

ORDINANCE NO. 4034
(ZCA-20230122292 – Mosaic West Henderson)

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 PORTIONS OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D. & M., CLARK COUNTY, NEVADA, ON 222.5 ACRES GENERALLY LOCATED SOUTHWEST OF LARSEN LANE AND BERMUDA ROAD, IN THE WEST HENDERSON PLANNING AREA, TO APPLY 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-MP (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.

WHEREAS, the City Council of the City of Henderson, Nevada, on June 18, 2024, committed to the rezoning of certain real property totaling 222.5 acres, more or less, located in a portion of Section 16, Township 23 South, Range 61 East, generally located southwest of Larsen Lane and Bermuda Road, to apply 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-MP (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

WHEREAS, Mosaic Development has made application for a zone change; and

WHEREAS, the City Council finds that all of the following criteria have been met:

- A. The proposal is consistent with the Comprehensive Plan.
- B. The planned development addresses a unique situation, confers a substantial benefit to the City, or incorporates creative site design such that it achieves the purposes of this Code and represents an improvement in quality over what could have been accomplished through strict application of the otherwise applicable district or development standards. Such improvements in quality may include, but are not limited to: improvements in common open space provision and access; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; or increased choice of living and housing environments.

- C. The planned development complies with the applicable standards of HMC Section 19.8.5, Master Plan Development Overlay District.
- D. The proposal mitigates any potential significant adverse impacts to the maximum practical extent.
- E. Sufficient public safety, transportation, and utility facilities and services are available to serve the subject property, while maintaining sufficient levels of service to existing development.
- F. The same development could not be accomplished through the use of other techniques, such as variances or administrative adjustments.

NOW, THEREFORE, the City Council of the City of Henderson, Nevada, does ordain:

SECTION 1. Ordinance No. 2870 of the City of Henderson, Nevada, entitled "Zoning Map adopted" is hereby amended as follows:

The Zoning Map, adopted by reference as an integral part of the title that outlines and defines the various zoning districts that are described in detail and that indicate which land uses are permitted and which are prohibited, shall be amended to reclassify certain real property within the City limits of the City of Henderson, Nevada, as more particularly described below and as depicted in Exhibit A attached hereto, consisting of one page:

APN: 191-16-101-003
THE NORTH HALF (N ½) OF THE NORTHWEST QUARTER (NW ¼) OF
THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER
(NW ¼) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M.

APN: 191-16-101-004
THE SOUTH HALF (S ½) OF THE NORTHWEST QUARTER (NW ¼) OF
THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER
(NW ¼) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST M.D.M.,
CLARK COUNTY, NEVADA.

APN: 191-16-201-001
THE NORTH HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE
SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW
¼) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M.

APN: 191-16-201-002

THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D. M.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO CLARK COUNTY FOR ROAD PUPOSES BY GRANT, BARGAIN, SALE DEED RECORDED JUNE 21, 1979, IN BOOK 1074, AS INSTUMENT NO. 1033305 OF OFFICIAL RECORDS.

BEING FURTHER DESCRIBED AS LOT ONE (1) AS SHOWN ON THAT CERTAIN DIVISION LD 77-99 RECORDED JUNE 21, 1979, IN BOOK 1074, AS DOCUMENT NUMBER 1033304 OF OFFICIAL RECORDS.

APN: 191-16-201-007

THE SOUTH HALF (S ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M.

APN: 191-16-201-008

THE SOUTH HALF (S ½) THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST QUARTER (NW ¼) AND THE SOUTH HALF (S ½) THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST QUARTER (NW ¼) AND THE SOUTH HALF (S ½) OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST M.D.M., CLARK COUNTY, NEVADA.

APN: 191-16-501-002

THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE INTEREST IN THAT PORTION THEREOF AS CONVEYED TO THE COUNTY FOR ROAD PURPOSES BY DEED RECORDED JULY 27, 1976, IN BOOK 644, AS DOCUMENT NO. 603319, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

TOGETHER WITH THE INTEREST IN THAT PORTION OF LAND AS SET OUT IN THAT CERTAIN ORDER OF VACATION RECORDED JUNE 8, 2001, IN BOOK 20010608, AS INSTRUMENT NO. 00572, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, TITLE TO WHICH WOULD PASS BY OPERATION OF LAW.

APN: 191-16-501-005

THE NORTH HALF (N ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M.

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED TO CLARK COUNTY BY DEED RECORDED JUNE 6, 1973, IN BOOK 334, AS DOCUMENT NO. 293789, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF HENDERSON BY DEED RECORDED SEPTEMBER 3, 2019, AS INSTRUMENT NO. 20190903-001006 AND RE-RECORDED OCTOBER 28, 2019, AS INSTRUMENT NO. 20191028-0003063, OF OFFICIAL RECORDS.

