

RESOLUTION NO. 4618
CPA-2024015397 – The Falls at Lake Las Vegas (Lots 1, 2B, 3, & 6)

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 52.3 ACRES OF A 60.6-ACRE SITE, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D. & M., CLARK COUNTY, NEVADA, LOCATED APPROXIMATELY 2,000 FEET SOUTHWEST OF THE INTERSECTION OF LAKE MEAD PARKWAY AND LAKE LAS VEGAS PARKWAY, IN THE LAKE LAS VEGAS PLANNING AREA, FROM COM (COMMERCIAL) ON 27.8 ACRES AND PS (PUBLIC/SEMIPUBLIC) ON 24.5 ACRES TO PS (PUBLIC/SEMIPUBLIC) ON 1.3 ACRES, LDR (LOW-DENSITY RESIDENTIAL) ON 39.7 ACRES, AND MDR (MEDIUM-DENSITY RESIDENTIAL) ON 11.3 ACRES.

WHEREAS, LLV Golf Recovery Acquisition LLC has made application to have the land use designations of that certain land consisting of 52.3 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

PUBLIC/SEMIPUBLIC - A PORTION OF APN: 160-34-114-007

A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 27 AND THE NORTHWEST QUARTER (NW1/4) OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27;

THENCE ALONG THE SOUTH LINE THEREOF, NORTH 89°25'49" EAST, 674.76 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE, NORTH 01°12'47" WEST, 547.27 FEET;

THENCE SOUTH 45°33'27" EAST, 400.27 FEET;

THENCE SOUTH 01°11'14" EAST, 1,602.57 FEET TO A POINT OF A NON-TANGENT CURVE TO WHICH A RADIAL LINE BEARS SOUTH 08°52'09" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 66°24'51", AN ARC LENGTH OF 23.18 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 57°32'41" WEST;

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THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 2,802.87 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 12°35'33", AN ARC LENGTH OF 616.01 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 70°08'14" WEST;

THENCE NORTH 01°12'47" WEST, 774.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.64 ACRES, MORE OR LESS.

BASIS OF BEARINGS

NORTH 00°08'54" WEST, BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 169, PAGE 61 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

LDR (LOW-DENSITY RESIDENTIAL) - A PORTION OF APN: 160-34-114-007, 160-34-212-001, 005, 160-34-214-001

A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 27, THE NORTHWEST QUARTER (NW1/4) AND THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

AREA 1:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27;

THENCE ALONG THE SOUTH LINE THEREOF, NORTH 89°25'49" EAST, 1,089.36 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01°12'13" WEST, 293.27 FEET TO A POINT OF A NON-TANGENT CURVE TO WHICH A RADIAL LINE BEARS SOUTH 86°49'19" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 100.41 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 50°52'56", AN ARC LENGTH OF 89.17 FEET;

THENCE NORTH 47°42'15" WEST, 445.21 FEET;

THENCE NORTH 01°11'14" WEST, 23.95 FEET;

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THENCE NORTH $88^{\circ}39'26''$ EAST, 489.91 FEET TO A POINT OF A NON-TANGENT CURVE TO WHICH A RADIAL LINE BEARS NORTH $43^{\circ}39'52''$ WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 63.50 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF $169^{\circ}56'32''$, AN ARC LENGTH OF 188.34 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH $33^{\circ}36'24''$ EAST;

THENCE SOUTH $63^{\circ}52'03''$ EAST, 175.86 FEET;

THENCE SOUTH $45^{\circ}33'28''$ EAST, 505.51 FEET TO A POINT OF A NON-TANGENT CURVE TO WHICH A RADIAL LINE BEARS SOUTH $68^{\circ}24'02''$ EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 88.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF $12^{\circ}48'40''$, AN ARC LENGTH OF 19.68 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH $55^{\circ}35'23''$ WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 67.50 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF $13^{\circ}10'27''$, AN ARC LENGTH OF 15.52 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH $68^{\circ}45'50''$ EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 85.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF $43^{\circ}33'54''$, AN ARC LENGTH OF 64.63 FEET;

THENCE SOUTH $64^{\circ}48'04''$ WEST, 52.39 FEET;

