

RESOLUTION NO. 4424  
(Provisional order modifying the Project within  
Local Improvement District No. T-16 (The Falls at Lake Las Vegas))

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSON,  
NEVADA, MAKING A PROVISIONAL ORDER MODIFYING THE PROJECT  
WITHIN LOCAL IMPROVEMENT DISTRICT NO. T-16 (THE FALLS AT LAKE  
LAS VEGAS) AND CALLING A HEARING.

WHEREAS, the City Council (the "City Council") of the City of Henderson, Nevada (the "City"), has heretofore created the City of Henderson, Nevada, Local Improvement District No. T-16 (The Falls at Lake Las Vegas) (the "District") pursuant to Ordinance No. 2323 adopted by the City Council on April 12, 2005, as amended by Ordinance No. 3120 adopted by the City Council on January 21, 2014, and further amended by Ordinance No. 3351 adopted by the City Council on June 21, 2016 (collectively, the "Creation Ordinance"); and

WHEREAS, capitalized terms used herein but not otherwise defined have the meanings given to such terms in the Creation Ordinance; and

WHEREAS, pursuant to the Creation Ordinance, the City Council authorized the levy of Assessments and the construction of the Project; and

WHEREAS, pursuant to NRS 271.641, the City Council hereby determines that certain modifications to the Project are warranted; and

WHEREAS, the City has received a 2<sup>nd</sup> Modified Engineer's Report (the "Engineer's Report") of Harris & Associates, Inc. (the "Engineer"), the City's special engineer, detailing certain modifications to the Project; and

WHEREAS, the Engineer's Report:

- (i) sets forth the proposed modification of the Project;
- (ii) sets forth the estimated cost of the Project, as modified;
- (iii) sets forth the amount of maximum special benefits estimated to be derived from the Project, as modified, by each tract in the District;
- (iv) sets forth the modification, if any, of the Assessments on each tract in the District resulting from the modification of the Project;
- (v) sets forth the modification, if any, of the assessment installments and the due dates of the assessment installments;
- (vi) sets forth a revised map showing the location of the Project, as modified;
- (vii) sets forth an assessment plat with the modified Assessments, if any, apportioned based on the Project, as modified; and

- (viii) determines that the modification of the Project will not cause the Assessment on any tract in the District to exceed the estimated maximum special benefits to be derived by such tract from the Project; and

WHEREAS, the City Council has examined the Engineer's Report so filed with the City Clerk and has found, and does hereby declare the same to be, satisfactory in all respects; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Henderson, Nevada, that:

- Section 1. This resolution shall be known as, and may be cited by, the short title "Local Improvement District No. T-16 (The Falls at Lake Las Vegas) Revised Second Provisional Order Modification Resolution" (the "Resolution").
- Section 2. The City Council has examined the Engineer's Report and hereby ratifies its preparation by the Engineer. The City Council hereby accepts the Engineer's Report, including, without limitation, the proposed modifications to the Project described therein.
- Section 3. The City Council hereby provisionally orders the modifications to the Project described in the Engineer's Report.
- Section 4. The City Council hereby finds, determines and declares as follows:
  - (a) the public convenience and necessity require the modifications to the Project described in the Engineer's Report; and
  - (b) upon modification of the Project, the amount assessed against each tract in the District will not exceed the maximum special benefits to be derived by each tract from the Project.

Section 5. On Tuesday, April 20, 2021, at 4:00 p.m. in the City Council Chambers, located in City Hall, at 240 S. Water Street, in Henderson, Clark County, Nevada (i.e., a time at least 20 days after the adoption of this Resolution) the City Council will consider the ordering of the modified Project and will hear all complaints, protests, and objections that may be made in writing, and filed as hereafter provided, or made verbally at the hearing, concerning the same, by the owners of land to be assessed or any person interested therein (the "Hearing"). The owners of the property to be assessed or any other persons interested therein may file a written protest or objection, and may appear before the City Council and be heard as to the propriety and advisability of making such modifications to the Project, as to the estimated cost thereof, as to the manner of payment therefor, or as to the regularity, validity and correctness of any other proceedings or instruments taken, adopted or made before the date of the Hearing. Twenty (20) days' notice in writing of the time and place of the Hearing shall be provided by postage prepaid, first-class mail to the last known owner or owners of each tract being assessed or other designated person, the names and addresses of such owners or persons to be obtained from the records of the Clark County Assessor or from such other sources as the City Clerk deems reliable. Such notice shall also be given to the owner of each permanent residential dwelling unit in the District, each tenant of a mobile home park (if any) located within the District, and the owner of each tract on which the mobile home park is located in the District. Any such list of names and addresses may be revised from time to time, but such list need not be revised more frequently than at twelve-month intervals. Notice of the Hearing shall also be given by posting on the City's website at least twenty (20) days prior to the Hearing. Proof of such mailing and posting shall be made by the affidavit of the City Clerk or Deputy City Clerk, such proof to be filed with and retained by the City Clerk, provided that failure to mail such notice or notices shall not invalidate any assessment nor any other of the proceedings hereunder. Notice of the time and place of the Hearing shall also be given by publication in the Las Vegas Review Journal, a daily newspaper published in and of general circulation in the City once each week for three (3) consecutive weekly publications, by three (3) weekly insertions, the first publication in such newspaper to be at least fifteen (15) days prior to the date of the Hearing. Not less than fourteen (14) days shall intervene between the first publication and the last publication in such newspaper. Such service by publication shall be verified by the affidavit of the publisher and filed with the City Clerk. The proof of publication, the proof of mailing and the proof of posting shall be maintained in the records of the office of the City Clerk until all of the principal of and interest on the Assessments appertaining to the District and any penalties or collection costs related thereto shall have been paid in full. The notice shall be in substantially the following form:

(Form of Notice)

NOTICE OF HEARING ON  
PROPOSED MODIFICATIONS TO PROJECT  
WITHIN  
CITY OF HENDERSON, NEVADA  
LOCAL IMPROVEMENT DISTRICT NO. T-16 (THE FALLS AT LAKE LAS VEGAS)

NOTICE IS HEREBY GIVEN to the property owners within the City of Henderson, Nevada Local Improvement District No. T-16 (The Falls at Lake Las Vegas) (the "District") and to all interested persons that:

Pursuant to NRS 271.642, the City Council (the "City Council") of the City of Henderson, Nevada, has provisionally ordered certain modifications to be made to the project previously ordered to be acquired in the District (the "Project").

The proposed modifications to the Project are generally described as follows:

- sewer system improvements within an interior roadway between Strada Veneto and Lot N-1;
- sewer system improvements within an interior roadway between Lot N-1 and Lake Las Vegas Parkway; and
- increased costs for a lift station located within Parcel 27 in the Lake Las Vegas Village.

