

RESOLUTION NO. 4402  
(CPA-2020005697 – Henderson West (Additional Parcel))

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 0.05 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, FROM NEIGHBORHOOD TYPE 4 TO URBAN CENTER.

WHEREAS, City of Henderson has made application to have the land use designations of that certain land consisting of 0.05 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

That portion of the North Half (N ½) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 4, Township 23 South, Range 61 East, M.D.M., Clark County, Nevada, lying Southeasterly of the Southeasterly Right-of-Way Line of St. Rose Parkway as it presently exists.

Except that portion dedicated to the City of Henderson by dedication deed recorded August 13, 2015, as Document No. 20150813-0001095 with the Clark County Recorder and except that portion dedicated to Clark County by dedication deed recorded August 3, 2015, as Document No. 20150803-0001462 with the Clark County Recorder.

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

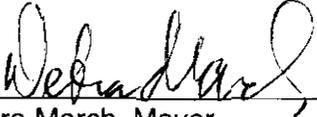
WHEREAS, the Henderson Planning Commission has conducted the appropriate public hearing, received public comment, duly deliberated the proposal, and recommends approval of the Land Use Plan amendment; and

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 Urban Center.

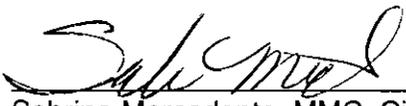
PASSED, ADOPTED, AND APPROVED THIS 1<sup>ST</sup> DAY OF SEPTEMBER, 2020, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

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**  
**CPA-2020005697 – Henderson West (Additional Parcel))**

