

RESOLUTION NO. 4606
CPA-2024015381 – Stephanie and Galleria (Meriden)

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 103.5 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, LOCATED ON THE NORTHEAST CORNER OF STEPHANIE STREET AND GALLERIA DRIVE, IN THE WHITNEY RANCH PLANNING AREA, FROM UC (URBAN CENTER) TO MDR (MEDIUM DENSITY RESIDENTIAL).

WHEREAS, KB Home Las Vegas, Inc. has made application to have the land use designations of that certain land consisting of 103.5 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

RESIDENTIAL

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34, BEING THE CENTERLINE INTERSECTION OF STEPHANIE STREET AND GALLERIA DRIVE; THENCE ALONG THE WEST LINE OF SAID SECTION 34 AND SAID CENTERLINE OF STEPHANIE STREET, NORTH 00°17'06" WEST A DISTANCE OF 350.00 FEET; THENCE DEPARTING SAID WEST LINE AND SAID CENTERLINE, NORTH 89°49'53" EAST A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID STEPHANIE STREET, BEING THE POINT OF BEGINNING;

THENCE NORTH 00°17'06" WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF STEPHANIE STREET A DISTANCE OF 1254.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 6000.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 83°26'32" WEST; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF STEPHANIE STREET, NORTHEASTERLY 889.38 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°29'35" TO THE SOUTH LINE OF THAT CERTAIN FLOOD CONTROL RIGHT-OF-WAY AS CONVEYED TO THE CITY OF HENDERSON BY DEED ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 930708, INSTRUMENT NO. 00961 OF OFFICIAL RECORDS; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE OF STEPHANIE STREET, NORTH 49°43'11" EAST ALONG SAID SOUTH FLOOD CONTROL

RIGHT-OF-WAY LINE A DISTANCE OF 427.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1237.50 FEET; THENCE CONTINUING ALONG SAID SOUTH FLOOD CONTROL RIGHT-OF-WAY LINE, NORTHEASTERLY 203.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°25'05"; THENCE CONTINUING ALONG SAID SOUTH FLOOD CONTROL RIGHT-OF-WAY LINE, NORTH 40°18'06" EAST A DISTANCE OF 199.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE US 95 FREEWAY, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 4850.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 40°44'45" EAST; THENCE DEPARTING SAID SOUTH FLOOD CONTROL RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE US 95 FREEWAY THE FOLLOWING EIGHT (8) COURSES: ONE (1) SOUTHEASTERLY 223.96 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°38'45"; TWO (2) SOUTH 36°40'02" EAST A DISTANCE OF 1685.86 FEET; THREE (3) SOUTH 26°35'11" EAST A DISTANCE OF 216.84 FEET; FOUR (4) SOUTH 23°50'24" EAST A DISTANCE OF 251.33 FEET; FIVE (5) SOUTH 18°31'26" EAST A DISTANCE OF 736.84 FEET; SIX (6) SOUTH 35°02'55" WEST A DISTANCE OF 60.74 FEET; SEVEN (7) SOUTH 81°26'21" WEST A DISTANCE OF 643.83 FEET; EIGHT (8) SOUTH 08°04'44" EAST A DISTANCE OF 28.30 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GALLERIA DRIVE, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 4733.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 09°06'39" WEST; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF THE US 95 FREEWAY AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STEPHANIE STREET THE FOLLOWING SIX (6) COURSES: ONE (1) SOUTHWESTERLY 206.97 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°30'20"; TWO (2) SOUTH 76°49'20" WEST A DISTANCE OF 217.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 4726.00 FEET; THREE (3) SOUTHWESTERLY 106.75 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°17'39"; FOUR (4) SOUTH 75°31'41" WEST A DISTANCE OF 128.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1544.00 FEET; FIVE (5) SOUTHWESTERLY 177.43 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°35'03"; SIX (6) SOUTH 82°06'44" WEST A DISTANCE OF 2.16 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 07°53'16" WEST A DISTANCE OF 81.22 FEET; THENCE NORTH 00°10'07" WEST A DISTANCE OF 199.82 FEET; THENCE SOUTH 89°49'53" WEST A DISTANCE OF 867.14 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 103.45 ACRES.

BASIS OF BEARINGS

NORTH 89°49'53" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 115, PAGE 34 OF SURVEYS.

COMMERCIAL

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34, BEING THE CENTERLINE INTERSECTION OF STEPHANIE STREET AND GALLERIA DRIVE; THENCE ALONG THE WEST LINE OF SAID SECTION 34 AND SAID CENTERLINE OF STEPHANIE STREET, NORTH 00°17'06" WEST A DISTANCE OF 350.00 FEET; THENCE DEPARTING SAID WEST LINE AND SAID CENTERLINE, NORTH 89°49'53" EAST A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID STEPHANIE STREET, BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND CONTINUING NORTH 89°49'53" EAST A DISTANCE OF 867.14 FEET; THENCE SOUTH 00°10'07" EAST A DISTANCE OF 199.82 FEET; THENCE SOUTH 07°53'16" EAST A DISTANCE OF 81.22 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GALLERIA DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: ONE (1) SOUTH 82°06'44" WEST A DISTANCE OF 38.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1546.00 FEET; TWO (2) SOUTHWESTERLY 106.02 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°55'45"; THREE (3) SOUTH 76°11'39" WEST A DISTANCE OF 16.39 FEET; FOUR (4) SOUTH 89°49'53" WEST A DISTANCE OF 663.75 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 54.00 FEET; FIVE (5) NORTHWESTERLY 84.71 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°53'01" TO THE EAST RIGHT-OF-WAY LINE OF STEPHANIE STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°17'06" WEST A DISTANCE OF 246.11 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 5.93 ACRES.

BASIS OF BEARINGS

NORTH 89°49'53" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 115, PAGE 34 OF SURVEYS.

And as depicted in Exhibit A attached hereto, consisting of one page (the "Land"), changed from UC (Urban Center) to MDR (Medium Density Residential); 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 UC (Urban Center) to MDR (Medium Density Residential).

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PASSED, ADOPTED, AND APPROVED THIS 7th DAY OF JANUARY, 2025, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye:
Michelle Romero, Mayor
Councilmembers:
Carrie Cox
Monica Larson
Jim Seebock
Dan H. Stewart

Those voting nay: None
Those abstaining: None
Those absent: None

Michelle Romero, Mayor

ATTEST:

Jose Luis Valdez, CMC, City Clerk

EXHIBIT A
CPA-2024015381 – Stephanie and Galleria (Meriden)

