

RESOLUTION NO. 3754
(CPA-08-520001 – Jericho Restaurant with Bar)

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 2.3 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 3, TOWNSHIP 23 SOUTH, RANGE 63 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, LOCATED ON THE SOUTHWEST SIDE OF US 93/US 95 AT RAILROAD PASS, IN THE MISSION HILLS PLANNING AREA, FROM HDR (HIGH-DENSITY RESIDENTIAL) TO COM (COMMERCIAL).

WHEREAS, Greene Tindall has made application to have the land use designations of that certain land consisting of 2.3 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

A PORTION OF LOT 2 AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 111, PAGE 59 OF PARCEL MAPS, SITUATE IN THE WEST HALF (W ½) OF SECTION 2 AND THE NORTHEAST QUARTER (NE ¼) OF SECTION 3, TOWNSHIP 23 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2 MARKED BY A BLM BRASS CAP DATED 1995;

THENCE SOUTH 30°42'47" WEST, 1212.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 OF FILE 111, PAGE 59 OF PARCEL MAPS MARKED BY A BLM BRASS CAP DATED 1996 STAMPED "MS 4518" BEING THE POINT OF BEGINNING;

THENCE SOUTH 72°34'57" EAST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 324.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 451.70 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 73°34'21" WEST;

THENCE DEPARTING SAID NORTH LINE AND SOUTHERLY ALONG SAID CURVE, 175.21 FEET THROUGH A CENTRAL ANGLE OF 22°13'26" TO A POINT OF CUSP BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 303.61 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 03°03'42" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, 250.34 FEET THROUGH A CENTRAL ANGLE OF 47°14'34" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 21.85 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 44°10'51" WEST;

THENCE WESTERLY ALONG SAID CURVE, 35.53 FEET THROUGH A CENTRAL ANGLE OF 93°09'38";

THENCE NORTH 41°01'13" WEST, 160.59 FEET TO THE WEST LINE OF SAID LOT 2;

THENCE NORTH 16°54'38" EAST ALONG SAID WEST LINE, 244.13 FEET TO THE POINT OF BEGINNING;

and as depicted in Exhibit A attached hereto, consisting of one page (the "Land"), changed from HDR (High-Density Residential) to COM (Commercial); 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.

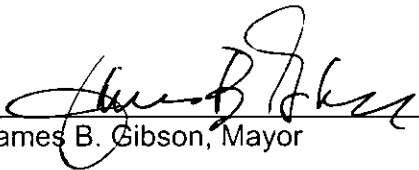
THEREFORE, BE IT RESOLVED by the City Council of the City of Henderson, Nevada, that the Land Use Policy Plan amendment be approved, and that the Policy Plan be revised to reflect the change in land use for the Land from HDR (High-Density Residential) to COM (Commercial).

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PASSED, ADOPTED, AND APPROVED THIS 6th DAY OF MAY 2008, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye: James B. Gibson, Mayor
Councilmembers:
Arthur "Andy" Hafen
Jack Clark
Steven D. Kirk
Gerri Schroder

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


James B. Gibson, Mayor

ATTEST:


Monica M. Simmons, MMC, City Clerk

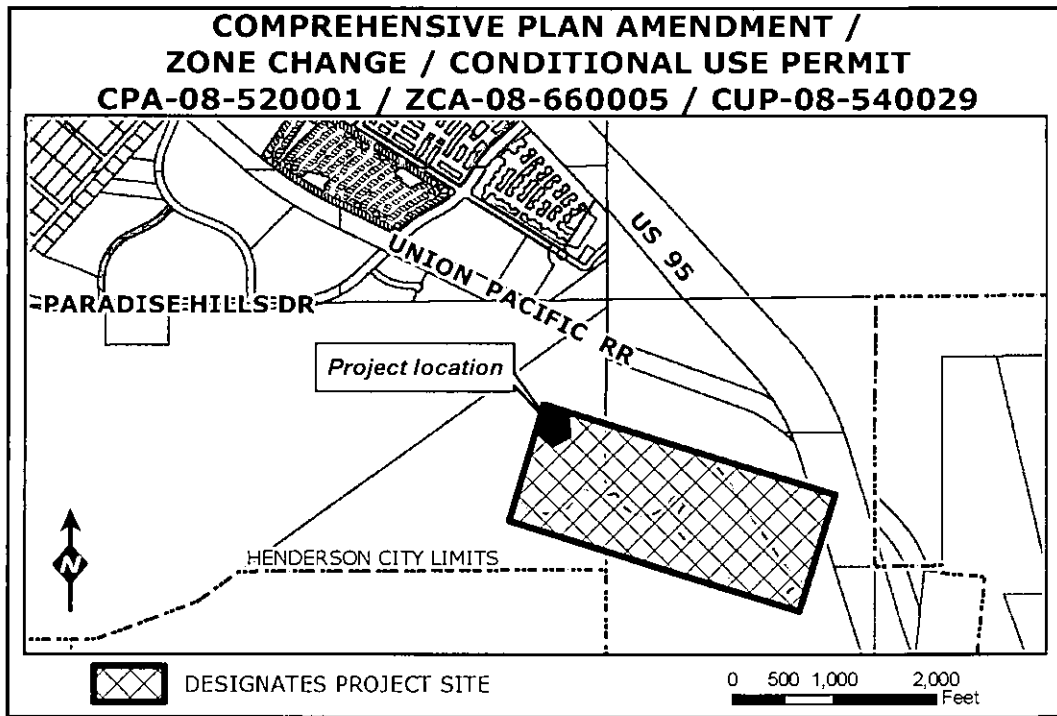


EXHIBIT A