The preliminary estimated total cost of the Project, as modified, is \$34,338,729.71. Such estimated total cost of the Project, as modified, is \$445,634.33 more than the previously modified cost of the Project, as set forth in the ordinance creating the District and ordering the Project to be acquired, as such ordinance was modified on June 21, 2016.

All persons interested are hereby advised that the engineer's report further detailing the modified Project is on file in the office of the City Clerk, City Hall, 240 S. Water Street, Henderson, Nevada 89015, and can be seen and examined by any property owner, or other interested person, during regular business hours.

On Tuesday, April 20, 2021, at 4:00 p.m. in the City Council Chambers, located in City Hall, at 240 S. Water Street, in Henderson, Clark County, Nevada, the City Council will consider the ordering of the modified Project and will hear all complaints, protests and objections that may be made in writing and filed as hereafter provided, or made verbally at the hearing, concerning the same, by the owner of any tract to be assessed or any person interested. The owners of the property to be assessed, or any other person interested therein, may file a written protest or objection or may appear before the City Council and be heard as to the propriety and advisability of acquiring or improving or acquiring and improving the modified Project, the estimated cost of the modified Project, or the regularity, validity and correctness of any other proceedings or instruments taken, adopted or made before the date of the hearing.

Any property owner or interested person wishing to object must file such written objection with the City Clerk at 240 S. Water Street, in Henderson Nevada, at least one (1) day before the time set for such hearing, i.e., on or before 5:00 p.m., Monday, April 19, 2021. Such written objections may be submitted in-person, by United States mail, by email to CityClerk@cityofhenderson.com, or by completing a City Council Public Comment Card accessible through the following link - <https://www.cityofhenderson.com/city-clerk/city-council-and-redevelopment-agency/agendas-back-up-minutes-video>. Regardless of the transmission method, such objections must be received by the deadline noted above in order to be considered.

On the date and at the place fixed for such hearing, any and all property owners interested in the modified Project may also present their views to the City Council using the methods set forth in the posted agenda for the meeting, which are generally set forth below as well for convenience:

<b>To Provide Public Comment:</b>	<b>Use this method:</b>	<b>Available to use during this period:</b>
City Hall Lobby Microphone	Appear in person at the beginning of the meeting. There are two designated periods for Public Comment. The first is at the beginning of the agenda and is for comments related to items appearing on the agenda, and the second is at the end of the agenda for general public comment.	In-person comments during designated public comment periods and public hearing items.
By WebEx Events:	<p>Using the WebEx link to join the live meeting will allow you to participate by speaking live to the Council. At the start of each designated public comment period, you must indicate that you wish to speak AND indicate the item number your comments are regarding. <b>PLEASE INDICATE THE ITEM FOR WHICH YOU ARE SUBMITTING COMMENTS.</b></p> <p>The WebEx link for the meeting will be set forth in the agenda for the meeting, which may be accessed here:  <a href="https://www.cityofhenderson.com/mayor-council/council-meetings">https://www.cityofhenderson.com/mayor-council/council-meetings</a></p> <p>For WebEx help, please see their support site at <a href="https://bit.ly/WebexHELP">https://bit.ly/WebexHELP</a></p> <p>For technical issues joining the meeting, please call 702-267-2300.</p>	<p>For comments made during the live meeting only.</p> <p>Note: Due to anticipated processing time, we encourage you to be prepared to provide your comments at the beginning of the Public Comment period rather than waiting until the end to be sure you will be able to make your comments while the public comment period is open</p>

Any person filing a written objection as hereinabove provided shall have the right within thirty (30) days after the City Council has finally passed on such protest or objection to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination, but thereafter all actions or suits attacking the validity of the proceedings and the amount of benefits shall be perpetually barred.

A person should object to the modifications to the Project using the procedure outlined in this notice.

If a person objects to the Project, as modified, or the legality of the proposed modification in any respect:

- (1) He or she is entitled to be represented by counsel at the hearing;
- (2) Any evidence he or she desires to present on these issues must be presented at the hearing; and
- (3) **EVIDENCE ON THESE ISSUES THAT IS NOT PRESENTED AT THE HEARING MAY NOT THEREAFTER BE PRESENTED IN AN ACTION BROUGHT PURSUANT TO NRS 271.6435.**

Pursuant to NRS 271.6425, the modifications to the Project may not be made if written objections are filed with the City Clerk by Monday, April 19, 2021, by owners of tracts in the District: (i) which derive benefits from the portion of the Project proposed to be changed from the additions proposed to be made to the Project; and (ii) upon the modification of the Project, will in the aggregate have Assessments greater than 50 percent of the aggregate amount of the Assessments on the tracts in the District which derive benefits from the portion of the Project proposed to be changed from the additions proposed to be made to the Project.

By order of the City Council of City of Henderson, Nevada, and dated this March 16, 2021.

/s/ Lisa M. Corrado, AICP  
Interim City Clerk

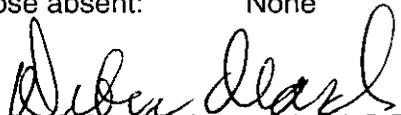
(End of Form of Notice)

- Section 6. All action, proceedings, matters and things heretofore taken, had and done by the City and the officers thereof (not inconsistent with the provisions of this Resolution) concerning the modifications to the Project are ratified, approved and confirmed.
- Section 7. The officers of the City are directed to effectuate the provisions of this Resolution.
- Section 8. All resolutions, or parts thereof, in conflict herewith are hereby repealed to the extent of such inconsistency, including, without limitation, the resolution adopted by the City Council on February 16, 2021, and cited by the short title "Local Improvement District No. T-16 (The Falls at Lake Las Vegas) Second Provisional Order Modification Resolution."
- Section 9. The invalidity of any provision of this Resolution shall not affect any remaining provisions hereof.
- Section 10. That the City Council has determined, and does hereby declare, that this Resolution shall be in effect after its passage in accordance with law.

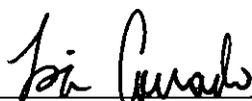
PASSED, ADOPTED, AND APPROVED THIS 16<sup>TH</sup> DAY OF MARCH, 2021, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye:  
Debra March, Mayor  
Councilmembers:  
John F. Marz  
Michelle Romero  
Dan K. Shaw  
Dan H. Stewart

Those voting nay: None  
Those abstaining: None  
Those absent: None

  
\_\_\_\_\_  
Debra March, Mayor

ATTEST:

  
\_\_\_\_\_  
Lisa Corrado, AICP, Interim City Clerk

STATE OF NEVADA                    )  
  )  
CLARK COUNTY                        ) ss.  
  )  
CITY OF HENDERSON                 )

I, Lisa M. Corrado, AICP, the duly chosen and qualified Interim City Clerk of the City of Henderson (the "City"), in the State of Nevada, do hereby certify:

1. The foregoing pages constitute a true, correct, complete and compared copy of a resolution passed by the City Council at a meeting of the City Council held on March 16, 2021.

