RESOLUTION NO. R-35-2023

A RESOLUTION APPROVING A DEVELOPMENT AND FINANCING AGREEMENT BETWEEN THE CITY AND THE HOWARD HUGHES COMPANY, LLC, IN A PROPOSED SPECIAL IMPROVEMENT DISTRICT (SID NO. 817, SUMMERLIN VILLAGE 29)

WHEREAS, the City of Las Vegas, Nevada (the "City") is organized and operating pursuant to the provisions of Chapter 517, Statutes of Nevada 1983, as amended, and the general laws of the State of Nevada; and

WHEREAS, the City Council (the "City Council") of the City of Las, Vegas, Nevada (the "City), and the City's Director of Finance, have, pursuant to the City's Developer Special Improvement District Guidelines, received an application and petition (the "Petition") from The Howard Hughes Company, LLC, a Delaware limited liability company (the "Developer"), for the formation of a special improvement district that will include property owned by the Developer (the "District"); and

WHEREAS, the Petition requests the formation of the District and the acquisition, construction, and improvement of a street project, storm sewer project, sanitary sewer project, water project, and drainage project therein (collectively, the "Project") pursuant to Chapter 271, Nevada Revised Statutes ("NRS"), and all laws amendatory thereof and supplemental thereto; and

WHEREAS, the proposed form of the Development and Financing Agreement between the City and the Developer (the "Financing Agreement") is on file with the City Clerk; and

WHEREAS, the City Council has reviewed the proposed form of the Financing Agreement on file with the City Clerk and has found it to be satisfactory.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS, IN THE STATE OF NEVADA:

Section 1. The form, terms and provisions of the Financing Agreement is hereby approved in substantially the form on file with the City Clerk, with only such changes therein as are not inconsistent herewith and are approved by the officers of the City executing the same. The officers of the City are hereby authorized to enter into, execute and deliver the Financing Agreement and the execution and delivery of the same shall constitute conclusive evidence of the City's approval thereof in accordance with the terms hereof.

Section 2. The officers of the City be, and they hereby are, authorized to take all action necessary to effectuate the provisions of this resolution.

Section 3. All actions, proceedings and matters previously taken, had and done by the City and the officers of the City (not inconsistent with the provisions of this resolution) concerning the District and the Project hereby are, ratified, approved and confirmed. This resolution does not obligate the City to enter into the Financing Agreement or to apply bond proceeds to any cost except as provided in the Financing Agreement.

Section 4. All bylaws, orders and resolutions, or parts thereof, in conflict with this resolution, are repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any bylaw, order, or resolution, or part thereof, previously repealed.

Section 5. If any section, paragraph, clause or provision of this resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 6. The City Council has determined and does hereby declare that this resolution shall be in effect upon its passage in accordance with law.

PASSED AND APPROVED September 20, 2023.

(SEAL)

CAROLYN G. GOODMAN, Mayor

Attest:

LUANN D. HOLMES, MMC, City Clerk

Approved as to Form:

CAO CAI APPROVED

CRISLOVE IGELEKE, Deputy City Attorney

**STATE OF NEVADA)
)
COUNTY OF CLARK) ss
)
CITY OF LAS VEGAS)**

I am the duly chosen and qualified City Clerk of Las Vegas (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 adopted by the City Council of the City (the "City Council") at a meeting held on September 20, 2023.

2. The adoption of the resolution was duly moved and seconded and the resolution was adopted by an affirmative vote of a majority of the members of City Council as follows:

Mayor:	Carolyn G. Goodman
Council members:	Brian Knudsen
	Victoria Seaman
	Olivia Diaz
	Francis Allen-Palenske
	Cedric Crear
	Nancy E. Brune
Those Voting Nay:	None
Those Absent:	None

3. The members of the City Council were present at such meeting and voted on the passage of such resolution as set forth above.

4. The resolution was approved and authenticated by the signature of the Mayor, sealed with the City seal, attested by the City Clerk, and recorded in the minutes of the City Council.

