

RESOLUTION NO.4396
(CPA-2020004971 – LogistiCenter at Volunteer)

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 20.0 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, LOCATED AT THE SOUTHEAST CORNER OF VOLUNTEER BOULEVARD AND VIA CENTRO, IN THE WEST HENDERSON PLANNING AREA, FROM NEIGHBORHOOD TYPE 4 TO EMPLOYMENT CENTER.

WHEREAS, Dermody Properties has made application to have the land use designations of that certain land consisting of 20.0 acres, more or less, in the city of Henderson, Clark County, Nevada, described as:

THAT PORTION OF THE EAST ONE HALF (E 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) AND THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 61 EAST, MOUNT DIABLO MERIDIAN, CITY OF HENDERSON, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ONE-QUARTER CORNER BETWEEN SECTIONS 10 AND 15 OF SAID TOWNSHIP, MARKED BY A 3-INCH CITY OF HENDERSON BRASS CAP IN WELL MONUMENT STAMPED "PLS 12141" AND MARKED FOR CORNER;

THENCE, NORTH 88°45'01" WEST ALONG THE SECTION LINE BETWEEN SAID SECTIONS, 652.67 FEET;

THENCE, DEPARTING SAID SECTION LINE, NORTH 00°31'31" WEST ALONG THE WEST LINE OF THE EAST ONE HALF (E 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 10, A DISTANCE OF 324.34 FEET;

THENCE, CONTINUING NORTH 00°31'31" WEST ALONG SAID WEST LINE, 324.34 FEET;

THENCE, CONTINUING NORTH 00°31'31" WEST ALONG SAID WEST LINE, 324.34 FEET;

THENCE, CONTINUING NORTH 00°31'31" WEST ALONG SAID WEST LINE, 324.34 FEET TO THE NORTHWEST CORNER OF THE NORTH ONE HALF (N 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 10;

THENCE, DEPARTING SAID WEST LINE, SOUTH 88°06'48" EAST ALONG THE NORTH LINE OF SAID NORTH ONE HALF (N 1/2), A DISTANCE OF 653.90 FEET TO THE NORTHEAST CORNER OF SAID NORTH ONE HALF (N 1/2), SAME BEING THE CENTER SOUTH ONE-SIXTEENTH (1/16) SECTION CORNER OF SAID SECTION MARKED BY A 3 1/2-INCH BUREAU OF LAND MANAGEMENT BRASS CAP DATED 1957 AND MARKED FOR CORNER;

THENCE, DEPARTING SAID NORTH LINE, NORTH 00°29'34" WEST ALONG THE SOUTH-NORTH CENTER SECTION LINE OF SAID SECTION 10, A DISTANCE OF 254.74 FEET TO THE SOUTH RIGHT-OF-WAY OF VOLUNTEER BOULEVARD (136 FEET WIDE) PER INSTRUMENT NUMBER 20141118-001149 ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER;

THENCE, DEPARTING SAID SOUTH-NORTH CENTER SECTION LINE, SOUTH 87°57'24" EAST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 659.21 FEET TO THE EAST LINE OF THE SOUTH ONE HALF (S 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 10;

THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY, SOUTH 00°13'41" EAST ALONG THE EAST LINE OF SAID SOUTH ONE HALF (S 1/2), A DISTANCE OF 252.82 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH ONE HALF (S 1/2), SAME BEING THE NORTHWEST CORNER OF THE NORTH ONE HALF (N 1/2) OF THE NORTHEAST (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 10;

THENCE, DEPARTING SAID EAST LINE, SOUTH 88°07'12" EAST ALONG THE NORTH LINE OF SAID NORTH ONE HALF (N 1/2), A DISTANCE OF 657.96 FEET TO THE SOUTHEAST ONE-SIXTEENTH SECTION CORNER OF SAID SECTION 10 MARKED BY A 2-INCH ALUMINUM CAP STAMPED "HORIZON SURVEY" AND MARKED FOR CORNER;

THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°02'13" WEST ALONG THE EAST ONE-SIXTEENTH SECTION LINE OF SAID SECTION 10, A DISTANCE OF 318.97 FEET;

THENCE, CONTINUING ALONG SAID EAST ONE-SIXTEENTH SECTION LINE, SOUTH $00^{\circ}02'13''$ WEST, 318.97 FEET TO THE SOUTHEAST CORNER OF THE SOUTH ONE HALF (S 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 10, SAME BEING THE INTERSECTION OF MULLEN AVENUE (30-FOOT-WIDE HALF STREET WIDTH) AND PARADISE ROAD (30 FOOT WIDE HALF STREET WIDTH) PER BOOK 1478, DOCUMENT NUMBER 1437151 IN SAID RECORDER'S OFFICE;

