

RESOLUTION NO. 4356
(CPA-2019003333 – Parcel K at Rainbow Canyon)

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 2.7 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTIONS 15 AND 22, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, LOCATED NORTH OF LAKE LAS VEGAS PARKWAY AND WEST OF HIGHLAND SHORES DRIVE, IN THE LAKE LAS VEGAS PLANNING AREA, FROM PUBLIC/SEMIPUBLIC TO MEDIUM-DENSITY RESIDENTIAL ON 1.2 ACRES AND FROM MEDIUM-DENSITY RESIDENTIAL TO PUBLIC SEMIPUBLIC ON 1.5 ACRES.

WHEREAS, Lake Las Vegas Recovery Acquisition has made application to have the land use designations of that certain land consisting of 2.7 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

THOSE PORTIONS OF LOT K, LOT M-1B, COMMON ELEMENT LOT AA AND COMMON ELEMENT LOT BB OF THAT CERTAIN PARENT FINAL MAP ENTITLED "RAINBOW CANYON AT LAKE LAS VEGAS" ON FILE IN BOOK 157, PAGE 51 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, TOGETHER WITH A PORTION OF LOT 1 OF THAT CERTAIN PARCEL MAP ON FILE IN FILE 99, PAGE 19 OF PARCEL MAPS, OFFICIAL RECORDS CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15 AND THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22, 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, 1014.69 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE, FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 27°23'21" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 43.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 67°18'25", AN ARC LENGTH OF 50.51 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 85°18'14" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 70°01'21", AN ARC LENGTH OF 30.55 FEET;

THENCE NORTH 65°19'35" WEST, 100.79 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 5.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 7.85 FEET;

THENCE NORTH 24°40'25" EAST, 21.00 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 5.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 7.85 FEET TO A POINT WHERE A RADIAL LINE BEARS NORTH 24°40'25" EAST;

THENCE NORTH 24°40'25" EAST, 94.00 FEET;

THENCE NORTH 65°19'35" WEST, 6.51 FEET;

THENCE NORTH 46°11'30" WEST, 74.09 FEET;

THENCE NORTH 24°40'25" EAST, 90.00 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 26°20'11" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 21.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 32°30'09", AN ARC LENGTH OF 11.91 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 58°50'20" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 47.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 60°42'57", AN ARC LENGTH OF 49.81 FEET;

THENCE SOUTH 25°13'46" WEST, 20.68 FEET;

THENCE SOUTH 56°33'52" WEST, 90.00 FEET;

THENCE NORTH 33°26'08" WEST, 70.00 FEET;

THENCE NORTH 56°33'52" EAST, 92.73 FEET;

THENCE NORTH 82°57'23" EAST, 4.00 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 82°57'23" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 43.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 141°17'55", AN ARC LENGTH OF 106.04 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 44°15'18" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 38°42'05", AN ARC LENGTH OF 16.89 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 05°33'18" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 177.99 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 13°53'34", AN ARC LENGTH OF 43.16 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 19°26'48" EAST;

THENCE NORTH 36°24'20" EAST, 92.65 FEET;

THENCE SOUTH 65°19'35" EAST, 105.56 FEET;

THENCE NORTH 12°42'47" EAST, 73.29 FEET;

THENCE NORTH 08°18'08" EAST, 53.63 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 219.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 51°49'16", AN ARC LENGTH OF 198.07 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 29°52'36" WEST;

THENCE SOUTH 29°52'36" EAST, 90.00 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 29°44'33" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 132.09 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 22°22'03", AN ARC LENGTH OF 51.57 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 07°22'30" WEST;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 09°26'50" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 439.06 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 09°23'31", AN ARC LENGTH OF 71.97 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 00°03'19" WEST;

THENCE NORTH 86°12'55" EAST, 34.00 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 13°22'57" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 85.52 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 25°13'22", AN ARC LENGTH OF 37.65 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 11°50'25" EAST;

THENCE SOUTH 79°17'00" EAST, 80.67 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 16.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 95°21'10", AN ARC LENGTH OF 26.63 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 84°38'10" EAST;

THENCE SOUTH 84°38'10" EAST, 4.00 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 84°38'10" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 200.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 03°01'24", AN ARC LENGTH OF 10.55 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 81°36'46" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 200.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 18°35'37", AN ARC LENGTH OF 64.90 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 79°47'37" WEST;

