

Carolyn G. Goodman, Mayor (At-Large)
Brian Knudsen, Mayor Pro Tem (Ward 1)
Victoria Seaman (Ward 2)
Olivia Díaz (Ward 3)
Francis Allen-Palenske (Ward 4)
Cedric Crear (Ward 5)
Nancy E. Brune (Ward 6)



City Manager Jorge Cervantes
City Attorney Jeff Dorocak
City Clerk LuAnn D. Holmes

Redevelopment Agency Agenda

Council Chambers · 495 South Main Street · Phone 702-229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

September 6, 2023
8:30 AM

Items listed on the agenda may be taken out of the order presented; two or more agenda items for consideration may be combined; and any item on the agenda may be removed or related discussion may be delayed at any time. Backup material for this agenda may be obtained from LuAnn D. Holmes, City Clerk, at the City Clerk's Office at 495 South Main Street, 2nd Floor or on the City's webpage at www.lasvegasnevada.gov.

Online comments can be submitted via the City's website at www.lasvegasnevada.gov/councilcomment prior to the Redevelopment Agency meeting. The schedule for the Comments Period can be found on the above website.

These proceedings are being video recorded as well as presented live on KCLV, Cable Channel 2. You can also watch this meeting live on Apple TV, Roku and Amazon Fire TV on the Go-Vegas app. The Redevelopment Agency Meeting, as well as all other KCLV programming, can be viewed on the internet at www.kclv.tv/live. The proceedings will be rebroadcast on KCLV Channel 2 and the web the Wednesday of the meeting at 8:00 PM, and also on Friday at 4:00 AM, Saturday at 7:00 PM, Sunday at 7:00 AM and the following Monday at 5:00 PM.

Note: Cellular phones are to be turned off during the Redevelopment Agency Meeting.

AGENDA

1. Call to Order
2. Announcement Regarding: Compliance with Open Meeting Law
3. Public comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.
4. For possible action to approve the Final Minutes by reference of the Regular Redevelopment Agency Meeting of August 2, 2023

REDEVELOPMENT AREA

5. For possible action to approve an Easement Agreement between the City of Las Vegas Redevelopment Agency (Grantor) and Community Development Programs Center Nevada (Grantee) for the development of the property located north of the northwest corner of Decatur Boulevard and Westmoreland Drive (APN 138-25-518-005) - Redevelopment Area - Ward 5 (Crear)

CITIZENS PARTICIPATION

6. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Redevelopment Agency. No subject may be acted upon by the Redevelopment Agency unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

Facilities are provided throughout City Hall for the convenience of persons with disabilities. Reasonable efforts will be made to assist and accommodate persons with disabilities or impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 702-229-6311 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN NRS 241.020:

The City of Las Vegas website – www.lasvegasnevada.gov
The Nevada Public Notice website – notice.nv.gov
City Hall, 495 South Main Street, 1st Floor



AGENDA SUMMARY PAGE
Redevelopment Agency
Meeting of: September 6, 2023

Agenda Item No.:
1

SUBJECT:
Call to Order



AGENDA SUMMARY PAGE
Redevelopment Agency
Meeting of: September 6, 2023

Agenda Item No.:
2

SUBJECT:

Announcement Regarding: Compliance with Open Meeting Law



AGENDA SUMMARY PAGE
Redevelopment Agency
Meeting of: September 6, 2023

Agenda Item No.:
3

SUBJECT:

Public comment during this portion of the agenda must be limited to matters on the agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.



AGENDA SUMMARY PAGE
Redevelopment Agency
Meeting of: September 6, 2023

Agenda Item No.:
4

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

DISCUSSION

SUBJECT:

For possible action to approve the Final Minutes by reference of the Regular Redevelopment Agency Meeting of August 2, 2023



AGENDA SUMMARY PAGE
Redevelopment Agency
Meeting of: September 6, 2023

Agenda Item No.:
5

DEPARTMENT: Economic & Urban Development
DIRECTOR: Ryan Smith

DISCUSSION

SUBJECT:

For possible action to approve an Easement Agreement between the City of Las Vegas Redevelopment Agency (Grantor) and Community Development Programs Center Nevada (Grantee) for the development of the property located north of the northwest corner of Decatur Boulevard and Westmoreland Drive (APN 138-25-518-005) - Redevelopment Area - Ward 5 (Crear)

FISCAL IMPACT:

None

PURPOSE/BACKGROUND:

The property is being developed as a two-phase mixed income apartment development. Grantee's lender has required an access easement for Phase 1 (Lot 1-5) be granted from the future Phase 2 development (Lot 1-6) as shown on the attached Record of Survey for vehicular access from Laurelhurst Drive.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Easement Agreement
2. Record of Survey

APN: 138-25-518-005

WHEN RECORDED MAIL AND
SEND TAX STATEMENTS TO:

CITY OF LAS VEGAS – CITY CLERK
495 S. MAIN ST.
LAS VEGAS, NV 89101

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (the “Agreement”), made and entered into this ___ day of August, 2023 by and between the City of Las Vegas Redevelopment Agency, an agency organized under the laws of the State of Nevada, (the “Grantor”), whose address is 495 S. Main St., Las Vegas, NV 89101, and Community Development Programs Center Nevada, a Nevada non-profit (the “Grantee”), whose address is 2009 Alta Drive, Las Vegas, NV 89106.

WITNESSETH:

- A. The Grantor is the owner of certain real property located in Clark County, Nevada (hereafter referred to as the “Grantor’s Property”), and more particularly described as follows:

THAT PORTION OF NORTHEAST QUARTER (NE ¼) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 00°42’34” EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE ¼) THEREOF, A DISTANCE OF 190.00 FEET; THENCE NORTH 89°57’34” WEST A DISTANCE OF 70.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°57’34” WEST A DISTANCE OF 735.96 FEET; THENCE SOUTH 00°42’34” EAST (00°41’40”) A DISTANCE OF 591.00 FEET; THENCE SOUTH 89°57’34” EAST A DISTANCE OF 735.96 FEET; THENCE NORTH 00°42’34” WEST (00°41’40”) A DISTANCE OF 591.00 FEET TO THE POINT OF BEGINNING.

APN: 138-25-518-005

EASEMENT AGREEMENT

- B. The Grantee is the owner of certain real property located in Clark County, Nevada (hereafter referred to as the “Grantee’s Property”), and more particularly described as follows:

LOT 1-5: APN 138-25-518-004

BEING A PORTION OF LOT 1 AS SHOWN IN BOOK 141, PAGE 41 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LYING WITHIN A PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°57’34” WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1, 506.43 FEET; THENCE NORTH 00°06’39” EAST DEPARTING SAID SOUTHERLY LINE, 185.50 FEET; THENCE SOUTH 89°57’34” EAST, 267.70 FEET; THENCE NORTH 71°02’03” EAST, 69.64 FEET; THENCE NORTH 00°02’26” EAST, 23.76 FEET; THENCE SOUTH 89°57’34” EAST, 47.75 FEET; THENCE SOUTH 58°00’52” EAST, 85.62 FEET; THENCE SOUTH 00°02’26” WEST, 33.80 FEET; THENCE SOUTH 89°57’34” EAST, 50.25 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00°42’34” EAST ALONG SAID EASTERLY LINE, 152.85 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 96,755 SQUARE FEET, 2.22 ACRES

SAID LAND IS ALSO SHOWN AS LOT 1-5 ON THAT CERTAIN RECORD OF SURVEY FILED IN FILE 228 OF SURVEYS, PAGE 40, RECORDED JUNE 29, 2022, IN BOOK 20220629 AS DOCUMENT NO. 1312 OF OFFICIAL RECORDS. LYLE E. YENGLIN, NEVADA CERTIFICATE NO. 17019, BAUGMAN AND TURNER, INC., 1210 HINSON STREET, LAS VEGAS, NV 89102.

- C. The Grantor desires to grant and the Grantee desires to acquire certain rights in the Grantor’s Property.

