

RESOLUTION NO. 4128
(CPA-13-500439 – Ventana Canyon - Acadia)

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 9.8 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, LOCATED AT THE NORTHEAST CORNER OF NORTH STEPHANIE STREET AND AMERICAN PACIFIC DRIVE, IN THE GIBSON SPRINGS PLANNING AREA, FROM COMMERCIAL TO MEDIUM-DENSITY RESIDENTIAL.

WHEREAS, Ryland Homes has made application to have the land use designations of that certain land consisting of 9.8 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

THAT PORTION OF SAID LOT ONE (1) OF FINAL MAP OF STEPHANIE/AMERICAN PACIFIC, A COMMERCIAL SUBDIVISION, AS SHOWN BY MAP THEREOF IN BOOK 144, PAGE 5 OF PLATS, AND A PORTION OF AMERICAN PACIFIC DRIVE LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10 SAID SOUTHWEST CORNER ALSO BEING THE CENTERLINE INTERSECTION OF STEPHANIE STREET (PUBLIC STREET – WIDTH VARIES) AND AMERICAN PACIFIC DRIVE (PUBLIC STREET – WIDTH VARIES);

THENCE ALONG THE SOUTH LINE OF SAID SECTION 10, NORTH 89°26'42" EAST, 1222.23 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 1;

THENCE DEPARTING SAID SOUTH LINE ALONG SAID SOUTHERLY PROLONGATION NORTH 00°33'18" EAST, 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AMERICAN PACIFIC DRIVE AS SHOWN ON AMENDED PARCEL MAP THEREOF ON FILE RECORDED AUGUST 18, 1997, IN BOOK [19]970818 OF OFFICIAL RECORDS AS INSTRUMENT NO. 0000617, FILE 89, PAGE 72 OF PARCEL MAPS, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

1) SOUTH 89°26'42" WEST, 709.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 95.00 FEET;

2) THENCE CURVING TO THE RIGHT ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 30.17 FEET TO A POINT OF REVERSE CURVATURE WITH A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 105.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 17°38'24" WEST;

3) THENCE CURVING TO THE LEFT ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 33.34 FEET;

4) THENCE SOUTH 89°26'42" WEST, 75.55 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 00°33'18" WEST, 256.26 FEET TO THE INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THAT PORTION OF SAID LOT 1 AS SHOWN BY RECORD OF SURVEY ON FILE RECORDED MAY 16, 2012, AS INSTRUMENT NO. 201205160002103 OF OFFICIAL RECORDS, FILE 186, PAGE 54 OF SURVEYS, CLARK COUNTY, NEVADA, AND DESCRIBED IN THAT CERTAIN "GRANT, BARGAIN, SALE DEED" TO SMBC LEASING AND FINANCE, INC., A DELAWARE CORPORATION RECORDED JUNE 20, 2012, AS INSTRUMENT NO. 201206200000606 OF OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY PROLONGATION NORTH 89°46'39" WEST, 15.89 FEET TO THE SOUTHEAST CORNER OF SAID PORTION OF SAID LOT 1;

THENCE ALONG THE EASTERLY LINE OF SAID PORTION OF SAID LOT 1 NORTH 00°16'51" EAST, 150.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1;

THENCE ALONG SAID NORTHERLY LINE NORTH 89°26'42" EAST, 860.70 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 BEING A POINT ON THE WESTERLY LINE OF PARCEL 2 OF SAID AFOREMENTIONED PARCEL MAP (FILE 89, PAGE 72 OF PARCEL MAPS);

THENCE ALONG THE EASTERLY LINE OF SAID LOT 1 BEING COINCIDENT WITH THE WESTERLY LINE OF SAID PARCEL 2, SOUTH 00°33'18" EAST, 416.46 FEET TO THE POINT OF BEGINNING.

and as depicted in Exhibit A attached hereto, consisting of one page (the "Land"), changed from Commercial 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

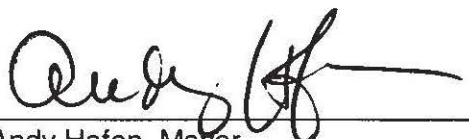
WHEREAS, the Henderson Planning Commission has conducted the appropriate public hearing, received public comment, duly deliberated the proposal, and recommends approval of the Land Use Plan amendment; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Henderson, Nevada, that 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 Commercial to Medium-Density Residential.

PASSED, ADOPTED, AND APPROVED THIS 1st DAY OF APRIL, 2014, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye: Andy Hafen, Mayor
 Councilmembers:
 Sam Bateman
 Debra March
 John F. Marz
 Gerri Schroder

Those voting nay: None
Those abstaining: None
Those absent: None



Andy Hafen, Mayor

ATTEST:



Sabrina Mercadante, MMC, City Clerk

EXHIBIT A
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