5. All members of the City Council were given due and proper notice of the meeting.

6. Public notice of such meeting was given and such meeting was held and conducted in full compliance with the provisions of NRS 241.020. A copy of the notice of meeting and excerpt from the agenda for the meeting relating to the resolution, as posted at least 3 working days in advance of the meeting on the City's website, the State of Nevada's official website and at the City Council's office is attached as Exhibit A.

7. A copy of the notice was transmitted by mail or electronic mail to each person, if any, who has requested notice of the meetings of the City Council. Such notice, if mailed, was delivered to the postal service no later than 9:00 a.m. on the third working day prior to the meeting.

8. Upon request, the City Council provides at no charge, at least one copy of the agenda for its public meetings, any proposed ordinance or resolution which will be discussed at the public meeting, and any other supporting materials provided to the City Council for an item on the agenda, except for certain confidential materials and materials pertaining to closed meetings, as provided by law.

IN WITNESS WHEREOF, I have hereunto set my hand on this September 20, 2023.

By: LuAnn D. Holmes

LuAnn D. Holmes, MMC, City Clerk

EXHIBIT A

(Attach Copy of Notice of Meeting)

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 Mike Janssen
City Attorney Jeff Dorocak
City Clerk LuAnn D. Holmes

City Council Agenda

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

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. 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.

September 20, 2023
9:00 AM
A lunch break may be taken at the discretion of the Mayor.

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 City Council meeting. The schedule for the Comments Period can be found on the above website.

The Mayor and City Council welcome your attendance, public comment related to the items on the agenda and citizen participation on items under the jurisdiction of the City Council at this meeting. If you wish to speak, we respectfully ask you to complete and submit a speaker card to the City Clerk. Cards are available online, in the Clerk's Office or at the front of the Chambers as you enter.

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 City Council 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 City Council Meeting.

CEREMONIAL MATTERS

1. Call to Order

2. Announcement Regarding: Compliance with Open Meeting Law

3. Invocation - Bishop James M. Rogers, Sr., New Jerusalem Worship Center

4. Pledge of Allegiance

5. Recognition of the Employee of the Month

6. Recognition of Speedway Children's Charities

BUSINESS ITEMS - 9:30 A.M. SESSION

PUBLIC COMMENT

7. 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.

BUSINESS ITEMS - 9:30 A.M. Session

8. For Possible Action - Any items from the 9:30 a.m. session that the Council, staff and/or the applicant wish to be stricken, tabled, withdrawn or held in abeyance to a future meeting may be brought forward and acted upon at this time.

9. For possible action to approve the Final Minutes by reference of the August 16, 2023 Regular City Council Meeting

CONSENT AGENDA

Matters listed on the Consent Agenda are considered to be routine and have been recommended for approval by the Submitting Departments. All items on the Consent Agenda may be approved in a single motion. However, if a Council Member so requests, any consent item may be moved to the discussion portion of the agenda and other action, including postponement or denial of the item, may take place.

CITY ATTORNEY - CONSENT

10. For possible action to approve a business impact statement regarding a proposed ordinance to amend LVMC Title 7 to add provisions generally requiring the microchipping of dogs and cats within the City. (This item is related to Bill No. 2023-23, which appears later on this agenda under New Bills.)

COMMUNITY DEVELOPMENT - BUSINESS LICENSING - CONSENT

11. For possible action to approve a Restricted Gaming license for 95 N LOUNGE LLC dba LOUNGE 95 NORTH at 6050 Sky Pointe Drive - Ward 6 (Brune)

12. For possible action to approve an Escort Bureau license for SAVAGE INVESTMENTS LLC dba ELEGANCE ENTERTAINMENT at 2411 Western Avenue, Suite I [Luis Cortes, Managing Member] - Ward 3 (Diaz)

13. For possible action to approve an Outcall Entertainment Referral Service license for SAVAGE INVESTMENTS LLC dba ELEGANCE ENTERTAINMENT at 2411 Western Avenue, Suite I [Luis Cortes, Managing Member] - Ward 3 (Diaz)

COMMUNITY DEVELOPMENT - CONSENT

14. For possible action to approve the ratification of the City of Las Vegas Historic Preservation Commission award of $8,690 to Michael Ganson for the replacement of the residential roof located at 1100 South Sixth Street - Ward 3 (Diaz)

