

RESOLUTION NO. 4235  
(CPA-16-500365 – Reflection Bay Golf Course)

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 1.4 ACRES AND A PARCEL OF LAND CONTAINING 1.6 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, GENERALLY LOCATED WEST OF MONTELAGO BOULEVARD AND PORTA VITA BELLA, IN THE LAKE LAS VEGAS PLANNING AREA, FROM MDR (MEDIUM-DENSITY RESIDENTIAL) TO PS (PUBLIC/SEMIPUBLIC) ON 1.4 ACRES AND PS (PUBLIC/SEMIPUBLIC) TO LDR (LOW-DENSITY RESIDENTIAL) ON 1.6 ACRES.

WHEREAS, Raintree Investments LLC has made application to have the land use designations of that certain land consisting of 3.0, more or less, in the City of Henderson, Clark County, Nevada, described as:

THAT PORTION OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF THE BOUNDARY OF "LAKE LAS VEGAS PARCEL 6N-3-A (TRAMONTO CONDOMINIUMS)" AS SHOWN BY MAP THEREOF IN BOOK 104, PAGE 29 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MONTELAGO BOULEVARD;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID MONTELAGO BOULEVARD, THE FOLLOWING TWO (2) COURSES:

- 1) THENCE SOUTH 00°00'00" EAST, 337.53 FEET;
- 2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 224.50 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 33°32'37", AN ARC LENGTH OF 131.43 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 56°27'23" EAST;

THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID MONTELAGO BOULEVARD, FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 56°27'23" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 28.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 111°12'34", AN ARC LENGTH OF 54.35 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 12°20'03" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 79.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 76°44'20", AN ARC LENGTH OF 105.81 FEET;

THENCE NORTH 00°55'37" WEST, 162.09 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 587.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 08°04'53", AN ARC LENGTH OF 82.80 FEET;

THENCE NORTH 07°09'16" EAST, 47.13 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 413.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 10°49'29", AN ARC LENGTH OF 78.03 FEET;

THENCE NORTH 03°40'12" WEST, 62.15 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 177.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 07°33'32", AN ARC LENGTH OF 23.35 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 86°06'40" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 28.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 73°22'59", AN ARC LENGTH OF 35.86 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 20°30'21" EAST;

THENCE SOUTH 77°46'33" EAST, 83.51 FEET;

THENCE SOUTH 81°39'33" EAST, 47.69 FEET;

THENCE SOUTH 00°00'00" EAST, 115.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.40 ACRES, MORE OR LESS;

TOGETHER WITH;

A PORTION LOT CN-A OF THAT CERTAIN FINAL MAP ENTITLED "AMENDED FINAL MAP OF PARCELS 6N-1, 6N-2, 6N-3, 6N-4 AND COMMON ELEMENTS BN, C, CN, DN OF LAKE LAS VEGAS NORTHSORE PARENT FINAL MAP PER BOOK 80, PAGE 46 OF PLATS" ON FILE IN BOOK 92 OF PLATS, PAGE 28 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SITUATED WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 63 EAST, CITY OF HENDERSON, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF "LOT 17" OF THAT CERTAIN FINAL MAP ENTITLED "PRIMA AT LAKE LAS VEGAS – PHASE 3" ON FILE IN BOOK 132 OF PLATS, PAGE 15 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE ALONG THE NORTH BOUNDARY LINE OF LOT "A1" OF SAID FINAL MAP OF "PRIMA AT LAKE LAS VEGAS – PHASE 3", NORTH  $71^{\circ}40'39''$  EAST, 40.84 FEET;

THENCE NORTH  $69^{\circ}46'56''$  EAST, 142.64 FEET;

THENCE NORTH  $80^{\circ}12'44''$  EAST, 730.36 FEET;

THENCE SOUTH  $18^{\circ}27'43''$  WEST, 14.89 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH  $87^{\circ}46'34''$  EAST, 33.10 FEET;

THENCE NORTH  $80^{\circ}12'44''$  EAST, 156.37 FEET;

THENCE SOUTH  $09^{\circ}47'16''$  EAST, 125.00 FEET;

THENCE SOUTH  $32^{\circ}30'50''$  WEST, 22.47 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH  $36^{\circ}42'33''$  EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 40.50 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF  $129^{\circ}04'34''$ , AN ARC LENGTH OF 91.24 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH  $14^{\circ}12'54''$  EAST;

THENCE SOUTH  $09^{\circ}47'16''$  EAST, 129.12 FEET;

THENCE SOUTH  $80^{\circ}12'44''$  WEST, 51.00 FEET;

THENCE NORTH  $67^{\circ}34'53''$  WEST, 55.55 FEET;

THENCE SOUTH 89°13'33" WEST, 95.18 FEET;

THENCE SOUTH 80°12'44" WEST, 16.00 FEET;

THENCE NORTH 09°47'16" WEST, 68.29 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 12°46'36", AN ARC LENGTH OF 22.30 FEET;

THENCE NORTH 02°59'20" EAST, 46.85 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 47.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 63°16'50", AN ARC LENGTH OF 51.91 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 29°42'30" EAST;

THENCE NORTH 18°27'43" EAST, 134.66 FEET TO THE POINT OF BEGINNING;

CONTAINING 1.6 ACRES, MORE OR LESS;

and as depicted in Exhibit A attached hereto, consisting of one page (the "Land"), changed from MDR (Medium-Density Residential) to PS (Public/Semipublic) on 1.4 acres and PS (Public/Semipublic) to LDR (Low-Density Residential) on 1.6 acres; 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

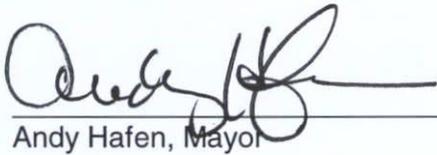
WHEREAS, the Henderson Planning Commission has conducted the appropriate public hearing, received public comment, duly deliberated the proposal, and recommends approval of the Land Use Plan amendment; and

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 MDR (Medium-Density Residential) to PS (Public/Semipublic) on 1.4 acres and PS (Public/Semipublic) to LDR (Low-Density Residential) on 1.6 acres.

PASSED, ADOPTED, AND APPROVED THIS 4<sup>TH</sup> DAY OF OCTOBER, 2016, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye:     Andy Hafen, Mayor  
                                  Councilmembers:  
                                  Sam Bateman  
                                  Debra March  
                                  Gerri Schroder

Those voting nay:     None  
Those abstaining:    None  
Those absent:         John F. Marz



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Andy Hafen, Mayor

ATTEST:



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Sabrina Mercadante, MMC, City Clerk

EXHIBIT A  
CPA-16-500365  
Reflection Bay Golf Course