2. The original of the resolution has been approved and authenticated by the signatures of the Mayor of the Council and myself as Interim City Clerk and has been recorded in the records of the Council kept for that purpose in my office, which records have been duly signed by the officers and properly sealed.

3. All members of the Council voted on the passage of the resolution as set forth following the resolution.

4. All members of the Council were given due and proper notice of such meeting. Pursuant to NRS § 241.020, Nevada Revised Statutes, written notice of the meeting including the time, place, location, and agenda of the meeting was given:

(i) By giving a copy of the notice to each member of the City Council;

(ii) By posting a copy of the notice at least three working days before the meeting on the City's website, on the official website of the State of Nevada pursuant to NRS 232.2175, at the principal office of the Council, or if there is no principal office, at the building in which the meeting is to be held, and at least three (3) other separate, prominent places within the jurisdiction of the Council, to wit:

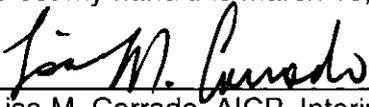
- i. City Hall  
Henderson, Nevada
- ii. Paseo Verde Library  
Henderson, Nevada
- iii. Whitney Ranch Recreational Center  
Henderson, Nevada
- iv. Fire Station No. 86  
Henderson, Nevada

and

(iii) By giving a copy of the notice to each person, if any, who has requested notice of the meetings of the City Council in accordance with the provisions of Chapter 241 of NRS.

5. A copy of such notice of the March 16, 2021 meeting as posted and given is attached hereto as Attachment A.

IN WITNESS WHEREOF, I have hereunto set my hand this March 16, 2021.

  
\_\_\_\_\_  
Lisa M. Corrado, AICP, Interim City Clerk

Attachment A  
(Copy of Notice of March 16, 2021 Meeting)



**CITY OF HENDERSON  
CITY COUNCIL AGENDA  
REGULAR MEETING**

**Tuesday, March 16, 2021  
4:00 PM  
Meeting Inquiries: (702) 267-1400**

**To Be Conducted via Videoconference and  
Teleconference ONLY**

**NOTICE**

**PLEASE NOTE THAT DUE TO THE COVID-19-RELATED PUBLIC GATHERING RESTRICTIONS, THERE WILL BE NO IN-PERSON ATTENDANCE AT THIS MEETING.**

This meeting is being conducted in conformance with the State of Nevada Executive Department Declaration of Emergency Directive 006, dated March 22, 2020, as extended by Emergency Directive 029, dated July 31, 2020, extending public meeting closures and restrictions for the duration of the current state of emergency, unless terminated by a subsequent directive or by operation of law associated with lifting the Declaration of Emergency. **Please check [cityofhenderson.com](http://cityofhenderson.com) for updates to meeting closures and restrictions.** If you desire to view or listen to this meeting, please utilize the following links/phone number:

<b>To watch via livestream:</b>	YouTube: <a href="http://bit.ly/March16CouncilYoutube">http://bit.ly/March16CouncilYoutube</a> or WebEx: <a href="http://bit.ly/March16Webex">http://bit.ly/March16Webex</a>
<b>To listen via teleconference (audio only):</b>	Dial into the meeting by calling: 1-415-655-0001 (access code 133 666 6262) audio only

Notice to persons with special needs: For those requiring special assistance or accommodation to participate in this meeting, arrangements for a sign language interpreter should be made as soon as possible, but no later than 72 hours before the scheduled meeting. Please contact the City Clerk's office at (702) 267-1400 or TTY:7-1-1, **at least 72 hours in advance** to request a sign language interpreter. You may also submit your request by using [Contact Henderson](#).

The Mayor/Chair reserves the right to hear agenda items out of order, combine two or more agenda items for consideration, remove an item from the agenda, or delay discussion relating to an item on the agenda at any time.

**THERE WILL BE NO IN-PERSON ATTENDANCE AT THIS MEETING; HOWEVER, THERE WILL BE A MICROPHONE SET UP IN THE CITY HALL LOBBY FOR IN-PERSON COMMENT DURING THE TWO DESIGNATED PUBLIC COMMENT PERIODS AND FOR PUBLIC HEARING ITEMS.**

Public comment will be taken during the designated Public Comment periods and on Public Hearing items using the WebEx link provided below. There will also be a microphone set up in the City Hall lobby for in-person comment during the two designated public comment periods and public hearing items. Individuals will be limited to three (3) minutes and spokespersons for a group will be limited to ten (10) minutes at the discretion of the Mayor/Chair. The Mayor/Chair reserves the right to curtail abusive, offensive, inflammatory, or repetitive comments that disrupt, disturb, or otherwise impede the orderly conduct of the meeting. See NRS 241.030(4)(a). Examples of disruptive conduct include, without limitation, yelling, stamping of feet, whistles, applause, heckling, name calling, use of profanity, personal attacks, intimidation, threats, or any other comments intended to impede the meeting or infringe on the rights of the Henderson City Council, City staff, or meeting participants.

**If you desire to provide public comment during the designated public comment periods or public hearing items, please utilize one of the following methods available:**

<b>To Provide Public Comment:</b>	<b>Use this method:</b>	<b>Available to use during this period:</b>
City Hall Lobby Microphone	Appear in person at the beginning of the meeting. There are two designated periods for Public Comment. The first is at the beginning of the agenda and is for comments related to items appearing on the agenda, and the second is at the end of the agenda for general public comment.	In-person comments during designated public comment periods and public hearing items.
By WebEx Events:	<p><u><a href="http://bit.ly/March16Webex">http://bit.ly/March16Webex</a></u>                      (password if needed 1234)</p> <p>Using the WebEx link to join the live meeting will allow you to participate by speaking live to the Council. At the start of each designated public comment period, you must indicate that you wish to speak AND indicate the items number your comments are regarding. <b>PLEASE INDICATE THE ITEM FOR WHICH YOU ARE SUBMITTING COMMENTS.</b></p> <p>For WebEx help, please see their support site at <u><a href="https://bit.ly/WebexHELP">https://bit.ly/WebexHELP</a></u></p> <p>For technical issues joining the meeting, please call 702-267-2300.</p>	<p>For comments made during the live meeting only.</p> <p>Note: Due to anticipated processing time, we encourage you to be prepared to provide your comments at the beginning of the Public Comment period rather than waiting until the end to be sure you will be able to make your comments while the public comment period is open.</p>

Backup materials for agenda items can be found in the Office of the City Clerk or on the City's website at: <http://www.cityofhenderson.com>. To request backup materials, please contact Lisa Corrado at (702) 267-1400.