ECONOMIC AND URBAN DEVELOPMENT - CONSENT

15. For possible action to approve a Cooperative Agreement Grant Award with the Environmental Protection Agency (EPA) and the City of Las Vegas (City) to assist with remediation of Symphony Park parcels J/K and L North/M4 from October 1, 2023 through September 30, 2027 - Ward 5 (Crear)

16. For possible action to approve Modification No. 1 to 220214-SK Professional Services Contract between the City of Las Vegas (City) and M.Y.S. LLC (MYS) to add four (4) one-year renewal options that provide advisory services to assist the City and Redevelopment Agency (RDA) with supplier and workforce diversity and general contractor diversity including subcontractor participation from minority owned, women owned, and veteran owned firms - Wards 1, 3 and 5 (Knudsen, Diaz and Crear) [NOTE: This item is related to RDA Item 5]

FINANCE - PURCHASING AND CONTRACTS - CONSENT

17. For possible action to approve award of Contract No. 240045-HN, Blanket Services for On-Call Drainage Study Review Consulting Services - Department of Public Works - Award recommended to: HDR ENGINEERING, INC. (Total Contract Amount Not-to-Exceed $150,000 - Sanitation Operation & Maintenance Fund) - All Wards

18. For possible action to approve award of Contract No. 230264-BW, Fleet Vehicles - Department of Public Works and Las Vegas Fire & Rescue Department - Award recommended to: CJF AUTOMOTIVE, LLC DBA FINDLAY CHEVROLET (Not-to-Exceed $8,000,000 - City Equipment Acquisition Internal Service Fund and Fire Equipment City Acquisition Internal Service Fund) - All Wards

HUMAN RESOURCES - CONSENT

19. For possible action to approve the City's calendar year 2024 employee dental insurance, life insurance, and long term disability insurance premium rates with MetLife ($3,782,813 - Internal Service Fund)

20. For possible action to approve the City's calendar year 2024 employee vision plan premium rates with Vision Service Plan (VSP) - ($409,067 - Internal Service Fund)

21. For possible action to approve the City's calendar year 2024 health insurance premium rates with Health Plan of Nevada and Sierra Health and Life ($25,865,834 - Internal Service Fund)

PUBLIC WORKS - CONSENT

22. For possible action to approve a Communication Site License Agreement between the City of Las Vegas (CLV) and T-Mobile West LLC, a Delaware Limited Liability Company, for an existing cell tower located at 1551 South Buffalo Drive (APN 163-04-502-005) more commonly known as All American Park - Ward 2 (Seaman)

23. For possible action to approve staff to acquire and dedicate various real property rights for the West Charleston Bus Turnouts Project, between I-15 and Hualapai Way, multiple APNs ($3,200,000 - Road and Flood Capital Project Fund [CPF]) - Wards 1 and 2 (Knudsen and Seaman)

24. For possible action to approve staff to acquire and dedicate various real property rights for the Cheyenne Avenue Bus Turnouts Project, along Cheyenne Avenue between Hualapai Way and Rancho Drive, multiple APNs ($1,200,000 - Road and Flood Capital Project Fund [CPF]) - Wards 1, 4 and 5 (Knudsen, Allen-Palenske and Crear)

25. For possible action to approve a First Amendment to the Lease Agreement between the Latin Chamber of Commerce Community Foundation (Foundation) and the City of Las Vegas (CLV), to modify the maintenance responsibilities for the Rafael Rivera Center located at 2900 Stewart Avenue (APN 139-36-303-002) - Ward 3 (Diaz)

YOUTH DEVELOPMENT AND SOCIAL INITIATIVES - CONSENT

26. For possible action to approve a grant award in the amount of $872,180 from Nevada Volunteers to the City of Las Vegas AmeriCorps program, whereby its members will support Youth Development & Social Initiatives (YDSI), Government & Community Affairs, and Fire & Rescue youth education programming (matching contribution required - $490,977- RDA Education Set-Aside) - All Wards

