

RESOLUTION NO. 4365
(CPA-2019003767 – Galleria & McCormick)

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 29.2 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CLARK COUNTY, NEVADA, GENERALLY LOCATED NORTHEAST OF GALLERIA DRIVE AND MCCORMICK ROAD, IN THE TUSCANY REDEVELOPMENT AND TUSCANY AREAS, FROM BI (BUSINESS INDUSTRIAL) TO MDR (MEDIUM-DENSITY RESIDENTIAL).

WHEREAS, Greystone Nevada, LLC, has made application to have the land use designations of that certain land consisting of 29.2 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., IN THE CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 32;

THENCE NORTH 03°25'40" WEST, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 604.57 FEET;

THENCE NORTH 66°00'00" EAST, 1,117.06 FEET;

THENCE NORTH 88°26'41" EAST, 404.67 FEET;

THENCE SOUTH 03°06'59" EAST, 1,036.53 FEET;

THENCE SOUTH 88°39'32" WEST ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1,445.61 FEET, TO THE TRUE POINT OF BEGINNING.

THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 27, 1995. IN BOOK 951027 AS INSTRUMENT NO. 02859.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF HENDERSON BY THAT CERTAIN GRANT BARGAIN SALE DEED RECORDED DECEMBER 10, 2003, IN BOOK 20031210 AS INSTRUMENT NO 01911, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

And as depicted in Exhibit A attached hereto, consisting of one page (the "Land"), changed from BI (Business Industrial) to MDR (Medium-Density Residential); 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

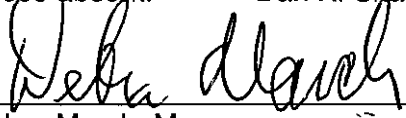
WHEREAS, the Henderson Planning Commission has conducted the appropriate public hearing, received public comment, duly deliberated the proposal, and recommends approval of the Land Use Plan amendment; and

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 BI (Business Industrial) to MDR (Medium-Density Residential).

PASSED, ADOPTED, AND APPROVED THIS 3RD DAY OF DECEMBER, 2019, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye:
Debra March, Mayor
Councilmembers:
Michelle Romero
Dan H. Stewart

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


Debra March, Mayor

ATTEST:


Sabrina Mercadante, MMC, City Clerk

EXHIBIT A

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