APN: 191-16-501-006

THE SOUTH HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST M.D. M.

EXCEPTING THEREFROM THE SOUTHERNLY THIRTY (30) FEET, WESTERLY THIRTY (30) FEET AND EASTERNLY THIRTY (30) FEET; TOGETHER WITH A SPANDREL AREA LOCATED IN THE SOUTHEAST (SE) CORNER AND A SPANDREL AREA LOCATED IN THE SOUTHWEST (SW) CORNER DEEDED TO CLARK COUNTY BY DOCUMENT NO. 00555, IN BOOK 890410, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

APN: 191-16-501-007

THE SOUTH HALF (S ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

APN: 191-16-501-008 (25-ACRE PORTION)

- 1) THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼)

- 2) THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$)
- 3) THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$)
- 4) THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$)
- 5) THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$)
- 6) THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$)
- 7) THE EAST HALF (E $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$)
- 8) THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST M.D.M., CLARK COUNTY, NEVADA.

APN: 191-16-501-008 (20-ACRE PORTION)

THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) AND OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE EAST HALF (E $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST M.D.M., CLARK COUNTY, NEVADA.

APN: 191-16-501-008 (15-ACRE PORTION)
THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) AND OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE EAST HALF (E $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST M.D.M., CLARK COUNTY, NEVADA.

APN: 191-16-501-008 (10-ACRE PORTION)
THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) AND OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) AND THE EAST HALF (E $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST M.D.M., CLARK COUNTY, NEVADA.

APN: 191-16-601-001
THE WEST HALF (W ½) OF THE NORTH HALF (N ½) OF THE
NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW
¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 16, TOWNSHIP
23 SOUTH, RANGE 61 EAST M.D.M.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO CLARK
COUNTY FOR ROAD PURPOSES BY GRANT, BARGAIN, SALE DEED
RECORDED FEBRUARY 23, 1990, IN BOOK 900223 AS INSTRUMENT NO.
00769, OF OFFICIAL RECORDS.

BEING FURTHER DESCRIBED AS LOT ONE (1) AS SHOWN ON THAT
CERTAIN CERTIFICATE OF LAND DIVISION NUMBER LD 9-90,
RECORDED FEBRUARY 23, 1990, IN BOOK 900223 AS INSTRUMENT NO.
00768, OF OFFICIAL RECORDS.

APN: 191-16-601-002
THE EAST HALF (E ½) OF THE NORTH HALF (N ½) OF THE NORTHWEST
QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION
16, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO CLARK
COUNTY FOR ROAD PURPOSES BY GRANT, BARGAIN, SALE DEED
RECORDED FEBRUARY 23, 1990, IN BOOK 900223 AS INSTRUMENT NO.
00769, OF OFFICIAL RECORDS.

BEING FURTHER DESCRIBED AS LOT TWO (2) AS SHOWN ON THAT
CERTAIN CERTIFICATE OF LAND DIVISION NUMBER LD 9-90,
RECORDED FEBRUARY 23, 1990, IN BOOK 900223 AS INSTRUMENT NO.
00768, OF OFFICIAL RECORDS.

APN: 191-16-601-003
THE NORTH HALF (N ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE
NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼)
OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M.

APN: 191-16-601-004
THE NORTH HALF (N ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE
SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼)
OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST, M.D.M.

APN: 191-16-601-006

THE NORTH HALF (N ½) THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST M.D.M., CLARK COUNTY, NEVADA.

APN: 191-16-601-007

1. THE SOUTH HALF (S ½) THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHEAST QUARTER (NE ¼)
2. THE SOUTH HALF (S ½) THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHEAST QUARTER (NE ¼)
3. THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼)
4. THE SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼)
5. THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 61 EAST M.D.M., CLARK COUNTY, NEVADA.

Containing 222.5 acres, more or less, to apply 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-MP (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 to apply Mosaic Master Plan Design Standards, attached hereto as Exhibit B, consisting of 52 pages.

SECTION 2. That the above-described amendment to the zoning map is subject to the following conditions:

PUBLIC WORKS CONDITION

1. The acceptance or approval of this item does not authorize or entitle the applicant to construct the project referred to in such application or to receive further development approvals, grading permits or building permits, nor does it infer approval for final lot configuration, geometry, or roadway layout. Public Works Department approval is based upon review of the civil improvement plans and associated studies, not planning documents.