THENCE SOUTH $62^{\circ}31'12''$ WEST, 61.79 FEET TO A POINT OF A NON-TANGENT CURVE TO WHICH A RADIAL LINE BEARS NORTH $29^{\circ}18'02''$ WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 332.91 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF $13^{\circ}13'49''$, AN ARC LENGTH OF 76.87 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH $42^{\circ}31'51''$ WEST;

THENCE SOUTH $89^{\circ}26'29''$ WEST, 257.25 FEET;

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THENCE SOUTH 04°25'27" EAST, 1,221.72 FEET TO A POINT OF A NON-TANGENT CURVE TO WHICH A RADIAL LINE BEARS SOUTH 47°28'13" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 333.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 06°10'49", AN ARC LENGTH OF 35.92 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 41°17'24" EAST;

THENCE ALONG AN ARC HAVING A RADIUS OF 233.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 43°29'58", AN ARC LENGTH OF 176.90 FEET;

THENCE NORTH 87°47'26" WEST, 89.52 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 267.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 05°51'48", AN ARC LENGTH OF 27.32 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 03°39'14" WEST;
THENCE NORTH 01°11'14" WEST, 1,014.88 FEET;

THENCE NORTH 01°12'13" WEST, 280.87 FEET TO THE POINT OF BEGINNING.

AREA 1 CONTAINING 17.38 ACRES, MORE OR LESS.

AREA 2:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34;

THENCE ALONG THE WEST LINE THEREOF, SOUTH 04°21'42" EAST, 1,350.64 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 34;

THENCE ALONG SAID SOUTH LINE, NORTH 89°18'33" EAST, 1,172.28 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 36°56'31" WEST, 14.70 FEET TO A POINT OF A NON-TANGENT CURVE TO WHICH A RADIAL LINE BEARS SOUTH 05°10'48" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 267.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 36°06'36", AN ARC LENGTH OF 168.27 FEET TO A POINT OF

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COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH
41°17'24" EAST;

THENCE ALONG AN ARC HAVING A RADIUS OF 367.00 FEET, CONCAVE
NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 01°24'16", AN
ARC LENGTH OF 9.00 FEET TO A POINT TO WHICH A RADIAL LINE
BEARS SOUTH 42°41'40" EAST;

THENCE SOUTH 04°25'27" EAST, 81.42 FEET;

THENCE NORTH 89°18'33" EAST, 1,292.25 FEET TO A POINT OF A NON-
TANGENT CURVE TO WHICH A RADIAL LINE BEARS SOUTH 59°13'05"
WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF
120.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF
119°46'45", AN ARC LENGTH OF 250.86 FEET TO A POINT TO WHICH A
RADIAL LINE BEARS SOUTH 60°33'40" EAST;

THENCE NORTH 89°19'58" EAST, 303.14 FEET TO A POINT OF A NON-
TANGENT CURVE TO WHICH A RADIAL LINE BEARS NORTH 29°34'10"
WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF
10,200.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL
ANGLE OF 01°25'37", AN ARC LENGTH OF 254.03 FEET;

THENCE SOUTH 59°00'13" WEST, 1,412.82 FEET;

THENCE NORTH 36°56'31" WEST, 795.42 FEET;

THENCE NORTH 53°03'29" EAST, 77.67 FEET;

THENCE NORTH 36°56'31" WEST, 187.47 FEET TO THE POINT OF
BEGINNING.

AREA 2 CONTAINING 19.28 ACRES, MORE OR LESS.

BASIS OF BEARINGS

NORTH 00°08'54" WEST, BEING THE EAST LINE OF THE SOUTHEAST
QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION
22, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY,
NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 169, PAGE 61 OF
PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

TOGETHER WITH:

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ALL OF LOT GC9-2 OF THAT CERTAIN FINAL MAP ENTITLED "AMENDED FINAL MAP LAKE LAS VEGAS – THE FALLS WEST" A COMMON INTEREST COMMUNITY ON FILE IN BOOK 149, PAGE 76 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA.

CONTAINING 3.11 ACRES, MORE OR LESS.

