

RESOLUTION NO. 4183  
(CPA-15-500062 - West Henderson Plan – Special Study Area Update)

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 127 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 3, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, GENERALLY LOCATED NORTHWEST OF BRUNER AVENUE AND EXECUTIVE AIRPORT DRIVE, IN THE WESTGATE PLANNING AREA, MODIFYING A PORTION OF THE WEST HENDERSON LAND USE PLAN FROM SPECIAL STUDY AREA TO EMPLOYMENT CENTER.

WHEREAS, The City of Henderson has made application to have the land use designations of that certain land consisting of 127 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

A PORTION OF LOT 1 OF "SAGE MOUNTAIN COMMERCE CENTER" ON FILE IN BOOK 111, PAGE 6 OF PLATS, CLARK COUNTY, NEVADA, ALSO SHOWN IN FILE 164, PAGE 78 OF SURVEYS, CLARK COUNTY, NEVADA, AND PORTIONS OF ALPER CENTER DRIVE AS VACATED BY ORDER OF VACATION IN INSTRUMENT 200712190002091 AND RE-RECORDED AS INSTRUMENT 200802130001561, SITUATED IN SECTION 3, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/16 CORNER COMMON TO SECTIONS 3 AND 10 ALSO BEING THE INTERSECTION OF THE CENTERLINE OF ALPER CENTER DRIVE (VACATED PER SAID ORDER) AND THE CENTERLINE OF BRUNER AVENUE (FORMERLY KNOWN AS VOLUNTEER BOULEVARD);

THENCE SOUTH 88°38'21" EAST ALONG THE CENTERLINE OF SAID BRUNER AVENUE 660.38 FEET;

THENCE DEPARTING SAID CENTERLINE NORTH 00°12'44" WEST 77.03 FEET TO THE SOUTHEAST CORNER OF LOT 8 AS SHOWN ON FILE 164, PAGE 78 OF SURVEYS AND BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BRUNER AVENUE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 88°38'21" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 8 AND THE NORTHERLY RIGHT-OF-WAY 374.60 FEET;

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THENCE CONTINUING NORTH 88°38'21" WEST ALONG THE PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT AND ALONG THE SOUTHERLY PORTION OF SAID VACATED RIGHT-OF-WAY, 285.08 FEET TO THE CENTERLINE OF ALPER CENTER DRIVE AS SHOWN ON FILE 164, PAGE 78 OF SURVEYS;

THENCE NORTH 00°18'43" EAST ALONG SAID CENTERLINE 2,169.35 FEET TO THE BEGINNING OF A 575.00 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY 481.64 FEET ALONG SAID CENTERLINE AND CURVE THROUGH A CENTRAL ANGLE OF 47°59'34";

THENCE CONTINUING ALONG SAID CENTERLINE NORTH 48°18'17" EAST 152.08 FEET;

THENCE DEPARTING SAID CENTERLINE SOUTH 41°38'00" EAST 49.83 FEET ALONG THE PROLONGATION OF THE NORTHEASTERLY LINE OF LOT 14 AS SHOWN ON FILE 164, PAGE 78 OF SURVEYS;

THENCE CONTINUING SOUTH 41°38'00" EAST 291.07 FEET ALONG THE NORTHEASTERLY LINE OF LOT 14 OF SAID SURVEY TO THE EASTERLY CORNER OF LOT 2 OF SAID SURVEY;

THENCE NORTH 48°18'30" EAST 1,021.95 FEET ALONG THE NORTHERLY LINE OF LOT 2 TO THE NORTHERLY CORNER OF SAID LOT AND BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF EXECUTIVE AIRPORT DRIVE AS DEDICATED TO THE CITY OF HENDERSON PER INSTRUMENT 200608300002335 AND 200608300002336, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE SOUTH 41°41'29" EAST 315.00 FEET ALONG SAID RIGHT-OF-WAY AND THE EASTERLY LINE OF SAID LOT TO THE BEGINNING OF A 1,477.13 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY 636.63 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°41'39" TO THE BEGINNING OF A NON-TANGENT 54.00 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, THE RADIAL OF WHICH BEARS SOUTH 66°53'00" EAST;

THENCE SOUTHWESTERLY 48.85 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°49'52";

THENCE SOUTH 14°47'39" EAST 29.50 FEET;

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THENCE NORTH 72°56'52" EAST 10.02 FEET;

THENCE SOUTH 15°03'08" EAST 29.50 FEET TO THE BEGINNING OF A NON-TANGENT 54.00 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE SOUTHERLY, THE RADIAL OF WHICH BEARS NORTH 15°03'08" WEST;

