

RESOLUTION NO. 4407  
(CPA-2020005677 – Jeffreys Site)

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 5.8 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D. & M., CLARK COUNTY, NEVADA, LOCATED AT THE NORTHEAST CORNER OF HORIZON RIDGE PARKWAY AND JEFFREYS STREET, IN THE WESTGATE PLANNING AREA, FROM PUBLIC/SEMIPUBLIC TO NEIGHBORHOOD COMMERCIAL.

WHEREAS, The City of Henderson has made application to have the land use designations of that certain land consisting of 5.8 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

A PORTION OF PARCEL 4-2 AS SHOWN IN FILE 89, PAGE 98 OF PARCEL MAPS, ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 4-2, SAME POINT BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF WEST HORIZON RIDGE PARKWAY;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL AND NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 89°53'22" WEST, 236.46 FEET;
- 2) NORTH 88°36'57" WEST, 68.02 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE AND NORTHERLY RIGHT-OF-WAY, NORTH 00°06'38" EAST, 535.13 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 4-2;

THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°53'22" EAST, 545.84 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 4-2;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 4-2, SOUTH 24°19'42" WEST, 588.43 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 Neighborhood 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

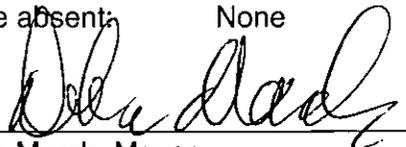
WHEREAS, the Henderson Planning Commission has conducted the appropriate public hearing, received public comment, duly deliberated the proposal, and recommends approval of the Land Use Plan amendment; and

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 Public/Semipublic to Neighborhood Commercial.

PASSED, ADOPTED, AND APPROVED THIS 6<sup>TH</sup> DAY OF OCTOBER, 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:

  
\_\_\_\_\_  
Stacey Brownfield, MMC, Asst City Clerk

**EXHIBIT A**  
**CPA-2020005677 – Jeffreys Site**

