

PLANNING COMMISSION RESOLUTION NO. 1259 – ADOPTION & RECOMMENDATION

RESOLUTION OF THE PLANNING COMMISSION OF BOULDER CITY, NEVADA, TO ADOPT AND RECOMMEND TO THE CITY COUNCIL OF A PROPOSED AMENDMENT TO THE MASTER PLAN FUTURE LAND USE MAP TO CHANGE THE LAND USE DESIGNATION FOR APPROXIMATELY 3.00 ACRES LOCATED AT 1400 UTAH STREET FROM PUB, PUBLIC/QUASI-PUBLIC TO MDR, MEDIUM DENSITY RESIDENTIAL (MPA-24-057)

WHEREAS, on December 9, 2003 the City Council of Boulder City adopted Resolution No. 4234 adopting the 2003 Master Plan for the community pursuant to NRS 278.220; and

WHEREAS, the Boulder City United Methodist Church has initiated an application to amend the Master Plan Future Land Use Map to change the land use designation for approximately 3.00 acres located at 1400 Utah Street from PUB, Public/Quasi-Public to MDR, Medium Density Residential; and

WHEREAS, on May 6, 2024, the Boulder City United Methodist Church conducted the required neighborhood meeting on the proposed amendment as per NRS 278.210.2; and

WHEREAS, on July 17, 2024, the Boulder City Planning Commission conducted the required public hearing in accordance with the provisions of NRS 278.210.

NOW, THEREFORE, BE IT RESOLVED that the Boulder City Planning Commission does hereby forward this report and adopt and recommend the following amendment to the Master Plan Future Land Use Map, by the statutorily required two-thirds majority of the Commission, based on the finding that it will conserve and promote the public health, safety and general welfare:

1. That the land use designation for approximately 3.00 acres located at 1400 Utah Street should be changed from PUB, Public/Quasi-Public to MDR, Medium Density Residential per attached **Master Plan Future Land Use Exhibit Map File MPA-24-057**. For map consistency, land use designations extend to centerlines of abutting rights-of-way as applicable.
2. Relative to NRS 278.220.4 and Attorney General Opinion 79-14, this report includes the information contained in the staff report and attachments to that report, and shall include the Planning Commission minutes.

BE IT FURTHER RESOLVED that the appropriate officers of the City are hereby authorized and directed to certify an attested copy of the amendment to the City Council in accordance with NRS 278.210.6.

DATED and APPROVED this 17th day of July, 2024.

Fritz McDonald, Chairman

ATTEST: Bridgette Rodriguez, City Clerk Asst.