

RESOLUTION NO. 4457

(CPA-2021008439 – Rainbow Canyon at Lake Las Vegas / 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 5.8 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D. & 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 PS (PUBLIC/SEMIPUBLIC) TO LDR (LOW-DENSITY RESIDENTIAL) ON 1.2 ACRES AND FROM LDR (LOW-DENSITY RESIDENTIAL) TO PS (PUBLIC/SEMIPUBLIC) ON 0.3 ACRES TO MAKE MINOR ADJUSTMENTS TO THE BOUNDARIES OF A 5.8-ACRE SITE.

WHEREAS, Raintree Investment Corporation, LLC has made application to have the land use designations of that certain land consisting of 5.8 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

THOSE PORTIONS OF LOT M-1B-1 AND COMMON ELEMENT LOT BB OF THAT CERTAIN AMENDED FINAL MAP ENTITLED "2ND AMENDED FINAL MAP OF RAINBOW CANYON AT LAKE LAS VEGAS" ON FILE IN BOOK 164, PAGE 70 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) 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 (SW1/4) 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, 124.84 FEET;

THENCE NORTH 80°02'35" WEST, 52.75 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 52°46'33" WEST, 21.21 FEET;

THENCE NORTH 82°13'27" WEST, 125.00 FEET;

THENCE NORTH 37°13'27" WEST, 14.14 FEET;

THENCE NORTH 07°46'33" EAST, 3.85 FEET;

THENCE NORTH 82°13'27" WEST, 20.00 FEET;

THENCE NORTH 07°46'33" EAST, 23.62 FEET;

THENCE NORTH 82°13'27" WEST, 140.35 FEET;

THENCE SOUTH 12°08'06" WEST, 8.62 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 12°08'06" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 17°21'21", AN ARC LENGTH OF 6.06 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 05°13'15" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 28°57'18", AN ARC LENGTH OF 10.11 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 23°44'03" WEST;

THENCE CONTINUING TO CURVE TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 15.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 93°51'50", AN ARC LENGTH OF 24.57 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 62°24'07" WEST;

THENCE NORTH 62°24'07" WEST, 31.44 FEET;

THENCE SOUTH 27°35'53" WEST, 0.56 FEET;

THENCE NORTH 62°24'07" WEST, 30.56 FEET;

THENCE NORTH 27°35'53" EAST, 55.90 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 104.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 27°10'11", AN ARC LENGTH OF 49.32 FEET;

THENCE NORTH 54°46'04" EAST, 33.48 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 70.50 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 02°12'14", AN ARC LENGTH OF 2.71 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 33°01'42" WEST;

THENCE NORTH 22°25'21" EAST, 182.26 FEET;

THENCE SOUTH 67°34'39" EAST, 135.00 FEET;

THENCE NORTH 22°25'21" EAST, 101.27 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 201.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 15°21'02", AN ARC LENGTH OF 53.85 FEET;

THENCE NORTH 37°46'23" EAST, 372.41 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 388.98 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 02°36'10", AN ARC LENGTH OF 17.67 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 49°37'28" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 47°32'32", AN ARC LENGTH OF 20.74 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 82°50'01" WEST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 43.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 141°11'59", AN ARC LENGTH OF 105.97 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 44°02'00" EAST;

THENCE NORTH 44°02'00" EAST, 4.00 FEET;

THENCE SOUTH 87°41'50" EAST, 64.90 FEET;

THENCE SOUTH 52°13'37" EAST, 124.02 FEET;

THENCE SOUTH 07°13'37" EAST, 21.21 FEET;

THENCE SOUTH 37°46'23" WEST, 105.00 FEET;

THENCE SOUTH 43°12'29" WEST, 60.27 FEET;

THENCE SOUTH 61°04'59" WEST, 65.33 FEET;

THENCE SOUTH 37°46'23" WEST, 219.88 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 485.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 09°12'48", AN ARC LENGTH OF 77.99 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 61°26'25" WEST;

THENCE SOUTH 12°44'42" EAST, 45.83 FEET;

THENCE SOUTH 28°32'42" WEST, 58.25 FEET;

THENCE SOUTH 62°05'44" WEST, 35.97 FEET;

THENCE SOUTH 22°25'21" WEST, 47.90 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 485.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 14°38'48", AN ARC LENGTH OF 123.98 FEET;

THENCE SOUTH 07°46'33" WEST, 64.55 FEET TO THE POINT OF

BEGINNING CONTAINING 5.45 ACRES, MORE OR LESS.

And as depicted in Exhibit A attached hereto, consisting of one page (the "Land"), changed from PS (Public/Semipublic) to LDR (Low-Density Residential) on 1.2 acres and from LDR (Low-Density Residential) to PS (Public/Semipublic) on 0.3 acres to make minor adjustments to the boundaries of a 5.8-acre site; 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 PS (Public/Semipublic) to LDR (Low-Density Residential) on 1.2 acres and from LDR (Low-Density Residential) to PS (Public/Semipublic) on 0.3 acres to make minor adjustments to the boundaries of a 5.8-acre site.

PASSED, ADOPTED, AND APPROVED THIS 7<sup>TH</sup> DAY OF DECEMBER, 2021, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye:  
Dan K. Shaw, Mayor Pro Tem  
Councilmembers:  
John F. Marz  
Michelle Romero  
Dan H. Stewart

Those voting nay: None  
Those abstaining: None  
Those absent: Debra March, Mayor

\_\_\_\_\_  
Dan K. Shaw, Mayor Pro Tem

ATTEST:

\_\_\_\_\_  
Jose Luis Valdez, CMC, City Clerk

**EXHIBIT A**

**CPA-2021008439 – Rainbow Canyon at Lake Las Vegas / Rainbow Canyon Parcel M-1B**