NOW, therefore, in consideration of good and valuable consideration, the receipt of which is hereby acknowledged by the Grantor, the parties agree as follows:

1. **Grant of Easement.** The Grantor hereby grants a nonexclusive easement (the “Easement”) for access to Grantee’s Property from Laurelhurst Street (the “Easement Rights”) to the Grantee, its successors and assigns upon, under, across and over that portion of Grantor’s

property, as contemplated in the Final Map recorded as Instrument 20090129-0005040 providing that all sites within the subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets (the "Easement Area").

2. **Character of Easement.** The Easement granted in this Agreement is a permanent easement appurtenant to the Grantee's Property.
3. **Warranty of Title.** The Grantor warrants that the Grantor is the owner of the interest hereby conveyed and that the Grantor has the right to make this conveyance, and covenants that the Grantee, its successors and assigns, shall quietly enjoy the premises for the uses herein stated.
4. **Covenant Not to Disturb.** The Grantor further covenants that it will not interfere with the exercise of the Easement Rights by the Grantee or its invitees, contractors, agents or licensees. No building or structure shall be erected within the Easement Area without the written consent of the Grantee.
5. **Covenants Run with the Land.** The agreements, conditions, covenants and promises contained in this Agreement are intended to be covenants running with the land. The rights created herein shall not be terminated by reason of sale, transfer, mortgage or lease of the Grantee's Property or the Grantor's Property.
6. **Payment of Taxes.** The Grantee shall have no obligation to pay any taxes, assessments or other fees associated with the Easement Area.


SIGNATURES ON NEXT PAGE

WITNESS the following signature and seal:

GRANTOR
CITY OF LAS VEGAS REDEVELOPMENT
AGENCY

GRANTEE
COMMUNITY DEVELOPMENT
PROGRAMS CENTER NEVADA

By: _____
Carolyn G. Goodman
Chairperson

By:  _____

Attest: _____
LuAnn D. Holmes, Secretary

Approved to Form
M. Niarchos 8/21/23

APN: 138-25-5518-005

EASEMENT AGREEMENT

GRANTOR ACKNOWLEDGEMENT

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

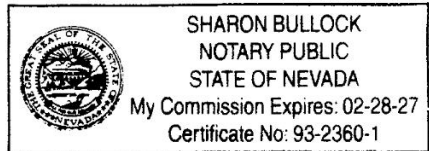
On ___ day of _____, 2023, before me, Notary Public, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that such person executed the same in such person's authorized capacity, and that by signing the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Signature of Notary Public

GRANTEE ACKNOWLEDGEMENT

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)



On 21 day of August, 2023, before me, Notary Public, personally appeared Frank Hawkins, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that such person executed the same in such person's authorized capacity, and that by signing on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Signature of Notary Public

RECORD OF SURVEY

BEING A PORTION OF LOT 1 AS SHOWN IN BOOK 141, PAGE 41 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA,
LYING WITHIN A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

SURVEYOR'S CERTIFICATE

I, LYLE E. YENGLIN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, AS AGENT FOR BAUGHMAN & TURNER, INC., CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CITY OF LAS VEGAS REDEVELOPMENT.
- THE LANDS SURVEYED LIE WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON MARCH 15, 2021.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.

LYLE E. YENGLIN
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 17019



BASIS OF BEARING

NORTH 00°42'34" WEST BEING THE CENTERLINE OF LAURELHURST DRIVE BETWEEN VEGAS DRIVE AND WESTMORELAND DRIVE, LOCATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN FILE 178, PAGE 16 OF SURVEYS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

LOT 1-5 LEGAL DESCRIPTION

BEING A PORTION OF LOT 1 AS SHOWN IN BOOK 141, PAGE 41 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LYING WITHIN A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89°57'34" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1, 506.43 FEET; THENCE NORTH 00°06'39" EAST DEPARTING SAID SOUTHERLY LINE, 185.50 FEET; THENCE SOUTH 89°57'34" EAST, 267.70 FEET; THENCE NORTH 71°02'03" EAST, 69.64 FEET; THENCE NORTH 00°02'28" EAST, 23.76 FEET; THENCE SOUTH 89°57'34" EAST, 47.75 FEET; THENCE SOUTH 58°00'52" EAST, 85.62 FEET; THENCE SOUTH 00°02'26" WEST, 33.80 FEET; THENCE SOUTH 89°57'34" EAST, 50.25 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00°42'34" EAST ALONG SAID EASTERLY LINE, 152.85 FEET RETURNING TO THE POINT OF BEGINNING.

