

PUBLIC NOTICE

**BILL NO. 3654
ORDINANCE NO. 3899**

**DEV-2022009814
AMENDED AND RESTATED CADENCE DEVELOPMENT AGREEMENT**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, ADOPTING A MAJOR MODIFICATION TO AN APPROVED DEVELOPMENT AGREEMENT TO, AMONG OTHER THINGS, 1) REMOVE THE URBAN CORE LAND USE FROM THE CADENCE MASTER PLAN AND REPLACE IT WITH NEIGHBORHOOD AND VILLAGE CENTER LAND USES; 2) REDUCE THE OVERALL UNIT COUNT FROM 13,250 DWELLING UNITS TO 12,250 DWELLING UNITS; 3) MAKE ADJUSTMENTS TO THE CADENCE DESIGN STANDARDS INCLUDING: A) AMENDING EXHIBIT 3.1 TO REMOVE URBAN CORE AREAS AND REPLACE THOSE IN VILLAGES L AND M WITH RESIDENTIAL AND VILLAGE N WITH VILLAGE CENTER; B) AMEND TABLE 3.1 TO REFLECT THE REDUCED MAXIMUM DWELLING UNIT AND COMMERCIAL SQUARE FOOTAGES; C) AMEND SECTION 3.4 TO REFLECT NEW VILLAGE DESCRIPTIONS; D) AMEND SEVERAL PRODUCT TYPES OF SECTION 5 TO ALLOW FOR UNIQUE HOUSING PRODUCTS IN VILLAGES K, L, AND M; E) AMEND THE BOULDER HIGHWAY STREET SECTION TO ACCOUNT FOR RESIDENTIAL PRODUCTS ADJACENT TO THE ROAD RIGHT-OF-WAY; AND, 4) AMEND AND RESTATE THE DEVELOPMENT AGREEMENT TO INCORPORATE ALL PRIOR AMENDMENTS, MAJOR MODIFICATIONS, AND MINOR MODIFICATIONS FOR A PLANNED COMMUNITY ON 2,200 ACRES, GENERALLY LOCATED NORTHEAST OF BOULDER HIGHWAY AND LAKE MEAD PARKWAY, IN THE EASTSIDE REDEVELOPMENT AND CADENCE PLANNING AREAS.

The above Bill No. 3654 and foregoing Ordinance was first proposed and read by title to the City Council of the City of Henderson, Nevada, on August 02, 2023, 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. 3899 was proposed for adoption by Councilmember Stewart on August 23, 2022; and adopted by the following roll call vote:

Voting AYE:	Mayor Debra March Councilmembers, Dan H. Stewart, Dan K. Shaw, and Michelle Romero
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Voting NAY:	None
Abstaining:	John F. Marz

Absent:

None

/s/ Jose Luis Valdez

Jose Luis Valdez, CMC, City Clerk