

RESOLUTION NO. 4413
(CPA-2020006041 – Lennar UPRR)

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 23.1 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, GENERALLY LOCATED NORTHEAST OF THE UNION PACIFIC RAILROAD AND NEVADA STATE DRIVE, IN THE MISSION HILLS PLANNING AREA, FROM MIXED USE TO MEDIUM-DENSITY RESIDENTIAL.

WHEREAS, Lennar Communities has made application to have the land use designations of that certain land consisting of 23.1 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

LOT 1 OF THE PLAT KNOWN AS "PICERNE @ NEVADA STATE DRIVE" A COMMERCIAL SUBDIVISION, ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN BOOK 138, PAGE 06 OF PLATS, TOGETHER WITH A PORTION OF NEVADA STATE DRIVE RIGHT-OF-WAY AS VACATED PER DOCUMENT ON FILE IN SAID COUNTY RECORDER'S OFFICE IN BOOK 20071220 AS INSTRUMENT NO. 01929 OF OFFICIAL RECORDS, SITUATE IN SECTION 34, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA.

And as depicted in Exhibit A attached hereto, consisting of one page (the "Land"), changed from Mixed Use to 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

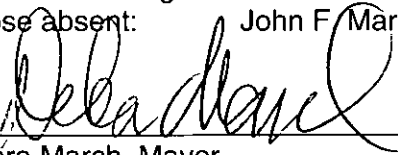
WHEREAS, the Henderson Planning Commission has conducted the appropriate public hearing, received public comment, duly deliberated the proposal, and recommends approval of the Land Use Plan amendment; and

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 Mixed Use to Medium-Density Residential.

PASSED, ADOPTED, AND APPROVED THIS 3RD DAY OF NOVEMBER, 2020, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

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

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



Debra March, Mayor

ATTEST:



Sabrina Mercadante, MMC, City Clerk

EXHIBIT A
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