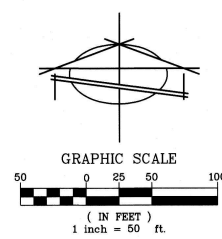
CONTAINING 96,755 SQUARE FEET, 2.22 ACRES

LOT 1-6 LEGAL DESCRIPTION

BEING A PORTION OF LOT 1 AS SHOWN IN BOOK 141, PAGE 41 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LYING WITHIN A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°42'34" WEST ALONG THE WESTERLY LINE OF SAID LOT 1, 591.00 FEET; THENCE SOUTH 89°57'34" EAST ALONG THE NORTHERLY LINE OF SAID LOT 1, 246.41 FEET; THENCE SOUTH 00°02'09" WEST DEPARTING SAID NORTHERLY LINE, 403.45 FEET; THENCE NORTH 89°57'34" WEST, 8.77 FEET; THENCE SOUTH 00°06'39" WEST, 185.50 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1; THENCE NORTH 89°57'34" WEST ALONG SAID SOUTHERLY LINE, 229.71 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 141,695 SQUARE FEET, 3.25 ACRES



LINE #	LENGTH	BEARING
L1	80.00'	N89°57'34"W
L2	70.01'	N89°57'34"W
L3	30.00'	S89°57'34"E
L4	30.00'	S89°57'34"E
L5	69.64'	N71°02'03"E
L6	23.76'	N00°02'26"E
L7	47.75'	S89°57'34"E
L8	111.88'	S89°57'34"E
L9	52.88'	S00°42'34"E
L10	26.46'	S17°49'26"E
L11	50.25'	S89°57'34"E
L12	33.80'	S00°02'26"W
L13	85.62'	S58°00'52"E