THENCE CONTINUING TO CURVE TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 530.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 33°19'10", AN ARC LENGTH OF 308.21 FEET;

THENCE SOUTH 43°31'33" EAST, 208.14 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 42°18'36", AN ARC LENGTH OF 22.15 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 88°47'03" EAST;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 48°24'30" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 540.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 34°48'32", AN ARC LENGTH OF 328.07 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 83°13'03" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 2,256.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 16°05'44", AN ARC LENGTH OF 633.76 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 67°07'18" EAST;

THENCE CONTINUING TO CURVE TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 706.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 20°42'56", AN ARC LENGTH OF 255.26 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 46°24'22" EAST;

THENCE NORTH 50°03'38" WEST, 175.47 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 45°11'57" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 531.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 12°58'17", AN ARC LENGTH OF 120.21 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 58°10'14" EAST;

THENCE CONTINUING TO CURVE TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 70°39'12", AN ARC LENGTH OF 36.99 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 51°10'34" WEST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 63.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 123°36'38", AN ARC LENGTH OF 135.92 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 05°12'48" WEST;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 02°13'35" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 30.57 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 71°27'23", AN ARC LENGTH OF 38.12 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 69°13'48" EAST;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 69°34'46" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 2,081.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 13°17'25", AN ARC LENGTH OF 482.71 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 82°52'12" EAST;

THENCE NORTH 06°57'23" EAST, 12.62 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 83°13'03" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 715.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 14°59'47", AN ARC LENGTH OF 187.14 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 68°13'16" WEST;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 81°51'57" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 46.74 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 44°56'38", AN ARC LENGTH OF 36.66 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 53°11'25" EAST;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 47°19'33" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 63.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 71°04'55", AN ARC LENGTH OF 78.16 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 61°35'32" WEST;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 56°54'03" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 33.61 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 91°36'27", AN ARC LENGTH OF 53.74 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 31°29'30" EAST;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 46°28'27" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 585.50 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 30°16'18", AN ARC LENGTH OF 309.34 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 76°44'44" WEST;

THENCE CONTINUING TO CURVE TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 451.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 16°08'00", AN ARC LENGTH OF 126.99 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 87°07'16" WEST;

THENCE NORTH 02°26'35" EAST, 20.00 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 02°26'35" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 400.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 11°53'27", AN ARC LENGTH OF 83.01 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 09°26'52" WEST;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 06°33'18" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 92.82 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 27°56'18", AN ARC LENGTH OF 45.26 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 34°29'37" WEST;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 34°42'48" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 90.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 46°59'04", AN ARC LENGTH OF 73.80 FEET;

THENCE SOUTH 08°18'08" WEST, 53.63 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 500.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 06°00'00", AN ARC LENGTH OF 52.36 FEET;

THENCE SOUTH 14°18'08" WEST, 71.97 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 75°47'36" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 959.54 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 04°43'09", AN ARC LENGTH OF 79.03 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 71°04'27" EAST;

THENCE SOUTH 19°40'14" WEST, 29.33 FEET;

THENCE SOUTH 21°16'27" WEST, 195.54 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 68°41'52" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 36°21'54", AN ARC LENGTH OF 63.47 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 32°19'58" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 10°14'29", AN ARC LENGTH OF 17.87 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 42°34'28" WEST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 43.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 69°57'48", AN ARC LENGTH OF 52.51 FEET TO THE POINT OF BEGINNING.

And as depicted in Exhibit A attached hereto, consisting of one page (the "Land"), changed from Public/Semipublic to Medium-Density Residential on 1.2 acres and from Medium-Density Residential to Public Semipublic on 1.5 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 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 Public/Semipublic to Medium-Density Residential on 1.2 acres and from Medium-Density Residential to Public Semipublic on 1.5 acres.

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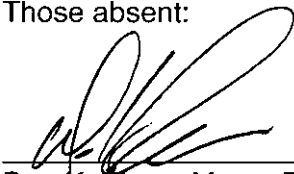
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PASSED, ADOPTED, AND APPROVED THIS 3RD DAY OF SEPTEMBER, 2019, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

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:



Sabrina Mercadante, MMC, City Clerk

EXHIBIT A
CPA-2019003333 – Parcel K at Rainbow Canyon