PARKS AND RECREATION CONDITIONS

2. Applicant shall provide a trail corridor with a 10-foot concrete trail along Gilespe Street. Trail corridor width, landscape, lighting and irrigation to be per the Standardized Design Guidelines for the City of Henderson Parks and Recreation Department. Landscape, irrigation, and lighting shall be owner maintained, installed per Development Code and lighting shall be per AASHTO Standards. Trail surface and signage shall be City maintained. Applicant shall grant a public access easement over the trail. Applicant shall pay fees and bond for improvements as part of the Civil Improvement Plan process.
3. Applicant shall provide a trail corridor with a 12-foot asphalt trail along Via Nobila and Casa Del Sol Drive. Trail corridor width, landscape, lighting and irrigation to be per the Standardized Design Guidelines for the City of Henderson Parks and Recreation Department. Landscape, irrigation, and lighting shall be owner maintained, installed per Development Code and lighting shall be per AASHTO Standards. Trail surface and signage shall be City maintained. Applicant shall grant a public access easement over the trail. Applicant shall pay fees and bond for improvements as part of the Civil Improvement Plan process.

COMMUNITY DEVELOPMENT PLANNING SERVICES CONDITION

4. Approval of this application requires the applicant to comply with all Code requirements not specifically listed as a condition of approval but required by Title 19 of the Henderson Municipal Code, compliance with all plans and Mosaic Design Standards presented and amended as part of the final approval, and compliance with all additional items required to fulfill conditions of approval. Subsequent changes or revisions to any of these plans and/or exhibits are subject to an amendment to this application for approval.

5. The Mosaic Design Standards shall be updated within 60 days of final action to include the following items:
 - a. A minimum of three (3) percent of the total required parking spaces for the development (or per each building) are required to be installed for Electric Vehicle (EV) Charging. The spaces must be installed prior to issuance of Certificate of Occupancy for the associated building. EV spaces required by this condition are counted toward the off-street parking requirement. The location, signs and marking, and accessible EV parking shall comply with Title 19.12.2.D.
 - b. No trucks may idle within truck bays and parking areas adjacent to or across Shayna Avenue from residential zoned property, between the hours of 10:00 p.m. and 6:00 a.m.
 - c. Loading and unloading operations shall only be permitted between the hours of 6:00 a.m. and 10:00 p.m. when located adjacent to or across Shayna Avenue from residentially zoned property.
 - d. All industrial buildings over 25,000 square feet must be designed to support solar installations and this must be reflected on the building permit plans or acknowledged as “installed in the future”.
 - e. A minimum of 10 percent of the parking designated for employees for each respective industrial building must be shaded by canopies, carports, or shade trees beyond code requirements and must be shown on building permits or landscape plans as appropriate.
 - f. The Mosaic Development Agreement in Section 2.6(c) list restrictions on uses within this master plan. The uses as listed in the Development Agreement are to be added to the Mosaic Design Standards.
 - g. Wayfinding signage shall be provided through a Master Sign Plan for the Mosaic Master Plan to provide notices that truck circulation is not to occur north of Shayna Avenue prior to Certificate of Occupancy of the first industrial building.
 - h. Open space amenities must include active recreation amenities (as described in the Mosaic Master Plan Design Standards) approved by staff prior to the issuance of any Certificate of Occupancy of each respective industrial building.

- i. All lighting located adjacent to residential land use must comply with the residential proximity requirements for lighting as found in Section 19.10.8 (Lighting and Glare Standards) of Title 19.
 - j. A 10-foot-tall screen wall shall be provided along any truck parking/loading areas facing residential and/or a public street.
 - k. Applicant shall work with any tenant or purchaser to provide employee showers should tenant or purchaser wish to install them.
 - l. Applicant to provide a marked pedestrian pathway from each employee parking area not directly adjacent to a building. Marking to be either striping or a change in pavement materials. Applicant to incorporate already required shade trees along marked pathways where possible.
 - m. All open space plazas with 5,000 surface square feet and greater must provide a minimum of 200 square feet of shade structures; all open space plazas between 2,500 and 4,999 surface square feet shall provide a minimum of 100 square feet of shade structures.
 - n. The 3-foot-tall screen wall as depicted on the Conceptual Screenwall Elevations sheet shall be revised to maintain a minimum height of 3-feet for the entire length of the wall.
6. The applicant is required to submit a standard development agreement application pursuant to Section 19.27 of the City of Henderson Development Code. The standard development agreement is required to be approved by ordinance and executed prior to issuance of building permits. The development agreement does not require Planning Commission review.

SECTION 3. If any section, subsection, sentence, clause, phrase, provision or portion of this Ordinance, or the application thereof to any person or circumstances, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions or provisions of this Ordinance or their applicability to distinguishable situations or circumstances.

SECTION 4. All ordinances, or parts of ordinances, sections, subsections, phrases, sentences, clauses, or paragraphs contained in the Municipal Code of the City of Henderson, Nevada, in conflict herewith are repealed and replaced as appropriate.

Editor's Note: Pursuant to City Charter Section 2.090(3), language to be omitted is red and enclosed in **[brackets]**, and language proposed to be added is in *blue italics and underlined*.