THENCE EASTERLY 35.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°30'07" TO THE BEGINNING OF A NON-TANGENT 1,477.13 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE WESTERLY, THE RADIAL OF WHICH BEARS NORTH 76°30'40" EAST AND BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF EXECUTIVE AIRPORT DRIVE AS DEDICATED TO THE CITY OF HENDERSON PER INSTRUMENT 200608300002337, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE SOUTHERLY 342.19 FEET ALONG SAID CURVE AND RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 13°16'23";

THENCE SOUTH 00°12'57" EAST 300.65 FEET TO THE NORTHEAST CORNER OF LOT 4 OF SAID SURVEY;

THENCE SOUTH 00°12'57" EAST ALONG SAID RIGHT-OF-WAY 379.27 FEET;

THENCE NORTH 89°59'03" EAST ALONG SAID RIGHT-OF-WAY 3.86 FEET;

THENCE SOUTH 00°00'57" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF EXECUTIVE AIRPORT DRIVE AS DEDICATED TO THE CITY OF HENDERSON PER INSTRUMENT 200608300002338, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, A DISTANCE OF 7.77 FEET;

THENCE SOUTH 89°59'04" WEST 3.83 FEET;

THENCE SOUTH 00°12'57" EAST 122.58 FEET TO THE NORTHEAST CORNER OF LOT 5 AS SHOWN ON FILE 164, PAGE 78 OF SURVEYS;

THENCE SOUTH 00°12'56" EAST ALONG THE EAST LINE OF LOTS 5 AND 6 AND THE WESTERLY RIGHT-OF-WAY OF EXECUTIVE AIRPORT DRIVE AS DEDICATED TO THE CITY OF HENDERSON PER INSTRUMENTS 200608300002338 AND 200608300002339, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, A DISTANCE OF 1012.37 FEET TO THE BEGINNING OF A 417.00 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE WEST;

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THENCE SOUTHERLY 191.35 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°17'29" TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BRUNER AVENUE AS DEDICATED TO THE CITY OF HENDERSON PER INSTRUMENT 201302120001072, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

THENCE NORTH 83°54'59" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY 369.10 FEET TO THE BEGINNING OF A NON-TANGENT 837.00 FOOT RADIUS CURVE TO THE LEFT, CONCAVE SOUTH, THE RADIAL OF WHICH BEARS NORTH 17°40'02" EAST;

THENCE WESTERLY 55.67 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°48'40";

THENCE SOUTH 00°32'05" WEST 10.28 FEET TO THE BEGINNING OF A NON-TANGENT 827.00 FOOT RADIUS CURVE TO THE LEFT, CONCAVE SOUTH, THE RADIAL OF WHICH BEARS NORTH 14°01'13" EAST;

THENCE WESTERLY 190.39 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°11'26" TO THE SOUTHEAST CORNER OF LOT 7 OF SAID SURVEY, TO WHICH POINT A RADIAL BEARS NORTH 02°45'42" EAST;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 7, THE FOLLOWING SIX (6) COURSES:

THENCE NORTH 88°38'21" WEST 45.77 FEET;

THENCE NORTH 79°10'26" WEST 56.09 FEET TO THE BEGINNING OF A NON-TANGENT 57.50 FOOT RADIUS CURVE TO THE LEFT, CONCAVE SOUTH, THE RADIAL OF WHICH BEARS NORTH 10°49'38" EAST;

THENCE WESTERLY 9.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'59";

THENCE NORTH 88°38'21" WEST 143.75 FEET;

THENCE SOUTH 00°18'49" EAST 10.01 FEET;

THENCE NORTH 88°38'21" WEST 333.25 FEET TO THE POINT OF BEGINNING;

and as depicted in Exhibit A attached hereto, consisting of one page (the "Land"), modified a portion of the West Henderson Land Use Plan from Special Study Area to Employment Center; and

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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 the Land Use Policy Plan amendment be approved, and that the Policy Plan be revised to reflect the modification of a portion of the West Henderson Land Use Plan from Special Study Area to Employment Center.

PASSED, ADOPTED, AND APPROVED THIS 19<sup>TH</sup> DAY OF MAY, 2015, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye:      Andy Hafen, Mayor  
                                 Councilmembers:  
                                 Debra March  
                                 John F. Marz  
                                 Gerri Schroder

Those voting nay:      None  
Those abstaining:      None  
Those absent:          Sam Bateman



Andy Hafen, Mayor

ATTEST:



Sabrina Mercadante, MMC, City Clerk

EXHIBIT A

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