

RESOLUTION NO. 4639  
CPA-2025016968 – Fletcher/Belmont Residential Development

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 2.6 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D. & M., CLARK COUNTY, NEVADA, LOCATED AT THE SOUTHEAST CORNER OF FLETCHER ROAD AND BELMONT DRIVE, IN THE SERENE COUNTRY ESTATES AND WESTGATE PLANNING AREA, FROM RNP-2 (RURAL NEIGHBORHOOD PRESERVATION 2) TO LDR (LOW-DENSITY RESIDENTIAL) AND AMEND THE SERENE COUNTRY ESTATES PLAN TO ESTABLISH THE BELMONT/FLETCHER PARCELS LAND USE GUIDELINES.

WHEREAS, Signature Homes has made application to have the land use designations of that certain land consisting of 2.6 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

PARCEL 1: (177-24-301-006)

THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D. & M.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF HENDERSON IN DOCUMENT RECORDED JULY 7, 2005, IN BOOK 20050707, AS INSTRUMENT NO. 0000257, OF OFFICIAL RECORDS.

PARCEL 2: (177-24-301-008)

BEING A PORTION OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE SOUTH 00°45'08" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ) A DISTANCE OF 976.69 FEET TO THE SOUTH LINE OF THE NORTH HALF (N  $\frac{1}{2}$ ) OF THE SOUTH HALF (S  $\frac{1}{2}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF SAID SOUTHWEST QUARTER (SW  $\frac{1}{4}$ );

THENCE NORTH 89°45'14" EAST ALONG SAID SOUTH LINE A DISTANCE OF 662.74 FEET TO THE WEST LINE OF THE NORTH HALF (N ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SAID SOUTHWEST QUARTER (SW ¼); THENCE NORTH 00°47'18" EAST ALONG SAID WEST LINE A DISTANCE OF 104.23 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°47'18" EAST ALONG SAID WEST LINE A DISTANCE OF 222.36 FEET TO THE NORTH LINE OF THE NORTH HALF (N ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) THENCE NORTH 89°39'57" EAST ALONG SAID NORTH LINE A DISTANCE OF 181.99 FEET; THENCE SOUTH 43°27'18" WEST A DISTANCE OF 163.50 FEET; THENCE SOUTHWESTERLY 127.91 ALONG A CURVE CONCAVE SOUTHEAST, HAVING A CENTRAL ANGLE OF 17°26'56" AND A RADIUS OF 420.00 FEET TO THE POINT OF BEGINNING.

And as depicted in Exhibit A attached hereto, consisting of one page (the "Land"), changed from RNP-2 (Rural Neighborhood Preservation 2) to LDR (Low-Density Residential) and amend the Serene Country Estates Plan to establish the Belmont/Fletcher Parcels Land Use Guidelines as depicted in Exhibit B attached hereto, consisting of one page; 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 RNP-2 (Rural Neighborhood Preservation 2) to LDR (Low-Density Residential) and amend the Serene Country Estates Plan to establish the Belmont/Fletcher Parcels Land Use Guidelines.

PASSED, ADOPTED, AND APPROVED THIS 5<sup>TH</sup> DAY OF AUGUST, 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