RESOLUTIONS - CONSENT

27. R-35-2023 - For possible action to approve a Resolution approving the form of an agreement between the City and the Howard Hughes Company, LLC, in a proposed Special Improvement District (SID No. 817, Summerlin Village 29) - Ward 2 (Seaman)

28. R-36-2023 - For possible action to approve a Resolution adding qualified property into Energy Improvement District No. 1, which will allow qualified parties to participate in the City of Las Vegas Commercial Property Assessed Clean Energy Program relating to the project known as JSC Symphony Park Hotel located at 330 South Grand Central Parkway - Ward 5 (Crear)

DISCUSSION/ACTION ITEMS

ADMINISTRATIVE - DISCUSSION

29. Report by Mike Janssen, City Manager, and discussion for possible action regarding a new three-year collective bargaining agreement between the Las Vegas Peace Officers Supervisors Association (LVPOSA) and the City of Las Vegas ($370,448 - General Fund)

BOARDS AND COMMISSIONS - DISCUSSION

30. Discussion for possible action regarding the appointment of Steve Ford to the Board of Directors of City Parkway V, Inc., Las Vegas Medical District Corporation and Las Vegas Economic Recovery Corporation

RECOMMENDING COMMITTEE REPORT - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

31. Bill No. 2023-18 - For possible action - Amends the Uniform Housing Code, as adopted by the City, to require air conditioning in dwelling units, guest rooms and congregate facilities Sponsored by: Councilwoman Nancy Brune

NEW BILLS

There is no public comment on these items and no action will be taken by the Council at this meeting, except those items which may be stricken or tabled. Public testimony takes place at the Recommending Committee Meeting held for that purpose.

32. Bill No. Z-2023-1 - Amends the City's Official Zoning Map by changing the zoning designations of certain parcels of land to reflect and formalize rezoning applications previously approved by the City Council. Proposed by: Seth T. Floyd, Director of Community Development

33. Bill No. 2023-19 - Ordinance creating the City of Las Vegas, Nevada Special Improvement District No. 817 (Summerlin Village 29); ordering a street project, storm sewer project, sanitary sewer project, drainage project, and water project, within the City of Las Vegas, Nevada and providing other matters related thereto. Proposed by: Mike Janssen, City Manager

34. Bill No. 2023-20 - Ordinance concerning City of Las Vegas, Nevada Special Improvement District No. 817 (Summerlin Village 29); assessing the cost of local improvements against the assessable property benefited by the local improvements; and providing other matters related thereto. Proposed by: Mike Janssen, City Manager

35. Bill No. 2023-21 - Ordinance authorizing the issuance and sale by the City of its Special Improvement District No. 817 (Summerlin Village 29) Local Improvement Bonds, Series 2023, approving the form of certain documents with respect to such bonds, ratifying action taken by City officers toward the issuance of such bonds; and providing other matters related thereto. Proposed by: Susan Heltsley, Director of Finance

36. Bill No. 2023-22 - Amends LVMC 19.09.100, relating to Form-Based Code, to update applicable standards relating to utility placement, signage, and outdoor dining and entertainment, and make corresponding adjustments to Appendix F of the Unified Development Code. Sponsored by: Councilwoman Olivia Díaz

37. Bill No. 2023-23 - Amends LVMC Title 7 to add provisions generally requiring the microchipping of dogs and cats within the City. Sponsored by: Councilman Cedric Crear

COMMUNITY DEVELOPMENT

The items listed below, where appropriate, have been reviewed by the various City departments relative to the requirements for storm drainage and flood control, connection to sanitary sewer, traffic circulation, and Building and Fire regulations. Their comments and/or requirements have been incorporated into the action.

COMMUNITY DEVELOPMENT - ONE MOTION/ONE VOTE

The following are items that may be considered in one motion/one vote. They are considered to be routine non-public and public hearing items with a Planning Commission and/or Staff recommendation of approval. All public hearings and non-public hearings items will be opened at one time. Any person representing an application or a member of the public or a member of the City Council not in agreement with the conditions and all standard conditions for the application recommended by staff, should request to have that item removed from this part of the agenda.

