

RESOLUTION NO. 4401

(CPA-2020005358 – Black Mountain Business Park – Las Palmas Entrada Mini Storage)

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 4.0 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, LOCATED SOUTHEAST OF LAS PALMAS ENTRADA AVENUE AND SATILLO WAY, IN THE MCCULLOUGH HILLS PLANNING AREA, FROM HIGH-DENSITY RESIDENTIAL TO COMMERCIAL.

WHEREAS, Durango Square, LLC, has made application to have the land use designations of that certain land consisting of 4.0 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

BEING A PORTION OF SOUTHWEST QUARTER (SW ¼) OF SECTION 13 AND A PORTION OF SOUTH HALF (S ½) OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, COUNTY OF CLARK, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 6 OF LAKE MEAD SOUTH PHASE TWO, PARENT FINAL MAP, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 79 OF PLATS, PAGE 3, AND IS AMENDED BY CERTIFICATE OF AMENDMENT RECORDED OCTOBER 26, 1998, IN BOOK 981026 AS INSTRUMENT NO. 01292 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

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

PASSED, ADOPTED, AND APPROVED THIS 1ST DAY OF SEPTEMBER, 2020, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye:

Debra March, Mayor

Councilmembers:

John F. Marz

Michelle Romero

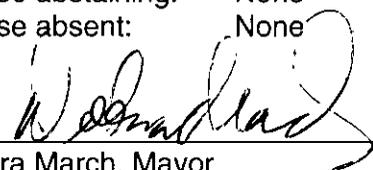
Dan K. Shaw

Dan H. Stewart

Those voting nay: None

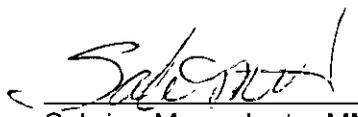
Those abstaining: None

Those absent: None



Debra March, Mayor

ATTEST:



Sabrina Mercadante, MMC, City Clerk

EXHIBIT A

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