Agenda Information Line - (702) 267-1440 (No. 3).

- I. CALL TO ORDER**
- II. CONFIRMATION OF POSTING AND ROLL CALL**
- III. INVOCATION AND PLEDGE OF ALLEGIANCE**
- IV. PUBLIC COMMENT**

Public Comment during this portion of the agenda must be limited to matters on the agenda. Individuals will be limited to three (3) minutes and spokespersons for a group will be limited to ten (10) minutes at the discretion of the Mayor/Chair. The Mayor/Chair reserves the right to curtail abusive, offensive, inflammatory, or repetitive comments that disrupt, disturb, or otherwise impede the orderly conduct of the Council meeting. See NRS 241.030(4)(a). Examples of disruptive conduct include, without limitation, yelling, stamping of feet, whistles, applause, heckling, name calling, use of profanity, personal attacks, physical intimidation, threatening use of physical force, assault, battery, or any other acts intended to impede the meeting or infringe on the rights of the Henderson City Council, City staff, or meeting participants.

- V. ACCEPTANCE OF AGENDA (For Possible Action)**
- VI. CITY MANAGER'S REPORT**

THE CITY MANAGER'S REPORT CANNOT BE ACTED UPON OR DISCUSSED AT THIS MEETING, BUT MAY BE REFERRED BY COUNCIL TO THE NEXT REGULAR MEETING FOR CONSIDERATION.

- VII. CONSENT AGENDA**

UNLESS AN ITEM IS PULLED FOR DISCUSSION AT THE REQUEST OF STAFF OR COUNCIL, COUNCIL WILL TAKE ACTION ON ALL CONSENT AGENDA ITEMS WITH ONE MOTION, ACCEPTING THE RECOMMENDATIONS AS STATED ON THE AGENDA ITEM.

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**CA-1** MINUTES  
CITY COUNCIL COMMITTEE AND REGULAR MEETINGS  
MARCH 2, 2021

CITY CLERK'S OFFICE

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**For Possible Action.**  
**RECOMMENDATION: Adopt**

City Council Committee and Regular Meeting minutes of March 2, 2021.

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**CA-2** AMENDMENT  
JOINDER AGREEMENT  
ORIGAMI RISK, LLC  
FUNDING SOURCE: SELF INSURANCE  
CMTS NO. 20628

DEPARTMENT OF INFORMATION TECHNOLOGY

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**For Possible Action.**  
**RECOMMENDATION: Approve**

Statement of Work to amend the joinder agreement between the City of Henderson and Origami Risk, LLC for additional services with a one-time cost of \$8,700.00 and to increase annual recurring cost from \$122,575.00 to \$127,575.00, an increase of \$5,000.00 for FY21.

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**CA-3** AWARD OF CONTRACT NO. 2020-08-7504 (PWP-CL-2020-366)  
HIGH VIEW DRIVE METER AND BACKFLOW CONNECTION  
WADLEY CONSTRUCTION INC.  
FUNDING SOURCE: WATER FUNDS  
CMTS NO. 24592

DEPARTMENT OF UTILITY SERVICES

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**For Possible Action.**  
**RECOMMENDATION: Award to Wadley Construction, Inc.**

Award Contract No. 2020-08-7504 (PWP-CL-2020-366), High View Drive Meter and Backflow Connection, to Wadley Construction Inc., in the amount of \$149,467.70; approve a construction budget in the amount of \$196,968.00; authorize the City Manager/CEO, or his designee, to execute the contract; and authorize the Director of Utility Services, or her designee, to execute change orders within the approved construction budget.

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**CA-4** AGREEMENT AMENDMENT #2  
LARGE DIAMETER SEWER CLEANING AND CONDITION ASSESSMENT  
PROJECT  
PROJECT ENGINEERING CONSULTANTS, LTD.  
FUNDING SOURCE: SEWER FUNDS  
CMTS NO. 21413

DEPARTMENT OF UTILITY SERVICES

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**For Possible Action.**  
**RECOMMENDATION: Approve**

Agreement Amendment #2 between the City of Henderson and Project Engineering Consultants, Ltd., for engineering services for the Large Diameter Sewer Cleaning and Condition Assessment project, to provide additional services, to increase the not-to-exceed sum for all services from \$1,489,555.00 to \$2,515,926.00, a total increase of \$1,026,371.00, and to extend the term of the agreement to June 30, 2022.

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**CA-5** GRANT AWARD  
STATE OF NEVADA, AGING AND DISABILITY SERVICES DIVISION  
BLACK MOUNTAIN SENIOR NUTRITION PROGRAM  
FUNDING SOURCE: GRANT FUNDED, IN KIND DONATION OF VOLUNTEER  
STAFF TIME, FULL AND PART-TIME STAFF SALARIES

PARKS AND RECREATION

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**For Possible Action.**  
**RECOMMENDATION: Ratify**

Grant award from the State of Nevada, Aging and Disability Services Division for the Black Mountain Senior Nutrition Program for homebound and congregate meals in the amount of \$564,238.10, and the City required matching funds in the amount of \$11,276.00 for the congregate meals and \$38,506.00 for the home delivered meals, for the period of October 1, 2020, through September 30, 2021.

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**CA-6** LINE EXTENSION AGREEMENT NO. 77092  
UPRR TRAIL NORTH  
FUNDING SOURCE: SNPLMA  
CMTS NO. 24588

PUBLIC WORKS, PARKS AND RECREATION

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**For Possible Action.**  
**RECOMMENDATION: Ratify**

Line Extension Agreement No. 77092, between the City of Henderson and NV Energy, for the UPRR Trail North project, in the amount of \$270,743.00.

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**CA-7** ANNEXATION PETITION  
5.00 ACRES WELPMAN WAY AND BERMUDA ROAD  
MOAIC SEVEN, LLC

APPLICANT: PUBLIC WORKS, MOAIC SEVEN, LLC

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**For Possible Action.**  
**RECOMMENDATION: Accept**

Petition for annexation of approximately 5.00 acres, more or less, of real property (including adjacent right-of-way) generally located northeast of Welpman Way and Bermuda Road in Section 10, Township 23 South, Range 61 East, M.D.M., commonly known as APN 191-10-301-017 and 191-10-399-004.