---

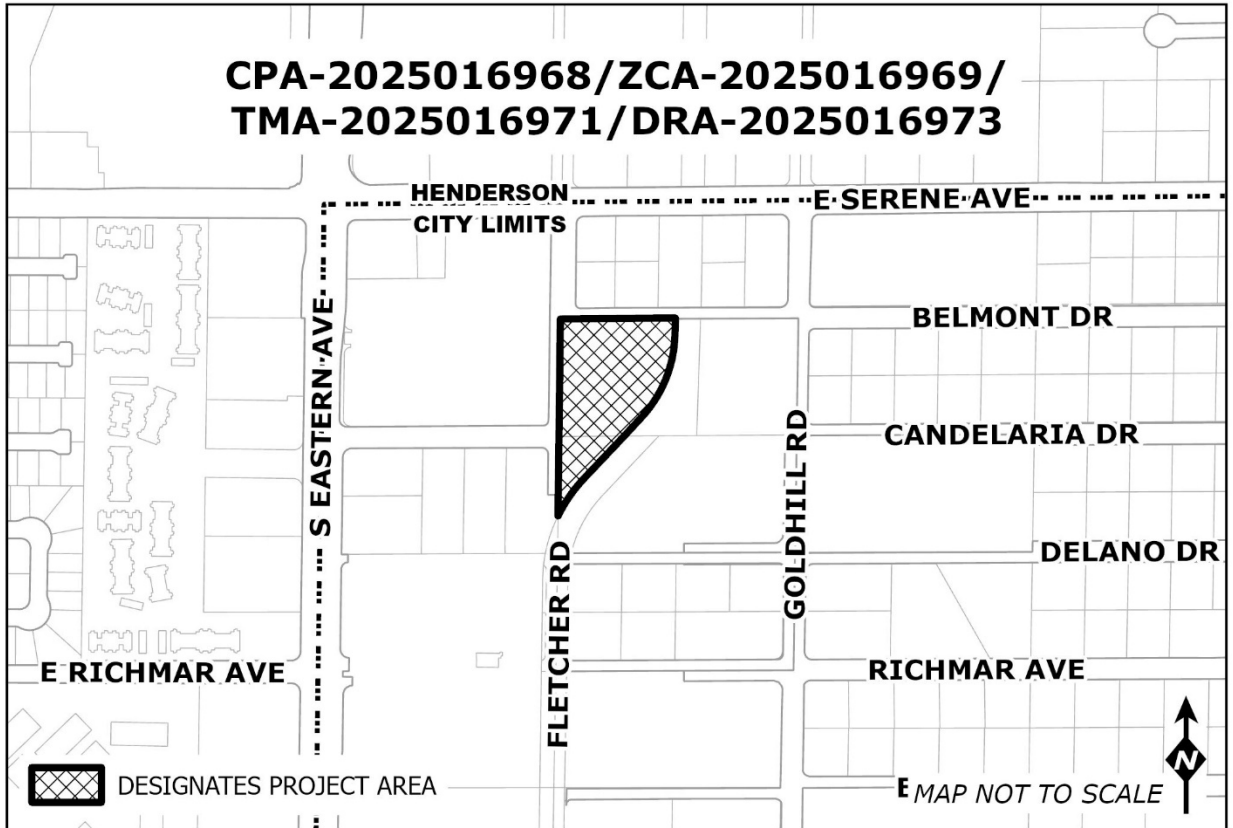
Michelle Romero, Mayor

ATTEST:

---

Jose Luis Valdez, CMC, City Clerk

**EXHIBIT A**  
**CPA-2025016968 – Fletcher/Belmont Residential Development**



**EXHIBIT B**  
**CPA-2025016968 – Belmont and Fletcher Land Use Guidelines**

---

**BELMONT AND FLETCHER LAND USE GUIDELINES**

- The following specific guidelines are proposed to be added to the Serene Country Estates Neighborhood Plan, which will only apply to the site generally depicted below:



**Permitted Uses** – Only single-family detached residential allowed

**Notice/Amendments** – This section will only allow single-family detached residential uses. Any proposal to amend this provision of the Serene Country Estates Neighborhood Plan requires a neighborhood meeting and notification to be sent to all property owners within the plan.

**Design Guidelines** – This section includes the guidelines for development for the subject site.

- Only single-story development is allowed with a maximum height of 25 feet.
- Only single-family detached residential allowed.
- The minimum lot size is 8,000 SF and the average lot size for any subdivision within the subject site shall not be less than 10,000 SF.
- Density not to exceed 3.2 dwelling units per gross acre.
- Other than what is contained in these guidelines, any proposal to comply with relevant RS-6 and single-family Development Code standards.

**Traffic Standards**

- The roadway section of Belmont Drive between Fletcher Road on the west and the drainage channel on the east to be reduced to the standard 47-foot-wide public street section per 19.14.7 of the Development Code.
- Fletcher Road right-of-way shall comply with Public Works requirements.
- Belmont Drive right-of-way will be a cul-de-sac with emergency access only to the drainage channel maintenance road.

**Landscaping/Wall Standards**

- Wall Standards to comply with Exhibit B and the Belmont/Fletcher Wall Plan, which requires a 6-foot-tall decorative wall. Landscape buffers shall consist of drought tolerant trees and shrubs, maintained by the property owners association, and the landscape ground cover shall closely match the existing rock color and size located on the west side of Fletcher Road.