

OFFICIAL NOTICE OF PUBLIC HEARING

**A) CPA-2023013883 - COMPREHENSIVE PLAN AMENDMENT;
B) ZCA-2006660020-A22; C) TMA-2022009668-A2**

APPLICANT: GREYSTONE NEVADA, LLC

PROJECT: THE FALLS AT LAKE LAS VEGAS LOTS P-1-1, Z-1, Q-1-2, S-14A, & S-16A

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 PS (Public/Semipublic) to LDR (Low-Density Residential) on 0.7 acre, and from LDR (Low-Density Residential) to PS (Public/Semipublic) on 1.0 acre;

B) Amend a zone change/master plan (The Falls at Lake Las Vegas) to rezone from PS-MP-H (Public/Semipublic with Master Plan and Hillside Overlays) to RS-6-MP-H (Low-Density Residential with Master Plan and Hillside Overlays) on 0.7 acre, and from RS-6-MP-H (Low-Density Residential with Master Plan and Hillside Overlays) to PS-MP-H (Public/Semipublic with Master Plan and Hillside Overlays) on 1.0 acre to make minor adjustments to the boundaries of a 186-acre site; and

C) Amend a tentative map to make minor adjustments to the property lines for a 252-lot (221 single-family, 31 common) residential subdivision on 186 acres; located approximately 1,150 feet north of the intersection of Strada Cassano and Strada Veneto, in the Lake Las Vegas 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