SECTION 5. A copy of this Ordinance shall be filed with the office of the City Clerk and notice of such filing shall be published once by title in the Las Vegas Review-Journal, a newspaper having general circulation in the City of Henderson, at least ten (10) days prior to the adoption of said Ordinance (Initial Publication). Following adoption by the City Council, this Ordinance shall be published by title together with the names of the Council members voting for or against passage (Final Publication). This Ordinance is scheduled for Final Publication on July 5, 2024, in the Las Vegas Review-Journal, at which time it will become effective.

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PASSED, ADOPTED, AND APPROVED THIS 2nd DAY OF JULY, 2024.

Michelle Romero, Mayor

ATTEST:

Jose Luis Valdez, CMC, City Clerk

The above and foregoing Ordinance was first proposed and read in title to the City Council on June 18, 2024, which was a Regular Meeting, and referred to a Committee of the following Councilmen:

“COUNCIL AS A WHOLE”

Thereafter on July 2, 2024, said Committee reported favorably on the Ordinance and forwarded it to the Regular Meeting with a do-pass recommendation. At the Regular Meeting of the Henderson City Council held July 2, 2024, the Ordinance was read in title and adopted by the following roll call vote:

Those voting aye:

Michelle Romero, Mayor
Councilmembers:
Carrie Cox
Jim Seebock
Dan K. Shaw

Those voting nay: None
Those abstaining: None
Those absent: Dan H. Stewart

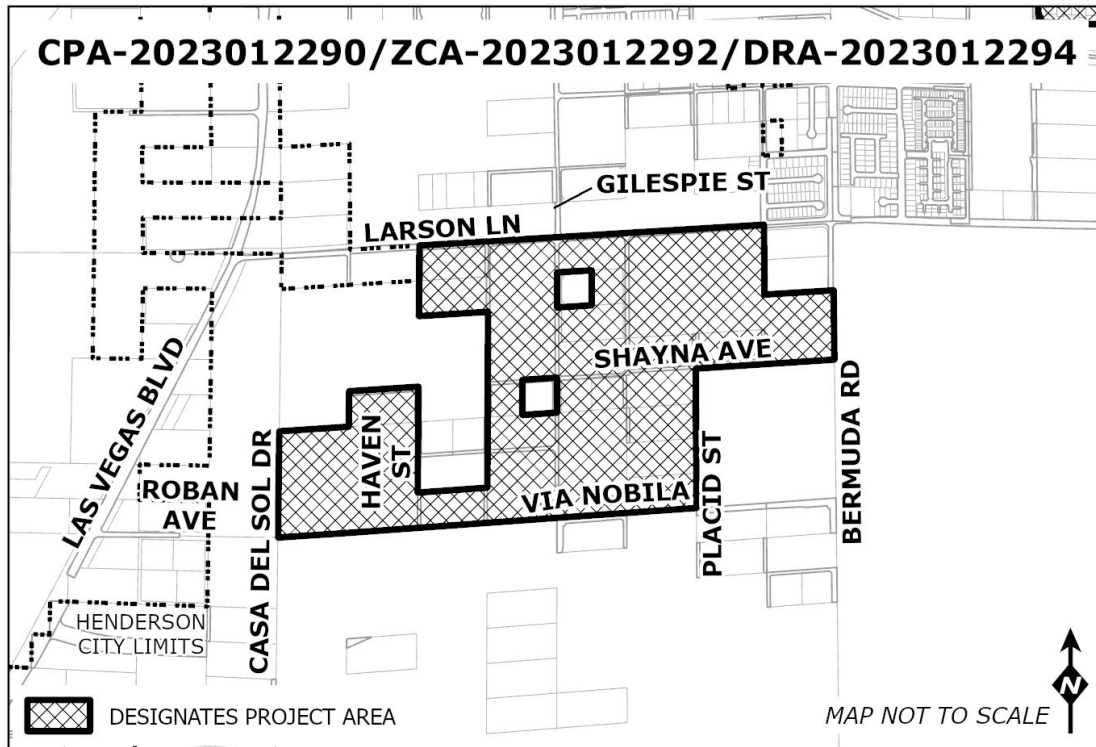
Michelle Romero, Mayor

ATTEST:

Jose Luis Valdez, CMC, City Clerk

Editor's Note: Pursuant to City Charter Section 2.090(3), language to be omitted is red and enclosed in [brackets], and language proposed to be added is in *blue italics and underlined*.

EXHIBIT A
ZCA-2023012292 – Mosaic West Henderson



Editor's Note: Pursuant to City Charter Section 2.090(3), language to be omitted is red and enclosed in **[brackets]**, and language proposed to be added is in *blue italics and underlined*.

EXHIBIT B
MOSAIC MASTER PLAN DESIGN STANDARDS