

RESOLUTION NO. 4631  
CPA- 2025016563 – Larson Bermuda Commercial

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 14 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D. & M., CLARK COUNTY, NEVADA, LOCATED AT THE NORTHWEST CORNER OF LARSON LANE AND GILESPIE STREET, IN THE WEST HENDERSON PLANNING AREA, FROM NT3 (NEIGHBORHOOD TYPE 3) TO COM (COMMERCIAL) ON 9 ACRES, AND FROM NC (NEIGHBORHOOD COMMERCIAL) TO COM (COMMERCIAL) ON 5 ACRES.

WHEREAS, Richmond American Homes of Nevada, Inc. has made application to have the land use designations of that certain land consisting of 14 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

APN: 191-09-401-009 AND 012

THAT PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW/14) OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW/14) OF SAID SECTION 9;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW/14) OF SAID SECTION 9, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 86°43'22" WEST, 659.03 FEET;
- 2) THENCE NORTH 00°37'02" WEST, 1008.23 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 9;

THENCE ALONG THE SOUTHERLY LINE OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 9, NORTH 86°58'22" EAST, 659.11 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 9, ALSO BEING A POINT ON THE EASTERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 9;

THENCE ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 9, SOUTH 00°36'18" EAST, 1005.36 FEET TO THE POINT OF BEGINNING.

And as depicted in Exhibit A attached hereto, consisting of one page (the "Land"), changed from NT3 (Neighborhood Type 3) to COM (Commercial) on 9 acres, and from NC (Neighborhood Commercial) to COM (Commercial) on 5 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

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 NT3 (Neighborhood Type 3) to COM (Commercial) on 9 acres, and from NC (Neighborhood Commercial) to COM (Commercial) on 5 acres.

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PASSED, ADOPTED, AND APPROVED THIS 3<sup>rd</sup> DAY OF JUNE 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

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Michelle Romero, Mayor

ATTEST:

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Jose Luis Valdez, CMC, City Clerk

**EXHIBIT A**  
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