

RESOLUTION NO. 4342
(CPA-2019002336 – The Falls at Lake Las Vegas Parcel 7A)

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 TWO PARCELS OF LAND CONTAINING A TOTAL OF 13.8 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D. & M., CLARK COUNTY, NEVADA, LOCATED ON THE SOUTHWEST AND NORTHEAST SIDES OF LAKE LAS VEGAS PARKWAY, NORTH OF LAKE MEAD PARKWAY FROM LDR (LOW DENSITY RESIDENTIAL) TO PS (PUBLIC/SEMIPUBLIC) ON 6.9 ACRES (SOUTHWEST SIDE OF LAKE LAS VEGAS PARKWAY), AND FROM PS (PUBLIC/SEMIPUBLIC) TO LDR (LOW DENSITY RESIDENTIAL) ON 6.9 ACRES (NORTHEAST SIDE OF LAKE LAS VEGAS PARKWAY).

WHEREAS, Raintree Investments has made application to have the land use designations of that certain land consisting of 13.8 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

PS to LDR

THOSE PORTIONS OF LOT K-2A OF THAT CERTAIN PARCEL MAP ON FILE IN FILE 118, PAGE 84 OF PARCEL MAPS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, AND LOT 3 OF THAT CERTAIN PARCEL MAP ON FILE IN FILE 123, PAGE 15 OF PARCEL MAPS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 27 AND THE NORTHEAST QUARTER (NE1/4) OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF LOT N-1A OF THAT CERTAIN FINAL MAP ENTITLED "AMENDED PLAT OF A PORTION OF THE FALLS AT LAKE LAS VEGAS – CENTRAL" ON FILE IN BOOK 146, PAGE 56 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE NORTH 02°40'48" WEST, 43.79 FEET;

THENCE NORTH 52°24'56" WEST, 209.97 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 54°27'44" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 223.98 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 11°23'07", AN ARC LENGTH OF 44.51 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 65°50'50" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 90.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 20°01'58", AN ARC LENGTH OF 31.47 FEET;

THENCE NORTH 44°11'07" WEST, 38.27 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 261.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 06°06'17", AN ARC LENGTH OF 27.81 FEET TO A POINT OT WHICH A RADIAL LINE BEARS NORTH 40°34'49" EAST;

THENCE SOUTH 82°35'04" WEST, 34.82 FEET;

THENCE NORTH 55°29'27" WEST, 4.10 FEET;

THENCE NORTH 52°24'56" WEST, 44.53 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 620.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 03°33'17", AN ARC LENGTH OF 38.47 FEET TO A POINT OT WHICH A RADIAL LINE BEARS NORTH 34°01'47" EAST;

THENCE NORTH 64°07'16" WEST, 48.51 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 29°33'06" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 615.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 07°17'38", AN ARC LENGTH OF 78.29 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 22°15'27" WEST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 535.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 14°49'52", AN ARC LENGTH OF 138.49 FEET;

THENCE NORTH 52°54'41" WEST, 251.80 FEET;

THENCE NORTH 68°23'57" WEST, 49.73 FEET;

THENCE NORTH 76°42'43" WEST, 120.24 FEET;

THENCE NORTH 85°15'41" WEST, 122.18 FEET;

THENCE NORTH 46°50'30" WEST, 70.77 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 28°37'01" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 49.39 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 71°35'23", AN ARC LENGTH OF 61.71 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 79°47'37" EAST;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 27°25'08" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 16.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 14°54'11", AN ARC LENGTH OF 4.16 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 12°30'58" WEST;

THENCE CONTINUING TO CURVE TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 381.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 19°06'21", AN ARC LENGTH OF 127.05 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 06°35'24" WEST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 619.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 07°34'28", AN ARC LENGTH OF 81.83 FEET;

THENCE SOUTH 89°00'56" EAST, 111.63 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 01°03'22" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 139.54 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 35°45'02", AN ARC LENGTH OF 87.07 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 36°48'23" EAST;

THENCE NORTH 82°05'19" EAST, 84.85 FEET;