38. 23-0289 - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on the following Land Use Entitlement project requests at the northwest corner of Far Hills Drive and Clark County 215 (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman). The Planning Commission (7-0-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

    38a. 23-0289-MOD1 - MAJOR MODIFICATION - FOR PROPOSED MODIFICATIONS TO THE SUMMERLIN WEST VILLAGE 21 DEVELOPMENT PLAN [319.75 ACRES]

    38b. 23-0289-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 21 UNIT 5 - FOR A 15-LOT PARENT TENTATIVE MAP FOR SUMMERLIN WEST VILLAGE 21 [91.07 ACRES]

39. 23-0315-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FABIOLA CAVAZOS - OWNER: KEVIN LLOYD P. DYTOC, ET AL - For possible action on a Land Use Entitlement project request FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 4704 West Charleston Boulevard (APN 139-31-410-127), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). The Planning Commission (7-0-0 vote) and Staff recommend APPROVAL.

COMMUNITY DEVELOPMENT - DISCUSSION

40. 22-0670 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: SIDHOM BROTHERS COMPANY, LLC - OWNER: HJEE, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 4.49 acres on the west side of Decatur Boulevard, approximately 149 feet south of Vegas Drive (APNs 138-25-518-003 and 006), C-1 (Limited Commercial) Zone, Ward 5 (Crear). The Planning Commission (5-1-0 vote) recommends APPROVAL. Staff recommends DENIAL on the entire Land Use Entitlement project.

    40a. 22-0670-SUP1 - ABEYANCE ITEM - SPECIAL USE PERMIT - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE

    40b. 22-0670-SUP2 - ABEYANCE ITEM - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE

    40c. 22-0670-SDR1 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 28,070 SQUARE-FOOT COMMERCIAL DEVELOPMENT CONSISTING OF A 173-UNIT MINI-STORAGE FACILITY, CAR WASH, RESTAURANT WITH DRIVE THROUGH AND COMMERCIAL SHELL BUILDING WITH WAIVERS OF BUILDING DESIGN REQUIREMENTS

41. 23-0109 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: ARTS DISTRICT FOOD PARK, LLC - OWNER: GERBY INVESTMENTS II, LLC - For possible action on the following Land Use Entitlement project requests on 0.80 acres at 105 West Wyoming Avenue (APNs 162-04-609-007 and 008), M (Industrial) Zone, Ward 3 (Diaz). The Planning Commission (5-0-0 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends DENIAL on the entire Land Use Entitlement project.

    41a. 23-0109-SUP1 - ABEYANCE ITEM - SPECIAL USE PERMIT - FOR A PROPOSED 5,885 SQUARE-FOOT ALCOHOL ON-PREMISE FULL USE WITH A 6,694 SQUARE-FOOT OUTDOOR PLAZA AREA

41b. 23-0109-SDR1 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING 5,885 SQUARE-FOOT MAJOR AUTO REPAIR GARAGE INTO A RESTAURANT DEVELOPMENT WITH A PROPOSED 6,694 SQUARE-FOOT OUTDOOR PLAZA

42. 23-0385-RQR1 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING OF NEVADA - OWNER: GATEWAY MOTEL, INC. - For possible action on a Required Review of an approved Special Use Permit (U-0028-01) FOR A 40-FOOT TALL, 28-FOOT BY 24-FOOT OFF-PREMISE SIGN at 928 South Las Vegas Boulevard (APN 139-34-410-165), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

43. 23-0178 - PUBLIC HEARING - APPLICANT/OWNER: BRODIE LESOURD - For possible action on the following Land Use Entitlement project requests on 0.22 acres at 1001 East Bonanza Road (APN 139-26-411-001), Ward 5 (Crear). The Planning Commission (6-1-0 vote) and Staff recommend APPROVAL on 23-0178-GPA1 and 23-0178-ZON1. The Planning Commission (7-0-0 vote) and Staff recommend DENIAL on 23-0178-SDR1.