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**CA-8** AGREEMENT  
CONDUIT DESIGN AND INSTALLATION  
NEVADA POWER COMPANY DBA NV ENERGY  
FUNDING SOURCE: NV ENERGY (NVE)  
CMTS NO. 24589

PUBLIC WORKS

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**For Possible Action.**  
**RECOMMENDATION: Approve**

Conduit Design and Installation Agreement between the City of Henderson and Nevada Power Company, dba NV Energy, for the design of a Conduit System for an estimated cost to construct of \$6,600,000.00, installed in conjunction with future Public Improvement Projects in West Henderson, and for NV Energy to reimburse the City for installing the Conduit System; and authorize the Director of Public Works, or his designee, to approve changes, modifications, and amendments to Exhibit B or Exhibit C.

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**CA-9** CASH REQUIREMENTS REGISTER  
JANUARY 28, 2021, THROUGH FEBRUARY 24, 2021

FINANCE DEPARTMENT

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**For Possible Action.**  
**RECOMMENDATION: Approve**

Cash requirements for the period of January 28, 2021, through February 24, 2021, in the amount of \$34,018,612.77.

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**CA-10** PAYMENT AND ACQUISITION COSTS  
LOCAL IMPROVEMENT DISTRICT (LID) T-18  
PROJECT ADP-ST-4B-VC1  
CMTS NO. 12180

FINANCE DEPARTMENT

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**For Possible Action.**  
**RECOMMENDATION: Approve**

Payment and acquisition costs relating to Local Improvement District (LID) T-18, Project ADP-ST-4B-VC1, in the amount of \$262,334.11, to be paid from T-18 Bond proceeds.

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**CA-11** APPORTIONMENT REPORT AND FINAL ASSESSMENT ROLL  
AMENDMENT NO. 7  
LOCAL IMPROVEMENT DISTRICT (LID) T-20 RAINBOW CANYON PARCEL  
C-3 PHASE 1  
DATED JANUARY 14, 2021

FINANCE DEPARTMENT

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**For Possible Action.**  
**RECOMMENDATION: Approve**

Apportionment Report and Final Assessment Roll, Amendment No. 7, LID T-20, Rainbow Canyon, portion of Rainbow Parcel C-3 Phase 1, dated January 14, 2021.

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**CA-12** APPORTIONMENT REPORT AND FINAL ASSESSMENT ROLL  
AMENDMENT NO. 8  
LOCAL IMPROVEMENT DISTRICT (LID) T-20 RAINBOW CANYON PARCEL  
C-5 AND C-6  
DATED FEBRUARY 19, 2021

FINANCE DEPARTMENT

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**For Possible Action.**  
**RECOMMENDATION: Approve**

Apportionment Report and Final Assessment Roll, Amendment No. 8, LID T-20, Rainbow Canyon, portion of Rainbow Parcel C-5 AND C-6, dated February 19, 2021.

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**CA-13** BUSINESS LICENSE  
FULL LIQUOR ON-SALE  
SUNSET PIZZERIA-BOULDER

APPLICANT: KOSTA INC.

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**For Possible Action.**  
**RECOMMENDATION: Approve with conditions**

Application for the Full Liquor On-Sale business license for Kosta Inc., dba Sunset Pizzeria-Boulder, 869 South Boulder Highway, Suite A, Henderson, Nevada 89015.

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**CA-14** DEVELOPMENT AGREEMENT  
DEV-2020006770 - INSPIRADA TOWN CENTER - PARCEL 1

APPLICANT: CITY ATTORNEY'S OFFICE, COMMUNITY DEVELOPMENT  
AND SERVICES AND KB HOME

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**For Possible Action.**  
**RECOMMENDATION: Approve**

A Standard Form Development Agreement for Inspirada Town Center - Parcel 1 between the City of Henderson and KB Home, for the development of approximately twenty-eight (28) acres, generally located at the northwest corner of the future Senate Road alignment and Via Centro in the West Henderson Planning Area.

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**CA-15** VACATION  
VAC-2021006907  
INSPIRADA TOWN CENTER PARCEL 1 - MUE

APPLICANT: KB HOME

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**For Possible Action.**

**RECOMMENDATION: Accept with condition**

Petition to vacate a Municipal Utility Easement, granted per Book 137, Page 100 of Plats, generally located west of Via Centro and north of Via Inspirada in the Southeast Quarter of Section 15, Township 23 South, Range 61 East, M.D.M.

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**CA-16** ASSIGNMENT OF CITY CONTRACT  
FROM H2O ENVIRONMENTAL, INC. TO CLEAN HARBORS  
ENVIRONMENTAL SERVICES, INC.  
CMTS NO. 21041

CITY MANAGER'S OFFICE, FINANCE DEPARTMENT

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**For Possible Action.**

**RECOMMENDATION: Approve**

Assignment of Contract No. 21041 for Hazardous Waste Management Emergency & Non-Emergency from H2O Environmental, Inc. to Clean Harbors Environmental Services, Inc.

**VIII. PUBLIC HEARINGS**

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- PH-17**    **CONDITIONAL USE PERMITS**  
A) CUP-2014500582-A1 - MEDICAL MARIJUANA DISPENSARY  
B) CUP-2017881362-A1 - RETAIL MARIJUANA DISPENSARY  
C) CUP-2021006953 - EXPANSION OF A NON-CONFORMING USE  
(MARIJUANA ESTABLISHMENT)  
ESSENCE HENDERSON, LLC DBA ESSENCE CANNABIS DISPENSARY

APPLICANT: ESSENCE HENDERSON, LLC

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**For Possible Action.**

**RECOMMENDATION: Approve with conditions**

- A) Amend a conditional use permit for a Marijuana Establishment – Medical Dispensary to expand into Suite A1;  
B) Amend a conditional use permit for a Marijuana Establishment – Retail Dispensary to expand into Suite A1; and  
C) Expansion of a non-conforming Use (Marijuana Dispensary) located at 4300 Sunset Road, Suites A1 through A3, in the Green Valley North Planning Area.

**IX. UNFINISHED BUSINESS**

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- UB-18**    **CONTINUED ITEM**  
**BUSINESS LICENSE**  
**MEDICAL MARIJUANA ESTABLISHMENT - CLASS IV (DISPENSARY) AND**  
**RETAIL MARIJUANA STORE**  
**THE SOURCE**

APPLICANT: HENDERSON ORGANIC REMEDIES, LLC

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**For Possible Action.**

**RECOMMENDATION: Approve with conditions**

Application for change of ownership interest for the Medical Marijuana Establishment - Class IV (Dispensary) and Retail Marijuana Store business licenses for Henderson Organic Remedies, LLC, dba The Source, 9480 South Eastern Avenue, Suite 185, Henderson, Nevada 89123.

(This item was continued from the March 2, 2021, City Council Regular Meeting.)

