

RESOLUTION NO. 4415
(CPA-2020005448 – Rainbow Canyon Parcel M-1B)

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 3.9 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, GENERALLY LOCATED NORTH OF LAKE LAS VEGAS PARKWAY AND WEST OF HIGHLAND SHORES DRIVE, IN THE LAKE LAS VEGAS PLANNING AREA, FROM LOW-DENSITY RESIDENTIAL TO PUBLIC/SEMIPUBLIC ON 2.5 ACRES AND FROM PUBLIC/SEMIPUBLIC TO LOW-DENSITY RESIDENTIAL ON 1.4 ACRES.

WHEREAS, Lake Las Vegas Recovery Acquisition LLC has made application to have the land use designations of that certain land consisting of 3.9 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

THOSE PORTIONS OF LOT M-1B, COMMON ELEMENT LOT AA AND COMMON ELEMENT LOT BB OF THAT CERTAIN FINAL MAP ENTITLED "AMENDED FINAL MAP OF RAINBOW CANYON AT LAKE LAS VEGAS" ON FILE IN BOOK 160, PAGE 78 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, TOGETHER WITH A PORTION OF LOT M-1A OF THAT CERTAIN FINAL MAP ENTITLED "PARENT FINAL MAP OF RAINBOW CANYON AT LAKE LAS VEGAS" ON FILE IN BOOK 157, PAGE 51 OF PLATS, OFFICIAL RECORDS CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15;

THENCE ALONG THE SOUTH LINE THEREOF, NORTH 89°54'42" EAST, 1,822.96 FEET;

THENCE LEAVING SAID SOUTH LINE, FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 62°45'31" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 500.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 18°17'57", AN ARC LENGTH OF 159.69 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 44°27'34" WEST;

THENCE NORTH 43°31'33" WEST, 266.44 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 500.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 53°28'58", AN ARC LENGTH OF 466.73 FEET;

THENCE NORTH 09°57'25" EAST, 79.22 FEET;

THENCE NORTH 80°02'35" WEST, 20.50 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 09°57'25" WEST, 79.22 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 520.50 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 01°23'41", AN ARC LENGTH OF 12.67 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 81°26'16" WEST;

THENCE NORTH 81°26'16" WEST, 4.00 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 81°26'16" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 21.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 88°36'19", AN ARC LENGTH OF 32.48 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 09°57'25" EAST;

THENCE NORTH 09°57'25" EAST, 4.00 FEET;

THENCE NORTH 80°02'35" WEST, 38.95 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 221.50 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 13°46'38", AN ARC LENGTH OF 53.26 FEET;

THENCE NORTH 66°15'57" WEST, 258.18 FEET;

THENCE SOUTH 27°35'53" WEST, 155.41 FEET;

THENCE NORTH 69°43'24" WEST, 59.03 FEET;

THENCE NORTH 62°24'07" WEST, 164.57 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 50.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 38°07'15", AN ARC LENGTH OF 33.27 FEET;

THENCE SOUTH 79°28'38" WEST, 49.60 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 89.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 26°29'26", AN ARC LENGTH OF 41.15 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 15°58'04" WEST;

THENCE SOUTH 60°19'54" WEST, 22.48 FEET;

THENCE SOUTH 45°53'28" WEST, 150.00 FEET;

THENCE SOUTH 34°34'52" WEST, 50.99 FEET;

THENCE SOUTH 45°53'28" WEST, 100.00 FEET;

THENCE SOUTH 10°10'11" EAST, 101.99 FEET;

THENCE SOUTH 20°42'15" WEST, 267.67 FEET;

THENCE NORTH 82°06'59" WEST, 250.00 FEET;

THENCE NORTH 07°53'01" EAST, 124.49 FEET;

THENCE NORTH 60°01'05" EAST, 4.00 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 60°01'05" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 43.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 44°09'15", AN ARC LENGTH OF 33.14 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 75°49'40" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 22.50 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 31°41'01", AN ARC LENGTH OF 12.44 FEET;

THENCE NORTH 17°30'42" WEST, 257.85 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 189.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 23°24'36", AN ARC LENGTH OF 77.22 FEET;

THENCE NORTH 05°53'54" EAST, 25.24 FEET;

THENCE NORTH 84°06'06" WEST, 110.00 FEET;

THENCE NORTH 05°53'54" EAST, 550.00 FEET;

THENCE SOUTH 84°06'06" EAST, 110.00 FEET;

THENCE NORTH 05°53'54" EAST, 269.27 FEET;

THENCE NORTH 09°35'07" EAST, 151.25 FEET;

THENCE NORTH 60°58'50" EAST, 206.30 FEET;

THENCE SOUTH 28°09'36" EAST, 261.73 FEET;

