

RESOLUTION NO. 4612
CPA-2024015924 –Diamond Ridge

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 41 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D. & M., CLARK COUNTY, NEVADA, LOCATED APPROXIMATELY 3,000 FEET NORTHEAST OF GALLERIA DRIVE AND CALICO RIDGE DRIVE, IN THE CALICO RIDGE PLANNING AREA, FROM COM (COMMERCIAL) ON 31 ACRES AND VLDR (VERY-LOW-DENSITY RESIDENTIAL) ON 10 ACRES TO LDR (LOW-DENSITY RESIDENTIAL) ON 41 ACRES.

WHEREAS, CLREF has made application to have the land use designations of that certain land consisting of 41 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

APN 160-28-302-014

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M, CLARK COUNTY, NEVADA.

APN 160-28-302-015

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CLARK COUNTY, NEVADA.

APN 160-28-303-002

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.& M.

BEING ALSO DESCRIBED AS LOT ONE (1) AS SHOWN ON THE CERTIFICATE OF LAND DIVISION 36-91 RECORDED AUGUST 9, 1991, IN BOOK 910809 AS DOCUMENT NO. 00478, CLARK COUNTY, NEVADA.

APN 160-28-303-004

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D. & M.

BEING ALSO DESCRIBED AS LOT TWO (2) AS SHOWN ON CERTIFICATE OF LAND DIVISION RECORDED AUGUST 9, 1991, IN BOOK 910809 OF OFFICIAL RECORDS, AS DOCUMENT NO. 00478, CLARK COUNTY, NEVADA.

APN 160-28-303-006

THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.& M.

BEING ALSO DESCRIBED AS LOT ONE (1) AS SHOWN ON THE CERTIFICATE OF LAND DIVISION 52-91 RECORDED AUGUST 30, 1991, IN BOOK 910830 AS DOCUMENT NO. 01156 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

APN 160-28-303-008

THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D. & M.

BEING ALSO DESCRIBED AS LOT 2 AS SHOWN ON THE CERTIFICATE OF LAND DIVISION RECORDED AUGUST 30, 1991, AS DOCUMENT NO. 01156 IN BOOK 910830 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

APN 160-28-303-009

THE WEST HALF (W 1/2) OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.M., CLARK COUNTY, NEVADA.

And as depicted in Exhibit A attached hereto, consisting of one page (the "Land"), changed from COM (Commercial) on 31 acres and VLDR

(Very-Low-Density Residential) on 10 acres to LDR (Low-Density Residential) on 41 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 COM (Commercial) on 31 acres and VLDR (Very-Low-Density Residential) on 10 acres to LDR (Low-Density Residential) on 41 acres.

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PASSED, ADOPTED, AND APPROVED THIS 4th DAY OF FEBRUARY, 2025, BY THE
FOLLOWING ROLL-CALL VOTE OF COUNCIL.

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

Those voting nay: None
Those abstaining: None
Those absent: Jim Seebock

Michelle Romero, Mayor

ATTEST:

Jose Luis Valdez, CMC, City Clerk

EXHIBIT A
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