43a. 23-0178-GPA1 - GENERAL PLAN AMENDMENT - FROM: PF (PUBLIC FACILITY) TO: MXU (MIXED USE)

43b. 23-0178-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)

43c. 23-0178-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONVERSION OF AN EXISTING ONE-STORY SINGLE-FAMILY DWELLING TO A TWO-STORY, FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F DOWNTOWN LAS VEGAS INTERIM DEVELOPMENT STANDARDS

44. 23-0216-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DIAMOND ZING, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED ADDITION OF FOUR UNITS TO AN EXISTING ONE-STORY, THREE-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.22 acres at 401 South 11th Street (APN 139-34-811-028), R-4 (High Density Residential) Zone, Ward 3 (Diaz). The Planning Commission (7-0-0 vote) recommends APPROVAL. Staff recommends DENIAL.

45. 23-0237 - PUBLIC HEARING - APPLICANT: THE MOJAVE GROUP - OWNER: ISO DEVELOPMENT PARTNERS 2, LLC - For possible action on the following Land Use Entitlement project requests on 1.78 acres at 331 West Utah Avenue (APNs 162-04-608-002 and 007), Ward 3 (Diaz). The Planning Commission (7-0-0 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends DENIAL on the entire Land Use Entitlement project.

45a. 23-0237-ZON1 - REZONING - FROM: M (INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL)

45b. 23-0237-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT

45c. 23-0237-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SEVEN-STORY MIXED-USE DEVELOPMENT CONSISTING OF 279 MULTI-FAMILY RESIDENTIAL UNITS; 97 HOTEL SUITE UNITS; 2,800 SQUARE FEET OF INTERIOR COMMERCIAL SPACE AND A 1,000 SQUARE-FOOT OUTDOOR PLAZA WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

46. 23-0239 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: 999 INVESTMENTS, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 18.26 acres at the southeast corner of Rocky Avenue and Alpine Ridge Way (APNs 126-01-601-001 through 006), U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and PD (Planned Development) Zones, Ward 6 (Brune). The Planning Commission (7-0-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

46a. 23-0239-MOD1 - MAJOR MODIFICATION - TO AMEND THE KYLE CANYON GATEWAY MASTER DEVELOPMENT PLAN TO ADD 4.13 ACRES TO THE PLAN, DESIGNATE THE LAND USE AS ML (RESIDENTIAL MEDIUM LOW) ON 18.26 ACRES [APNs 126-01-601-001 THROUGH 006] AND AMEND THE DESIGN GUIDELINES

46b. 23-0239-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) [4.13 acres on APNs 126-01-601-004 and 006]

46c. 23-0239-VAC1 - VACATION - PETITION TO VACATE PORTIONS OF RUSTON ROAD, MICHELLI CREST WAY AND MCKINSTER ROAD (PUBLIC RIGHT-OF-WAY) AND U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED AT THE SOUTHEAST CORNER OF ROCKY AVENUE AND ALPINE RIDGE WAY

46d. 23-0239-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 162-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

46e. 23-0239-TMP1 - TENTATIVE MAP - KYLE CANYON GATEWAY WEST - FOR A 162-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

REPORTS AND PRESENTATIONS

47. Report by Celese Rayford, Region 2 Superintendent, on the current educational operations in schools within the Clark County School District (CCSD) in the City of Las Vegas - All Wards

SET DATE

48. Set date on any appeals filed or required public hearings from the City Planning Commission Meetings and Dangerous Building or Nuisance/Litter Abatements.

CITIZENS PARTICIPATION

49. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the City Council. No subject may be acted upon by the City Council 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.

COUNCIL EMERGING ISSUES

Comments made by Council members during this portion of the agenda must refer solely to proposals for future agenda item topics to be brought before the Council for consideration and action at a later date. Any discussion must be limited to whether or not such proposed items shall be placed on a future agenda and no discussion regarding the substance of any such proposed topic shall occur. No action shall be taken.

50. Discussion regarding potential items for future City Council agendas - All Wards

COUNCIL MEMBER RECOGNITION

51. Council Member Recognition: Comments made by individual City Council Members during this portion of the agenda will not be acted upon by the City Council unless that subject is on the agenda and scheduled for action.

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THIS MEETING WAS 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