

RESOLUTION NO. 4621
CPA-2024015151 – Community Ambulance

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 2.93 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D. & M., CLARK COUNTY, NEVADA, GENERALLY LOCATED EAST OF THE INTERSECTION OF VIA NOBILA AND VIA CENTRO, IN THE WEST HENDERSON PLANNING AREA, FROM BI (BUSINESS INDUSTRY) TO PS (PUBLIC/SEMIPUBLIC).

WHEREAS, Community Ambulance has made application to have the land use designations of that certain land consisting of 2.93 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

A PORTION OF LOT 1 OF THAT CERTAIN FINAL MAP ENTITLED "SOUTH LTA" A COMMERCIAL SUBDIVISION ON FILE IN BOOK 160, PAGE 20 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, AND A PORTION OF THAT CERTAIN UNITED STATES OF AMERICA PATENT (N87463), RECORDED NOVEMBER 6, 2012, IN BOOK 20121106, AS INSTRUMENT NO. 01518, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4) AND THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7 OF THAT CERTAIN FINAL MAP ENTITLED "AMENDED PARENT FINAL MAP "SOUTH EDGE"" ON FILE IN BOOK 137, PAGE 100 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 15;

THENCE ALONG THE NORTH BOUNDARY LINE OF SAID LOT 7, NORTH 88°10'45" WEST, 327.90 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER OF SAID SECTION 15;

THENCE ALONG SAID WEST LINE, NORTH 00°21'44" EAST, 2.29 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF "VIA NOBILA" A PUBLIC STREET DEDICATED TO THE CITY OF HENDERSON BY GRANT, BARGAIN, SALE DEED RECORDED FEBRUARY 7, 2022, IN BOOK 20220207, AS INSTRUMENT NO. 02372, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 74°48'24" EAST, 363.16 FEET;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 43°36'04" EAST, 641.51 FEET TO THE NORTH LINE OF THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 15;

THENCE ALONG SAID NORTH LINE, NORTH 88°31'12" WEST, 467.25 FEET TO THE EAST BOUNDARY LINE OF LOT 7 OF SAID "AMENDED PARENT FINAL MAP "SOUTH EDGE"";

THENCE ALONG SAID EAST BOUNDARY LINE, NORTH 00°19'25" EAST, 344.61 FEET TO THE POINT OF BEGINNING.

And as depicted in Exhibit A attached hereto, consisting of one page (the "Land"), changed from BI (Business Industry) to PS (Public/Semipublic); 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 BI (Business Industry) to PS (Public/Semipublic).

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PASSED, ADOPTED, AND APPROVED THIS 1st DAY OF APRIL, 2025, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye:
Michelle Romero, Mayor
Councilmembers:
Monica Larson
Jim Seebock
Dan H. Stewart

Those voting nay: None
Those abstaining: Carrie Cox
Those absent: None

Michelle Romero, Mayor

ATTEST:

Jose Luis Valdez, CMC, City Clerk

EXHIBIT A
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