THENCE SOUTH 78°08'30" EAST, 130.58 FEET;

THENCE SOUTH 28°09'36" EAST, 152.02 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 427.50 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 17°17'44", AN ARC LENGTH OF 129.05 FEET;

THENCE SOUTH 10°51'52" EAST, 146.19 FEET;

THENCE SOUTH 79°08'08" WEST, 313.96 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 69°09'00" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 261.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 23°10'56", AN ARC LENGTH OF 105.60 FEET;

THENCE SOUTH 44°01'56" EAST, 126.99 FEET;

THENCE SOUTH 86°24'06" EAST, 74.94 FEET;

THENCE NORTH 79°28'38" EAST, 100.00 FEET;

THENCE SOUTH 83°49'38" EAST, 76.38 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 62°24'07" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 16.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 104°22'45", AN ARC LENGTH OF 29.15 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 13°13'09" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 47.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 263°23'58", AN ARC LENGTH OF 216.07 FEET TO A POINT OF

REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH
83°22'53" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF
16.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL
ANGLE OF 69°01'13", AN ARC LENGTH OF 19.27 FEET;

THENCE SOUTH 62°24'07" EAST, 138.10 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF
16.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF
90°00'00", AN ARC LENGTH OF 25.13 FEET TO A POINT TO WHICH A
RADIAL LINE BEARS SOUTH 62°24'07" EAST;

THENCE SOUTH 62°24'07" EAST, 4.00 FEET;

THENCE NORTH 27°35'53" EAST, 54.90 FEET;
THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS
OF 50.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL
ANGLE OF 31°53'07", AN ARC LENGTH OF 27.83 FEET;

THENCE NORTH 59°29'00" EAST, 51.44 FEET;

THENCE NORTH 35°35'07" EAST, 44.95 FEET;

THENCE NORTH 22°25'21" EAST, 172.05 FEET;

THENCE SOUTH 67°34'39" EAST, 120.00 FEET;

THENCE NORTH 22°25'21" EAST, 78.21 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS
OF 196.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL
ANGLE OF 15°21'02", AN ARC LENGTH OF 52.51 FEET;

THENCE NORTH 37°46'23" EAST, 383.80 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF
28.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF
46°39'17", AN ARC LENGTH OF 22.80 FEET TO A POINT OF REVERSE
CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 81°07'06" WEST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS
OF 47.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL
ANGLE OF 145°13'23", AN ARC LENGTH OF 119.13 FEET TO A POINT TO
WHICH A RADIAL LINE BEARS NORTH 46°20'29" EAST;

THENCE SOUTH 82°04'52" EAST, 77.79 FEET;
THENCE SOUTH 52°13'37" EAST, 84.26 FEET;
THENCE SOUTH 13°02'28" EAST, 15.83 FEET;
THENCE SOUTH 37°46'23" WEST, 112.47 FEET;
THENCE SOUTH 62°21'42" WEST, 85.27 FEET;
THENCE SOUTH 37°46'23" WEST, 300.00 FEET;
THENCE SOUTH 28°47'36" WEST, 50.62 FEET;
THENCE NORTH 52°13'37" WEST, 127.77 FEET;
THENCE SOUTH 17°51'56" WEST, 16.06 FEET;
THENCE SOUTH 22°25'21" WEST, 125.11 FEET;
THENCE SOUTH 67°34'39" EAST, 120.00 FEET;
THENCE SOUTH 22°25'21" WEST, 176.68 FEET;
THENCE SOUTH 07°46'33" WEST, 143.08 FEET;
THENCE SOUTH 79°58'05" EAST, 43.73 FEET;
THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF
20.50 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL
ANGLE OF 90°04'30", AN ARC LENGTH OF 32.23 FEET TO A POINT TO
WHICH A RADIAL LINE BEARS SOUTH 80°02'35" EAST;
THENCE SOUTH 80°02'35" EAST, 4.00 FEET TO THE POINT OF
BEGINNING.

And as depicted in Exhibit A attached hereto, consisting of one page (the
"Land"), changed from Low-Density Residential to Public/Semipublic on
2.5 acres and from Public/Semipublic to Low-Density Residential on 1.4 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

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

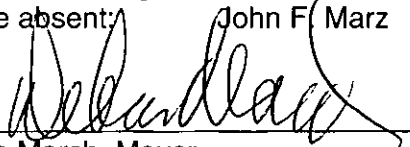
WHEREAS, the Henderson Planning Commission has conducted the appropriate public hearing, received public comment, duly deliberated the proposal, and recommends approval of the Land Use Plan amendment; and

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 Low-Density Residential to Public/Semipublic on 2.5 acres and from Public/Semipublic to Low-Density Residential on 1.4 acres.

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
CPA-2020005448 – Rainbow Canyon Parcel M-1B

