET TO BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 1005.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 72°17'36" EAST, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID WESTERLY LINE, NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE WESTERLY THROUGH A CENTRAL ANGLE OF 18°08'58", AN ARC LENGTH OF 318.35 FEET;

THENCE NORTH 00°26'34" WEST, A DISTANCE OF 27.76 FEET;

THENCE NORTH 00°26'50" WEST, A DISTANCE OF 1169.94 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 54.00 FEET,

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 91°58'30", AN ARC LENGTH OF 86.68 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY-LINE OF EXECUTIVE AIRPORT DRIVE, SAID POINT ALSO BEING THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 1767.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 01°31'40" EAST,

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE,  
SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT,  
CONCAVE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF  
46°46'44", AN ARC LENGTH OF 1442.66 FEET,

THENCE SOUTH 41°41'36" EAST, A DISTANCE OF 182.98 FEET TO THE  
BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 54.00 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE,  
SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT,  
CONCAVE WESTERLY THROUGH A CENTRAL ANGLE OF 90°00'01", AN  
ARC LENGTH OF 84.82 FEET TO A POINT ON THE NORTHWESTERLY  
RIGHT-OF-WAY LINE OF ST. ROSE PARKWAY;

THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 48°18'25" WEST, A  
DISTANCE OF 1980.68 FEET TO A POINT ON THE WESTERLY LINE OF  
SAID SECTION 03;

THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE  
AND ALONG SAID WESTERLY SECTION LINE, NORTH 00°26'34" WEST, A  
DISTANCE OF 555.89 FEET TO THE POINT OF BEGINNING;

and as depicted in Exhibit A attached hereto, consisting of one page (the  
"Land"), changed from Employment Center to Neighborhood Type 3; 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  
Employment Center to Neighborhood Type 3.

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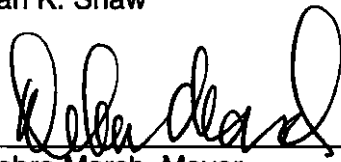
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PASSED, ADOPTED, AND APPROVED THIS 18<sup>TH</sup> DAY OF JULY, 2017, BY THE  
FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye: Debra March, Mayor  
Councilmembers:  
John F. Marz  
Gerri Schroder  
Dan H. Stewart

Those voting nay: None  
Those abstaining: None  
Those absent: Dan K. Shaw

  
\_\_\_\_\_  
Debra March, Mayor

ATTEST:

  
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Sabrina Mercadante, MMC, City Clerk

EXHIBIT A  
CPA-17-880380 – NOSRO RESIDENTIAL