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**UB-19** CONTINUED ITEM  
PUBLIC HEARING  
UNION VILLAGE, LLC DEFAULT  
UNION VILLAGE PHASE II PARK AGREEMENT

PARKS AND RECREATION, COMMUNITY DEVELOPMENT AND SERVICES,  
CITY ATTORNEY'S OFFICE

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**For Possible Action.**

**RECOMMENDATION: Authorize Staff Action or Approve Amendment**

Consider options to address Union Village, LLC's default of the Union Village Phase II Park Agreement for failure to complete construction of the Village Park and (1) authorize the City Attorney, or his designee, to file a lawsuit against Union Village for specific performance and damages and/or authorize the Director of Community Development and Services, or his designee, to withhold maps, building permits, inspections, and certificates of occupancy for all or portions of the Union Village project, or (2) approve the Third Amendment to the Union Village Phase II Park Agreement and Grant of Right of Access to Village Park Parcel extending the timeline for development of the Village Park to July 15, 2021.

(This item was continued from the March 2, 2021, City Council Regular Meeting.)

**X. BILLS REFERRED FROM COMMITTEE FOR ADOPTION AS ORDINANCE**

BILLS REFERRED FOR ADOPTION FROM THE CITY COUNCIL COMMITTEE MEETING, AS PROVIDED IN THE HENDERSON CITY CHARTER, SECTION 2.100.

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**O-20** BILL NO. 3509  
FOURTH AMENDMENT TO INSPIRADA AMENDED AND RESTATED PARK AGREEMENT

APPLICANT: PARKS AND RECREATION, INSPIRADA BUILDERS, LLC

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**For Possible Action.**  
**RECOMMENDATION: Adopt**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, APPROVING THE FOURTH AMENDMENT TO THE INSPIRADA AMENDED AND RESTATED PARK AGREEMENT, SEPARATING THE PROJECT INTO THREE PHASES, REVISING THE COMPLETION DATE TO JULY 1, 2023, TO CORRESPOND WITH THE THREE PHASES OF CONSTRUCTION, AND REQUIRING ADDITIONAL INFRASTRUCTURE FOR FUTURE PARK WI-FI AND VIDEO STREAMING CAPABILITIES FOR THE TWO BASEBALL FIELDS BY THE DEVELOPER.

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**O-21** BILL NO. 3511  
DEVELOPMENT AGREEMENT  
DEV-2021006855  
MERA INSPIRADA

COMMUNITY DEVELOPMENT AND SERVICES, CITY ATTORNEY'S OFFICE

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**For Possible Action.**  
**RECOMMENDATION: Adopt**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, APPROVING AND ADOPTING THAT CERTAIN DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HENDERSON AND MIJ INVESTMENT COMPANY, FOR A MULTIFAMILY DEVELOPMENT, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF VIA DA VINCI AND VIA INSPIRADA IN THE WEST HENDERSON PLANNING AREA.

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**O-22** BILL NO. 3512  
ZCA-2013500283-A7  
LAKE LAS VEGAS NORTHSORE PHASE I (PARCEL KN)

APPLICANT: COMMUNITY DEVELOPMENT AND SERVICES AND  
LAKE LAS VEGAS GOLF RECOVERY ACQUISITIONS

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**For Possible Action.**  
**RECOMMENDATION: Adopt**

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 22, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, GENERALLY LOCATED ON THE WEST SIDE OF LAKE LAS VEGAS PARKWAY, APPROXIMATELY 310 FEET SOUTH OF VILLA SERGILLA DRIVE, IN THE LAKE LAS VEGAS PLANNING AREA, TO AMEND A ZONE CHANGE/MASTER PLAN TO INCREASE THE UNIT COUNT FROM 1,054 UNITS TO 1,122 UNITS AND REZONE FROM PS-MP (PUBLIC/SEMIPUBLIC WITH MASTER PLAN OVERLAY) ON 26.6 ACRES TO RM-10-MP (MEDIUM-DENSITY RESIDENTIAL WITH MASTER PLAN OVERLAY) ON 17.9 ACRES, AND PS-MP (PUBLIC/SEMIPUBLIC WITH MASTER PLAN OVERLAY) ON 8.7 ACRES.

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**O-23** BILL NO. 3514  
ZCA-2020005847  
BATTISTA WELPMAN

APPLICANT: COMMUNITY DEVELOPMENT AND SERVICES AND  
D.R. HORTON INC.

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**For Possible Action.**  
**RECOMMENDATION: Adopt**

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 10, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, GENERALLY LOCATED AT THE NORTHWEST CORNER OF WELPMAN WAY AND AMIGO STREET, IN THE WEST HENDERSON PLANNING AREA, FROM NO ZONING TO RM-16 (MEDIUM-DENSITY RESIDENTIAL).

**XI. NEW BUSINESS**

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**NB-24** AWARD REQUEST FOR PROPOSALS (RFP) 103-21  
VIA INSPIRADA POLICE STATION  
FUNDING SOURCE: BOND PROCEEDS CAPITAL PROJECTS  
CMTS NO. 24577

PUBLIC WORKS

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**For Possible Action.**

**RECOMMENDATION: Award to The PENTA Building Group, LLC**

Award Request for Proposals (RFP) 103-21 Via Inspirada Police Station to The PENTA Building Group, LLC, in the amount of \$22,697,976.00, subject to negotiation of a definitive contract; approve a total project budget of \$27,500,000.00; authorize the City Manager/CEO, or his designee, to execute the contract; and authorize the Director of Public Works, or his designee, to execute change orders within the approved project budget.

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**NB-25** RESOLUTION  
PROVISIONAL ORDER MODIFYING PROJECT WITHIN LOCAL  
IMPROVEMENT DISTRICT NO. T-16 (THE FALLS AT LAKE LAS VEGAS)  
AND CALLING A HEARING TO BE HELD ON APRIL 20, 2021

FINANCE DEPARTMENT

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**For Possible Action.**

**RECOMMENDATION: Adopt**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, MAKING A PROVISIONAL ORDER MODIFYING THE PROJECT WITHIN LOCAL IMPROVEMENT DISTRICT NO. T-16 (THE FALLS AT LAKE LAS VEGAS) AND CALLING A HEARING TO BE HELD ON APRIL 20, 2021.

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**NB-26** SECOND AMENDMENT TO AGREEMENT FOR DEVELOPMENT AND  
OPTION TO PURCHASE  
GATEWAY MASTER, LLC

PUBLIC WORKS, CITY ATTORNEY'S OFFICE

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**For Possible Action.**

**RECOMMENDATION: Approve**

Second Amendment to Agreement for Development and Option to Repurchase with Gateway Master, LLC, to amend the Agreement to be consistent with revised Project Plans, and establishing a new deadline for the completion of the Job Creation Project.

