

**PUBLIC NOTICE**

**BILL NO. 3766  
ORDINANCE NO. 4009**

**ZCA-2006660020-A21 – The Falls Parcel H-1**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, AMENDING ORDINANCE NO. 2870, THE ZONING MAP, TO RECLASSIFY CERTAIN REAL PROPERTY WITHIN THE CITY LIMITS OF THE CITY, DESCRIBED AS A PORTION OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D. & M., CLARK COUNTY, NEVADA, GENERALLY LOCATED EAST OF LAKE LAS VEGAS PARKWAY, APPROXIMATELY 1,000 FEET SOUTH OF THE INTERSECTION WITH GRAND MEDITERRA BOULEVARD FROM PS-MP (PUBLIC/SEMIPUBLIC WITH MASTER PLAN OVERLAY) TO RM-16-MP-H (MEDIUM-DENSITY RESIDENTIAL WITH MASTER PLAN AND HILLSIDE OVERLAYS) ON 1.3 ACRES AND FROM RM-16-MP-H (MEDIUM-DENSITY RESIDENTIAL WITH MASTER PLAN AND HILLSIDE OVERLAYS) TO PS-MP (PUBLIC/SEMIPUBLIC WITH MASTER PLAN OVERLAY) ON 1.3 ACRES TO MODIFY THE EXISTING RESIDENTIAL AND PUBLIC/SEMIPUBLIC BOUNDARIES ON A 17.4-ACRE PARCEL (PARCEL H-1) AND REQUEST WAIVERS FROM THE FALLS COMMUNITY DEVELOPMENT STANDARDS TO REDUCE THE MINIMUM LOT SIZE FROM 2,400 SQUARE FEET TO 1,862 SQUARE FEET PER UNIT AND TO INCREASE THE MAXIMUM LOT COVERAGE FROM 0.4 TO 0.74.

The above Bill No. 3766 and foregoing Ordinance was first proposed and read by title to the City Council of the City of Henderson, Nevada, on February 06, 2024, which was a Regular Meeting of the Council and referred to the following Committee:

“COMMITTEE OF THE WHOLE”

for recommendation.

PUBLIC NOTICE is hereby given that the typewritten copies of the above-mentioned Ordinance are available for inspection by all interested parties at the Office of the City Clerk, 240 Water Street, Henderson, Nevada, and that said Ordinance No. 4009 was proposed for adoption by Councilmember Seebock on February 20, 2024; and adopted by the following roll call vote:

Voting AYE:	Mayor Michelle Romero Councilmembers, Carrie Cox, Jim Seebock, Dan H. Stewart, and Dan K. Shaw,
Voting NAY:	None
Abstaining:	None
Absent:	None

/s/ Jose Luis Valdez

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Jose Luis Valdez, CMC, City Clerk