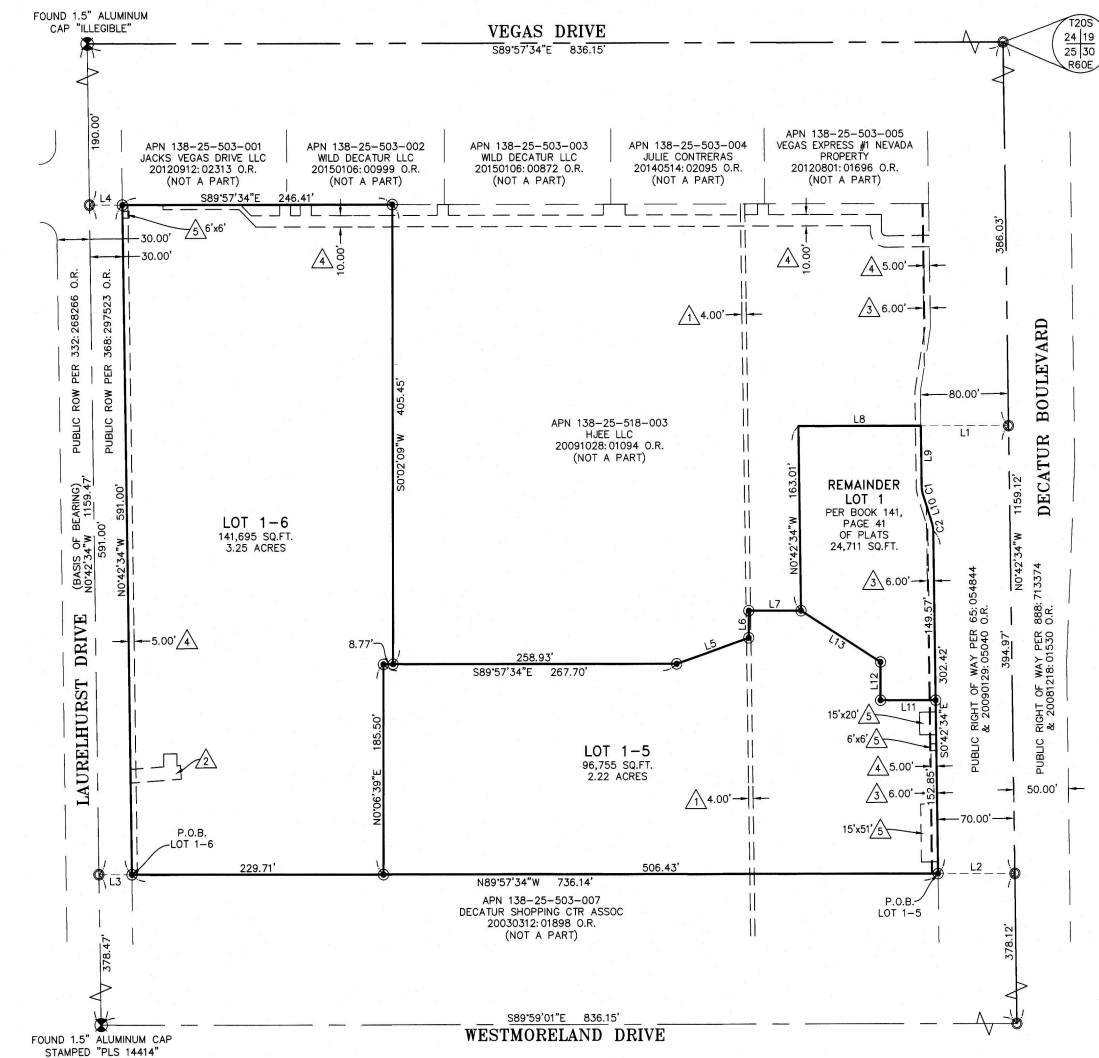
REFERENCES

BOOK 141, PAGE 41 OF PLATS
FILE 178, PAGE 16 OF SURVEYS

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	8.96'	30.00'	17°06'52"	4.51'
C2	5.97'	20.00'	17°06'52"	3.01'

CLARK COUNTY RECORDERS NOTE:

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDERS' CUMULATIVE MAP INDEX (NRS 278.5695)



LEGEND

- PARCEL BOUNDARY LINE
- - - SECTION LINE
- - - STREET CENTERLINE
- - - EASEMENT LINE
- - - ADJACENT PROPERTY LINE
- - - TIE LINE
- ⊙ SET ALUMINUM CAP OR NAIL & TAG
PLS 17019 UNLESS OTHERWISE NOTED
- ⊕ FOUND MONUMENT AS DESCRIBED
- NOTHING FOUND OR SET
- APN ASSESSOR'S PARCEL NUMBER
- O.R. OFFICIAL RECORDS

EASEMENTS

- ⚠ 4.00' WIDE SEWER EASEMENT AS SHOWN PER BOOK/INSTRUMENT NO. 380:306950 O.R.
- ⚠ 12.00' WIDE NEVADA POWER COMPANY EASEMENT AS SHOWN PER BOOK/INSTRUMENT NO. 391:315618 O.R.
- ⚠ 6.00' WIDE TELEPHONE EASEMENT AS SHOWN PER BOOK/INSTRUMENT NO. 527:424489 O.R.
- ⚠ 5.00' WIDE PUBLIC UTILITY EASEMENT AS SHOWN PER BOOK 141, PAGE 41 OF PLATS.
- ⚠ LAS VEGAS VALLEY WATER DISTRICT EASEMENTS AS SHOWN PER BOOK/INSTRUMENT NO. 20100104:04244 O.R.

SHEET 1 OF 1

RECORD OF SURVEY

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NO. 1312
Filed at the request of
BAUGHMAN & TURNER, INC.
Date 03/29/22 at 11:45
File # 228 Page 40
OF SURVEYS
Official Records Book 2220629
Clark County, Nevada Records
Debbie Conway, Recorder
Fee: 34.00 Deputy, Schmitt

BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS
1210 HINSON STREET LAS VEGAS, NEVADA 89102
Ph. (702) 870-8771 Fax (702) 878-2695



AGENDA SUMMARY PAGE
Redevelopment Agency
Meeting of: September 6, 2023

Agenda Item No.:
6

SUBJECT:

Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Redevelopment Agency. No subject may be acted upon by the Redevelopment Agency unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.