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**NB-27** ZONE CHANGE AMENDMENT  
ZCA-2015500336-A4  
GATEWAY MASTER PLAN

APPLICANT: GATEWAY MASTER, LLC

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**For Possible Action.**

**RECOMMENDATION: Approve with conditions**

Amend a zone change/planned unit development to rezone from MC-AE-PUD-RD (Corridor Mixed Use with Planned Unit Development, Airport Environs and Redevelopment Overlays) to MC-AE-MP-RD (Corridor Mixed Use with Master Plan, Airport Environs and Redevelopment Overlays) to remove the existing PUD overlay and create a new Master Plan with development standards, including the following waiver requests: a) reduce the minimum acreage for an MP Overlay zone from 50 to 30 acres; b) allow a Residential Hotel use classification not permitted in the MC zone; c) allow a maximum of four (4) eating and drinking establishments with a drive-through as permitted by right; d) allow one general day-care as permitted by right; e) allow drive-through lanes and vehicle stacking within the BTZ (build-to zone); f) reduce the minimum density to 11.2 dwelling units per acre (du/ac) where 30 du/ac is required; g) reduce the FAR (Floor Area Ratio) from 0.3 to 0.25; h) reduce the number of loading zones for skilled nursing facility from 3 Type B spaces each to 1 Type B space; i) reduce the sidewalk width from 16 feet to 6 feet along Boulder Highway when the sidewalk is not adjacent to a building; j) allow less than 50 percent of the building façade to be adjacent to the Clear Zone for Parcel 3 (Skilled Nursing), Parcel 5 (south commercial), and that Parcels 1, 2 and 6 be exempt with conditions; and k) allow Parcels 1, 2, 3, and 5 to exceed the maximum BTZ (build-to zone) setback of 20 feet on 30 acres, located on the southwest corner of Boulder Highway and Gibson Road, in the Eastside Redevelopment and Midway Planning Areas.

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**NB-28** RESOLUTION  
SALE OF 5.24 NET ACRES +/-  
HORIZON RIDGE PARKWAY AND JEFFREYS STREET

PUBLIC WORKS

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**For Possible Action.**  
**RECOMMENDATION: Adopt**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSON, CLARK COUNTY, NEVADA, EXPRESSING ITS INTENT TO SELL APPROXIMATELY 5.24 ACRES, MORE OR LESS, OF REAL PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF HORIZON RIDGE PARKWAY AND JEFFREYS STREET IN HENDERSON, NEVADA, IDENTIFIED AS ASSESSOR'S PARCEL NUMBER 177-25-401-007 AND LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., THROUGH A PUBLIC AUCTION FOR A MINIMUM PRICE OF \$3,445,000.00.

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**NB-29** PROPERTY MARKETING AGREEMENT  
COMMERCIAL REAL ESTATE EXCHANGE, INC.  
SALE OF 5.24 NET ACRES +/-  
HORIZON RIDGE PARKWAY AND JEFFREYS STREET

PUBLIC WORKS

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**For Possible Action.**  
**RECOMMENDATION: Approve**

Property Marketing Agreement with Commercial Real Estate Exchange, Inc. to market and sell through an online auction, at a cost to the City of 2.5 percent of the sale price, approximately 5.24 net acres, more or less, of vacant real property located in the Southwest Quarter (SW 1/4) of Section 25, Township 22 South, Range 61 East, M.D.M., City of Henderson, Clark County, Nevada, pursuant to NRS 268.062 and Article 2, Section 2.320 of the Henderson City Charter, and authorize the City Manager, or his designee, to sign the Agreement.

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**NB-30** RESOLUTION  
LAND SALE TO SEAYNOAH TRUST AND HELEN JO MAYFIELD LIVING TRUST  
1.18 ACRES OF VACANT REAL PROPERTY LOCATED NORTHEAST OF RICHMAR AVENUE AND GOLDHILL ROAD

CITY ATTORNEY'S OFFICE, PUBLIC WORKS

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**For Possible Action.**

**RECOMMENDATION: Adopt**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSON, CLARK COUNTY, NEVADA, EXPRESSING ITS INTENT TO SELL APPROXIMATELY 1.18 ACRES, MORE OR LESS, OF VACANT REAL PROPERTY FORMERLY USED FOR FLOOD CONTROL PURPOSES, LOCATED NORTHEAST OF RICHMAR AVENUE AND GOLDHILL ROAD, MORE PARTICULARLY DESCRIBED AS ALL OF LOT "A" IN FILE 72, PAGE 2 OF PARCEL MAPS, CLARK COUNTY, NEVADA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, TO ADJACENT PROPERTY OWNER SEAYNOAH MAYFIELD, AS TRUSTEE OF THE SEAYNOAH TRUST AND THE HELEN JO MAYFIELD LIVING TRUST, FOR A PRICE OF \$0 IN SETTLEMENT OF LITIGATION AND PURSUANT TO THE PROVISIONS OF NRS 268.061(1)(e).

**XII. BILLS TO BE READ IN TITLE**

UNLESS AN ITEM IS PULLED FOR DISCUSSION AT THE REQUEST OF STAFF OR COUNCIL, COUNCIL WILL TAKE ACTION ON ALL BILLS TO BE READ IN TITLE WITH ONE MOTION, REFERRING THE BILLS TO THE NEXT CITY COUNCIL COMMITTEE MEETING FOR COUNCIL AND PUBLIC DISCUSSION, AS STATED IN THE HENDERSON CITY CHARTER, SECTION 2.100.1 "ORDINANCES: ENACTMENT PROCEDURE; EMERGENCY ORDINANCES".

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**B-31** ACCOMPANYING BILL NO. 3515 FOR NB-27  
ZCA-2015500336-A4  
GATEWAY MASTER PLAN