THENCE, DEPARTING SAID EAST ONE-SIXTEENTH SECTION LINE, NORTH $88^{\circ}25'17''$ WEST ALONG THE SOUTH LINE OF SAID SOUTH ONE HALF (S 1/2) COINCIDENT WITH THE CONTROL LINE OF SAID MULLEN AVENUE, 654.93 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH ONE HALF, SAME BEING THE INTERSECTION OF SAID MULLEN AVENUE CONTROL LINE AND THE CONTROL LINE FOR RADCLIFF STREET (30-FOOT-WIDE HALF STREET) PER FILE 72 OF PARCEL MAPS, PAGE 84 IN THE OFFICE OF SAID COUNTY RECORDER;

THENCE, DEPARTING SAID SOUTH LINE AND SAID CONTROL LINE, SOUTH $00^{\circ}13'27''$ EAST ALONG SAID CONTROL LINE OF SAID RADCLIFF STREET 320.74 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE HALF (N 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 10;

THENCE, DEPARTING SAID CONTROL LINE, NORTH $88^{\circ}34'23''$ WEST ALONG THE SOUTH LINE OF SAID NORTH ONE HALF (N 1/2), SAME BEING THE NORTH LINE OF THAT CERTAIN RIGHT-OF-WAY DEDICATION FOR RADCLIFF STREET RECORDED IN BOOK 0569, DOCUMENT NUMBER 0528575, A DISTANCE OF 30.01 FEET TO THE WEST RIGHT-OF-WAY OF SAID RADCLIFF STREET, SAME BEING THE NORTHEAST CORNER OF FILE 7 OF PARCEL MAPS, PAGE 56 ON FILE IN THE OFFICE OF SAID COUNTY RECORDER;

THENCE, DEPARTING SAID SOUTH AND NORTH LINES, SOUTH $00^{\circ}13'27''$ EAST, ALONG THE WEST RIGHT-OF-WAY OF SAID RADCLIFF STREET, COINCIDENT WITH THE EAST LINE OF SAID PARCEL MAP, 245.14 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25 FEET;

THENCE, SOUTHWESTERLY 39.92 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $91^{\circ}29'55''$ TO THE SOUTH LINE OF SAID PARCEL MAP AND THE NORTH RIGHT-OF-WAY OF EAST LARSON LANE (100 FEET WIDE) PER BOOK 0197, DOCUMENT NUMBER 0157296 IN THE OFFICE OF SAID COUNTY RECORDER;

THENCE, DEPARTING SAID CURVE, NORTH 88°43'32" WEST ALONG SAID NORTH RIGHT-OF-WAY AND SAID SOUTH LINE OF SAID PARCEL MAP, 532.21 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25 FEET;

THENCE, NORTHWESTERLY 38.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°14'35" TO THE WEST LINE OF SAID PARCEL MAP AND THE EAST RIGHT-OF-WAY OF POLLOCK DRIVE (40-FOOT-WIDE HALF STREET) PER BOOK 1569, DOCUMENT 0528575, IN THE OFFICE OF SAID COUNTY RECORDER;

THENCE, DEPARTING SAID CURVE NORTH 00°28'57" WEST ALONG SAID EAST RIGHT-OF-WAY AND THE WEST LINE OF SAID PARCEL MAP, 248.14 FEET TO THE NORTHWEST CORNER OF SAID PARCEL MAP;

THENCE, DEPARTING SAID WEST LINE AND EAST RIGHT-OF-WAY, NORTH 88°34'23" WEST ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY GRANT DOCUMENT, 40.02 FEET TO SAID SOUTH-NORTH CENTER SECTION LINE OF SAID SECTION 10, SAME BEING THE CONTROL LINE FOR SAID POLLOCK DRIVE;

THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°28'57" EAST ALONG SAID CONTROL LINE AND THE WEST LINE OF SAID RIGHT-OF-WAY GRANT, 322.52 FEET TO THE POINT OF BEGINNING.

And as depicted in Exhibit A attached hereto, consisting of one page (the "Land"), changed from Neighborhood Type 4 to Employment Center; 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

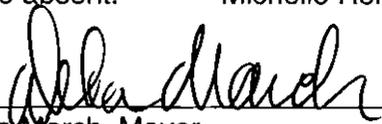
WHEREAS, the Henderson Planning Commission has conducted the appropriate public hearing, received public comment, duly deliberated the proposal, and recommends approval of the Land Use Plan amendment; and

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 Neighborhood Type 4 to Employment Center.

PASSED, ADOPTED, AND APPROVED THIS 7TH DAY OF JULY, 2020, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye:
Debra March, Mayor
Councilmembers:
John F. Marz
Dan K. Shaw
Dan H. Stewart

Those voting nay: None
Those abstaining: None
Those absent: Michelle Romero



Debra March, Mayor

ATTEST:



Sabrina Mercadante, MMC, City Clerk

EXHIBIT A
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