

RESOLUTION NO. 4361  
(CPA-2019003264 – MacDonald Highlands Planning Area 7, Phase 1)

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 1.0 ACRE, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 62, M.D.B. & M., CLARK COUNTY, NEVADA, GENERALLY LOCATED NORTH OF DRAGON STONE PLACE AND WEST OF SLEEPING DRAGON DRIVE, IN THE MACDONALD RANCH PLANNING AREA, FROM VERY-LOW-DENSITY RESIDENTIAL TO PUBLIC/SEMIPUBLIC ON 0.5 ACRE AND FROM PUBLIC/SEMIPUBLIC TO VERY-LOW-DENSITY RESIDENTIAL ON 0.5 ACRE.

WHEREAS, Dragon Rock, LLC, has made application to have the land use designations of that certain land consisting of 1.0 acre, more or less, in the City of Henderson, Clark County, Nevada, described as:

BEING A PORTION OF LOT 29A OF "2ND AMENDED FINAL MAP OF MACDONALD HIGHLAND PLANNING AREA 7 – PHASE 1A" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 156, PAGE 68 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

AREA 1

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 29A AS SHOWN BY MAP THEREOF;

THENCE ALONG THE NORTH LINE OF SAID LOT 29A, SOUTH 85°36'31" EAST, 82.81 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 21°48'26" WEST, 126.72 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 29A, POINT HEREINAFTER REFERRED TO AS "POINT A";

THENCE ALONG THE WESTERLY LINE OF SAID LOT 29A THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 18°02'45" WEST, 96.22 FEET;
- 2) NORTH 09°55'51" WEST, 33.00 FEET TO THE POINT OF BEGINNING.

AREA 2

COMMENCING AT THE AFOREMENTIONED POINT "A";

THENCE ALONG THE WESTERLY LINE OF SAID LOT 29A, SOUTH 18°02'45" EAST, 38.42 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID WESTERLY LINE, SOUTH 46°34'13" EAST, 14.76 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 29A;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINE OF SAID LOT 29A THE FOLLOWING TWO (2) COURSES:

THENCE NORTH 68°01'16" WEST, 9.20 FEET;

THENCE NORTH 18°02'45" WEST, 7.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,256 SQUARE FEET, MORE OR LESS.

ALONG WITH

BEING A PORTION OF LOT "A1" AS SHOWN BY FINAL MAP OF "MACDONALD HIGHLAND PLANNING AREA 7 – PHASE 2B" THEREOF ON FILE IN BOOK 155 OF PLATS, PAGE 22 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

AREA 1

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 29A AS SHOWN BY MAP THEREOF ON FILE IN BOOK 155 OF PLATS, PAGE 68 IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 82°35'39" EAST, SAID POINT BEING THE WESTERLY RIGHT-OF-WAY LINE OF DRAGON GLEN DRIVE OF "MACDONALD HIGHLANDS PLANNING AREA 7 – PHASE 1A", AS SHOWN BY MAP THEREOF ON FILE IN BOOK 141, PAGE 58 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 51.50 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 80°13'30", AN ARC LENGTH OF 72.11 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 17°10'51" WEST;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 43°33'31" WEST, 155.70 FEET;

THENCE NORTH 41°36'16" WEST, 146.63 FEET;

THENCE NORTH 43°13'18" EAST, 91.69 FEET;

THENCE NORTH 46°34'13" WEST, 88.76 FEET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF SAID LOT 29A, POINT HEREINAFTER REFERRED TO AS "POINT A";

THENCE ALONG SAID SOUTH LINE, SOUTH 68°01'16" EAST, 183.82 FEET TO THE POINT OF BEGINNING.

AREA 2

COMMENCING AT THE AFOREMENTIONED POINT "A";

THENCE NORTH 46°34'13" WEST, 14.76 FEET TO THE POINT OF BEGINNING, POINT BEING ON THE WESTERLY LINE OF SAID LOT 29A;

THENCE LEAVING SAID WESTERLY LINE, NORTH 46°34'13" WEST, 26.48 FEET;

THENCE NORTH 21°48'26" EAST, 19.74 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 29A;

THENCE ALONG SAID WESTERLY LINE, SOUTH 18°02'45" EAST, 38.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,608 SQUARE FEET, MORE OR LESS.

ALONG WITH

BEING LOT 34 OF "AMENDED FINAL MAP MACDONALD HIGHLAND PLANNING AREA 7 – PHASE 1", AS SHOWN BY MAP THEREOF ON FILE IN BOOK 138, PAGE 89 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA,

CONTAINING 15,492 SQUARE FEET, MORE OR LESS.

And as depicted in Exhibit A attached hereto, consisting of one page (the "Land"), changed from Very-Low-Density Residential to Public/Semipublic on 0.5 acre and from Public/Semipublic to Very-Low-Density Residential on 0.5 acre; 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

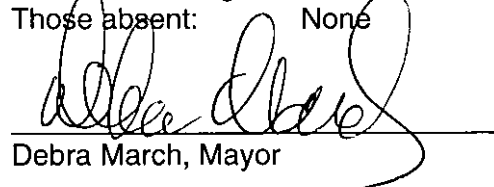
WHEREAS, the Henderson Planning Commission has conducted the appropriate public hearing, received public comment, duly deliberated the proposal, and recommends approval of the Land Use Plan amendment; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Henderson, Nevada, that events, trends or facts occurring after adoption of the Land Use Policy Plan have changed the character or condition of the area in which the Land is located to make this amendment necessary, and 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 Very-Low-Density Residential to Public/Semipublic on 0.5 acre and from Public/Semipublic to Very-Low-Density Residential on 0.5 acre.

PASSED, ADOPTED, AND APPROVED THIS 5<sup>TH</sup> DAY OF NOVEMBER, 2019, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye:  
Debra March, Mayor  
Councilmembers:  
John F. Marz  
Michelle Romero  
Dan K. Shaw  
Dan H. Stewart

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



Debra March, Mayor

ATTEST:



Sabrina Mercadante, MMC, City Clerk

**EXHIBIT A**

**CPA-2019003264 – MacDonald Highlands Planning Area 7, Phase 1**