APPLICANT: COMMUNITY DEVELOPMENT AND SERVICES AND  
GATEWAY MASTER, LLC

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**For Possible Action.**

**RECOMMENDATION: Refer to Committee Meeting of April 6, 2021**

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 35, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D. & M., CLARK COUNTY, NEVADA, LOCATED ON THE SOUTHWEST CORNER OF BOULDER HIGHWAY AND GIBSON ROAD, IN THE EASTSIDE REDEVELOPMENT AND MIDWAY PLANNING AREAS, AMENDING A ZONE CHANGE/PLANNED UNIT DEVELOPMENT TO REZONE FROM MC-AE-PUD-RD (CORRIDOR MIXED USE WITH PLANNED UNIT DEVELOPMENT, AIRPORT ENVIRONS AND REDEVELOPMENT OVERLAYS) TO MC-AE-MP-RD (CORRIDOR MIXED USE WITH MASTER PLAN, AIRPORT ENVIRONS AND REDEVELOPMENT OVERLAYS) TO REMOVE THE EXISTING PUD OVERLAY AND CREATE A NEW MASTER PLAN WITH DEVELOPMENT STANDARDS, INCLUDING THE FOLLOWING WAIVER REQUESTS: A) REDUCE THE MINIMUM ACREAGE FOR AN MP OVERLAY ZONE FROM 50 TO 30 ACRES; B) ALLOW A RESIDENTIAL HOTEL USE CLASSIFICATION NOT PERMITTED IN THE MC ZONE; C) ALLOW A MAXIMUM OF FOUR (4) EATING AND DRINKING ESTABLISHMENTS WITH A DRIVE-THROUGH AS PERMITTED BY RIGHT; D) ALLOW ONE GENERAL DAY-CARE AS PERMITTED BY RIGHT; E) ALLOW DRIVE-THROUGH LANES AND VEHICLE STACKING WITHIN THE BTZ (BUILD-TO ZONE); F) REDUCE THE MINIMUM DENSITY TO 11.2 DWELLING UNITS PER ACRE (DU/AC) WHERE 30 DU/AC IS REQUIRED; G) REDUCE THE FAR (FLOOR AREA RATIO) FROM 0.3 TO 0.25; H) REDUCE THE NUMBER OF LOADING ZONES FOR SKILLED NURSING FACILITY FROM 3 TYPE B SPACES EACH TO 1 TYPE B SPACE; I) REDUCE THE SIDEWALK WIDTH FROM 16 FEET TO 6 FEET ALONG BOULDER HIGHWAY WHEN THE SIDEWALK IS NOT ADJACENT TO A BUILDING; J) ALLOW LESS THAN 50 PERCENT OF THE BUILDING FAÇADE TO BE ADJACENT TO THE CLEAR ZONE FOR PARCEL 3 (SKILLED NURSING), PARCEL 5 (SOUTH COMMERCIAL), AND THAT PARCELS 1, 2 AND 6 BE EXEMPT WITH CONDITIONS; AND K) ALLOW PARCELS 1, 2, 3, AND 5 TO EXCEED THE MAXIMUM BTZ (BUILD-TO ZONE) SETBACK OF 20 FEET.

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**B-32** ACCOMPANYING BILL NO. 3516 FOR CA-7  
ANNEXATION OF 5.00 ACRES - WELPMAN WAY AND BERMUDA ROAD

APPLICANT: PUBLIC WORKS, MOSAIC SEVEN, LLC

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**For Possible Action.**

**RECOMMENDATION: Refer to Committee Meeting of April 6, 2021**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, EXTENDING THE CITY LIMITS OF THE CITY BY ANNEXING THERETO APPROXIMATELY 5.00 ACRES OF REAL PROPERTY, GENERALLY LOCATED NORTHEAST OF WELPMAN WAY AND BERMUDA ROAD IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., CONSISTING OF APN NO. 191-10-301-017 (INCLUDING ADJACENT RIGHT-OF-WAY, APN NO. 191-10-399-004) AND APPROVING AN ANNEXATION AGREEMENT BETWEEN THE CITY OF HENDERSON AND MOSAIC SEVEN, LLC, WITH RESPECT TO THE ANNEXATION OF SUCH PROPERTY.

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**B-33** ACCOMPANYING BILL NO. 3517 FOR CA-14  
DEVELOPMENT AGREEMENT  
DEV-2020006770 INSPIRADA TOWN CENTER - PARCEL 1

CITY ATTORNEY'S OFFICE, COMMUNITY DEVELOPMENT AND SERVICES

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**For Possible Action.**

**RECOMMENDATION: Refer to Committee Meeting of April 6, 2021**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, APPROVING AND ADOPTING THAT CERTAIN DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HENDERSON AND KB HOME FOR A RESIDENTIAL DEVELOPMENT, GENERALLY LOCATED AT THE NORTHEAST CORNER OF THE FUTURE SENATE ROAD ALIGNMENT AND VIA CENTRO IN THE WEST HENDERSON PLANNING AREA.

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**B-34** ACCOMPANYING BILL NO. 3518 FOR UB-19  
THIRD AMENDMENT TO UNION VILLAGE PH II PARK AGREEMENT  
AMENDED AND GRANT OF RIGHT OF ACCESS TO VILLAGE PARK  
PARCEL

APPLICANT: PARKS AND RECREATION, UNION VILLAGE, LLC

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**For Possible Action.**

**RECOMMENDATION: Refer to Committee Meeting of April 6, 2021,  
Pending outcome of accompanying item**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, APPROVING THE THIRD AMENDMENT TO UNION VILLAGE PHASE II PARK AGREEMENT AND GRANT OF RIGHT OF ACCESS TO VILLAGE PARK PARCEL, BETWEEN THE CITY OF HENDERSON AND UNION VILLAGE, LLC, EXTENDING THE TIMELINE FOR DEVELOPMENT OF THE VILLAGE PARK TO JULY 15, 2021, SECURING FUNDING IN A CONSTRUCTION CONTROL ACCOUNT, AND GRANTING ACCESS TO THE PARK SITE SHOULD THE DEVELOPER FAIL TO TIMELY CONSTRUCT THE PARK.

**XIII. MAYOR/COUNCILMEMBER COMMENTS**

The Mayor and Councilmembers may speak on any subject under this section of the agenda. Mayor and Councilmembers may comment on matters including, without limitation, future agenda items, upcoming meeting dates, and meeting procedures. Comments made cannot be acted upon or discussed at this meeting, but may be placed on a future agenda for consideration by the City Council.

**XIV. SET MEETING**

**XV. PUBLIC COMMENT**

Items discussed under this Public Comment period cannot be acted upon at this meeting, but may be referred by Council to the next available meeting for consideration. Individuals will be limited to three (3) minutes and spokespersons for a group will be limited to ten (10) minutes at the discretion of the Mayor/Chair. The Mayor/Chair reserves the right to curtail abusive, offensive, inflammatory, or repetitive comments that disrupt, disturb, or otherwise impede the orderly conduct of the Council meeting.

See NRS 241.030(4)(a). Examples of disruptive conduct include, without limitation, yelling, stamping of feet, whistles, applause, heckling, name calling, use of profanity, personal attacks, physical intimidation, threatening use of physical force, assault, battery, or any other acts intended to impede the meeting or infringe on the rights of the Henderson City Council, City staff, or meeting participants.

**XVI. ADJOURNMENT**

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Posted by 9:00 a.m., Wednesday, March 10, 2021, at the following locations:  
City Hall, 240 South Water Street, 1st Floor Lobbies  
Multigenerational Center, 250 South Green Valley Parkway  
Whitney Ranch Recreation Center, 1575 Galleria Drive  
Fire Station No. 86, 1996 East Galleria Drive  
[www.cityofhenderson.com](http://www.cityofhenderson.com)  
<https://notice.nv.gov>

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