

OFFICIAL NOTICE OF PUBLIC HEARING

**A) CPA-2023012290 - COMPREHENSIVE PLAN AMENDMENT;
B) ZCA-2023012292; C) DRA-2023012294**

APPLICANT: WEST HENDERSON 140, LLC

PROJECT: MOSAIC WEST HENDERSON

NOTICE IS HEREBY GIVEN that the City Council of the City of Henderson, Nevada, will hold a Public Hearing on May 7, 2024, at the hour of 4:00 p.m., or as soon thereafter as practicable, in the City Council Chamber, City Hall, 240 Water Street, Henderson, to consider a request to:

A) Amend the Comprehensive Plan Land Use category from NT2 (Neighborhood Type 2) on 26 acres, NT3 (Neighborhood Type 3) on 53.5 acres, NT4 (Neighborhood Type 4) on 4 acres, NC (Neighborhood Commercial) on 5 acres, and PS (Public/Semipublic) on 9 acres all to EC (Employment Center); from PS (Public/Semipublic) on 10 acres, NC (Neighborhood Commercial) on 5 acres, NT3 (Neighborhood Type 3) on 7 acres all to NT2 (Neighborhood Type 2); from NT2 (Neighborhood Type 2) on 17.5 acres and COM (Commercial) on 5 acres all to NT3 (Neighborhood Type 3); from NT2 (Neighborhood Type 2) on 5 acres and NT3 (Neighborhood Type 3) on 5 acres all to COM (Commercial); and from NT3 (Neighborhood Type 3) on 25 acres to NT4 (Neighborhood Type 4);

B) Apply the City of Henderson IG-MP (General Industrial with Master Plan Overlay) zoning designation on 97.5 acres, CC-MP (Community Commercial with Master Plan Overlay) zoning designation on 10 acres, RH-36-MP (High-Density Residential with Master Plan Overlay) zoning designation on 25 acres, RM-16 (Medium-Density Residential with Master Plan Overlay) zoning designation on 32.5 acres, and RS-8-MP (Single-Family Residential with Master Plan Overlay) zoning designation on 30 acres of property all with no established zoning, and apply design guidelines; and

C) Review of architecture and site design for an industrial development on 97.5 acres; generally located southwest of Larson Lane and Bermuda Road in the West Henderson Planning Area.

ANY AND ALL interested persons may appear before the City Council either in person or by counsel, and may object to or express approval of the proposed amendments to the Land Use Policy Plan of the City of Henderson Comprehensive Plan, or may prior to the Public Hearing, file with the City Clerk written objection thereto or approval thereof.

DATED April 23, 2024 and published April 25, 2024, in the Las Vegas Review Journal.

/s/ Jose Luis Valdez
Jose Luis Valdez, CMC, City Clerk