THENCE SOUTH 52°54'41" EAST, 120.00 FEET;

THENCE SOUTH 78°05'56" EAST, 124.86 FEET;

THENCE SOUTH 65°40'16" EAST, 48.74 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 23°33'15" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 879.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 10°53'40", AN ARC LENGTH OF 167.14 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 34°26'56" EAST;

THENCE SOUTH 48°34'38" EAST, 55.03 FEET;

THENCE SOUTH 52°24'56" EAST, 54.24 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1,124.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 04°03'08", AN ARC LENGTH OF 79.50 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 41°38'12" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 876.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 01°19'43", AN ARC LENGTH OF 20.31 FEET TO A POINT OF WHICH A RADIAL LINE BEARS SOUTH 40°18'29" WEST;

THENCE SOUTH 54°48'01" EAST, 96.39 FEET;

THENCE SOUTH 52°24'56" EAST, 150.00 FEET;

THENCE SOUTH 49°24'40" EAST, 50.07 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 80°23'44" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 160.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 58°31'45", AN ARC LENGTH OF 163.44 FEET;

THENCE SOUTH 48°55'29" WEST, 64.61 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 160.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 34°07'53", AN ARC LENGTH OF 95.31 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 06°56'39" EAST AND THE POINT OF BEGINNING.

CONTAINING 6.9 ACRES, MORE OR LESS.

LDR to PS

THAT PORTION OF NORTHEAST QUARTER (NE1/4) OF SECTION 34,
TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON,
CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34;

THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 34, SOUTH
89°27'27" WEST, 1067.43 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 00°19'06" EAST,
131.24 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°19'06" EAST, 231.89 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH
20°59'37" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A
RADIUS OF 507.40 FEET, CONCAVE SOUTHERLY, THROUGH A
CENTRAL ANGLE OF 23°27'17", AN ARC LENGTH OF 207.71 FEET TO A
POINT TO WHICH A RADIAL LINE BEARS NORTH 02°27'40" WEST;

THENCE SOUTH 29°25'11" WEST, 60.55 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH
68°48'03" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A
RADIUS OF 470.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL
ANGLE OF 40°10'40", AN ARC LENGTH OF 329.58 FEET TO A POINT TO
WHICH A RADIAL LINE BEARS SOUTH 71°01'17" EAST;

THENCE NORTH 60°13'14" WEST, 296.37 FEET;

THENCE NORTH 73°05'52" WEST, 266.23 FEET;

THENCE NORTH 16°54'08" EAST, 110.00 FEET;

THENCE NORTH 16°46'45" EAST, 25.00 FEET;

THENCE NORTH 16°54'08" EAST, 261.22 FEET;

THENCE NORTH 53°29'14" EAST, 176.22 FEET;

THENCE SOUTH 65°18'27" EAST, 87.50 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 78°59'15" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 44.50 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 207°21'36", AN ARC LENGTH OF 161.05 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 51°37'39" EAST;

THENCE SOUTH 65°18'27" EAST, 15.04 FEET;

THENCE SOUTH 79°50'39" EAST, 314.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.9 ACRES, MORE OR LESS

And as depicted in Exhibit A attached hereto, consisting of one page (the "Land"), changed from LDR (Low Density Residential) to PS (Public/Semipublic) on 6.9 acres, and from PS (Public/Semipublic) to LDR (Low Density Residential) on 6.9 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 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 LDR (Low Density Residential) to PS (Public/Semipublic) on 6.9 acres, and from PS (Public/Semipublic) to LDR (Low Density Residential) on 6.9 acres.

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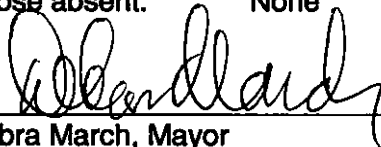
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PASSED, ADOPTED, AND APPROVED THIS 16TH DAY OF APRIL, 2019, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye:
Debra March, Mayor
Councilmembers:
John F. Marz
Gerri Schroder
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-2019002336
The Falls at Lake Las Vegas Parcel 7A