MDR (MEDIUM-DENSITY RESIDENTIAL) - A PORTION OF APN: 160-34-114-007 AND 160-34-212-005

A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 27 AND THE NORTHWEST QUARTER (NW1/4) OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

AREA 1:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27;

THENCE ALONG THE SOUTH LINE THEREOF, NORTH 89°25'49" EAST, 954.43 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE, NORTH 01°11'14" WEST, 264.15 FEET;

THENCE NORTH 45°33'27" WEST, 400.27 FEET;

THENCE NORTH 01°12'47" WEST, 152.18 FEET;

THENCE NORTH 88°39'26" EAST, 60.75 FEET;

THENCE SOUTH 01°11'14" EAST, 23.95 FEET;

THENCE SOUTH 47°42'15" EAST, 445.21 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.41 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 50°52'56", AN ARC LENGTH OF 89.17 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 86°49'19" EAST;

THENCE SOUTH 01°12'13" EAST, 574.14 FEET;

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THENCE SOUTH 01°11'14" EAST, 1,014.88 FEET TO A POINT OF A NON-TANGENT CURVE TO WHICH A RADIAL LINE BEARS NORTH 03°39'14" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 267.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 26°58'14", AN ARC LENGTH OF 125.68 FEET;

THENCE SOUTH 59°22'32" WEST, 9.32 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 21°45'19", AN ARC LENGTH OF 7.59 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 08°52'09" EAST;

THENCE NORTH 01°11'14" WEST, 1,338.41 FEET TO THE POINT OF BEGINNING.

AREA 1 CONTAINING 6.58 ACRES, MORE OR LESS.

AREA 2:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34;

THENCE ALONG THE WEST LINE THEREOF, SOUTH 04°21'42" EAST, 1,350.64 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 34;

THENCE ALONG SAID SOUTH LINE, NORTH 89°18'33" EAST, 942.56 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 22°11'19" WEST AND THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 233.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 24°23'53", AN ARC LENGTH OF 99.22 FEET;

THENCE SOUTH 87°47'26" EAST, 89.56 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 267.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 07°23'22", AN ARC LENGTH OF 34.43 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 05°10'48" EAST;

THENCE SOUTH 36°56'31" EAST, 202.18 FEET;

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THENCE SOUTH 53°03'29" WEST, 77.67 FEET;

THENCE SOUTH 36°56'31" EAST, 795.42 FEET;

THENCE SOUTH 59°00'13" WEST, 170.45 FEET;

THENCE NORTH 37°09'31" WEST, 933.73 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 2,802.87 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 03°10'43", AN ARC LENGTH OF 155.50 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 56°01'12" WEST;

THENCE ALONG AN ARC HAVING A RADIUS OF 20.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 93°21'20", AN ARC LENGTH OF 32.59 FEET;

THENCE NORTH 59°22'32" EAST, 5.92 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 233.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 08°26'09", AN ARC LENGTH OF 34.31 FEET TO THE POINT OF BEGINNING.

AREA 2 CONTAINING 4.72 ACRES, MORE OR LESS.

BASIS OF BEARINGS

NORTH 00°08'54" WEST, BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 169, PAGE 61 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

And as depicted in Exhibit A attached hereto, consisting of one page (the "Land"), changed from COM (Commercial) on 27.8 acres and PS (Public/Semipublic) on 24.5 acres to PS (Public/Semipublic) on 1.3 acres, LDR (Low-Density Residential) on 39.7 acres, and MDR (Medium-Density Residential) on 11.3 acres; 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

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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 COM (Commercial) on 27.8 acres and PS (Public/Semipublic) on 24.5 acres to PS (Public/Semipublic) on 1.3 acres, LDR (Low-Density Residential) on 39.7 acres, and MDR (Medium-Density Residential) on 11.3 acres.

PASSED, ADOPTED, AND APPROVED THIS 18TH DAY OF MARCH, 2025, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

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

Those voting nay: None
Those abstaining: None
Those absent: Carrie Cox

Michelle Romero, Mayor

ATTEST:

Jose Luis Valdez, CMC, City Clerk

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EXHIBIT A

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