

Summary – An ordinance levying assessments in the City of Las Vegas, Nevada, Special Improvement District No. 818 (Summerlin Village 27), ratifying action taken by City officers toward the creation of such District, and providing other matters related thereto.

BILL NO. 2024-36

ORDINANCE NO. 6886

AN ORDINANCE CONCERNING THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 818 (SUMMERLIN VILLAGE 27); ASSESSING THE COST OF LOCAL IMPROVEMENTS AGAINST THE ASSESSABLE PROPERTY BENEFITED BY THE LOCAL IMPROVEMENTS; AND PROVIDING OTHER MATTERS RELATED THERETO.

WHEREAS, the City Council (the “Council”) of the City of Las Vegas, Nevada (the “City”), has previously, pursuant to the requisite preliminary proceedings, created the City of Las Vegas, Nevada, Special Improvement District No. 818 (Summerlin Village 27) (the “District”) for the purpose of acquiring and improving a street project, storm sewer project, sanitary sewer project, water project and drainage project (the “Project”), and has provided that the entire cost and expense of the Project shall be paid by special assessments, according to benefits received by the benefited lots, tracts and parcels of land in the District; and

WHEREAS, pursuant to Chapter 271 of the Nevada Revised Statutes (“NRS”) and all laws amendatory thereof and supplemental thereto (the “Act”), there has previously been presented to the Council a written petition from The Howard Hughes Company, LLC, a Delaware limited liability company (the “Developer”), requesting the City to initiate the formation of the District and the acquisition and improvement of the Project and to issue bonds and levy assessments and requesting the City to proceed with certain actions required by the Act; and

WHEREAS, the City and the Developer have entered into a Development and Financing Agreement dated as of October 2, 2024 (the “Financing Agreement”), for the acquisition and improvement of the Project that contains the terms and conditions required by NRS 271.710 and 271.720; and

WHEREAS, the Developer is the owner of 100% of the assessable property comprising the District; and

WHEREAS, the District has been created by an ordinance designated as the “District No. 818 Creation Ordinance” previously approved by the Council under the provisions of the Act; and

WHEREAS, the Council has determined that the entire cost and expense to the City of the acquisition and improvement of the Project is to be paid by special assessments levied against the benefited lots, tracts and parcels of land in the District; and

WHEREAS, such cost and expense of the Project includes the costs and expenses of the City to be incurred in connection with the issuance of the bonds by the City (including any refunding thereof, the “Bonds”) to finance the cost of the acquisition and improvement of the Project and the amount of reserve and other funds for the Bonds; and

WHEREAS, the Council has determined and does hereby declare that the net cost to the City of the Project is \$37,990,000 of which \$-0- is available from other sources and \$37,990,000 is to be assessed upon the benefited lots, tracts and parcels of land in the District; and

WHEREAS, after determination of the cost and expense of the acquisition and improvement of the Project to be paid by the property specially benefited, the Council, together with the Engineer (defined herein), made out an assessment roll for the District containing, among other things, the name and address of the last-known owner of the property to be assessed, a description of each lot, tract and parcel of land to be assessed, and the amount of the assessment thereon and has filed the assessment roll with the City Clerk; and

WHEREAS, the assessments do not exceed the benefits to the property assessed nor the total cost and expense of the acquisition and improvement of the Project payable from assessments as previously determined and do not exceed the reasonable market value of the lots, tracts and parcels of land to be assessed; and

WHEREAS, it is incumbent upon the Council to provide when said assessments shall become due and the penalties payable after any delinquency; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAS VEGAS, IN THE STATE OF NEVADA, DOES ORDAIN:

Section 1. This ordinance shall be known as and may be cited by the short title “District No. 818 Assessment Ordinance” (this “Ordinance”).

Section 2. Unless the context otherwise requires, capitalized terms used herein shall have the following meanings:

“**Act**” means the Consolidated Local Improvements Law, being Chapter 271 of the Nevada Revised Statutes, as amended from time to time.

“**Administration Fund**” means the fund of that name established under the Indenture.

“**Administrative Allocation**” means, for any Assessment Year, the remainder of (a) the aggregate amount of Assessment Installments payable in such Assessment Year in accordance with this Ordinance (without taking into account any reduction in such Assessment Installments required to be made pursuant to Section 5C hereof), less (b) Annual Debt Service for the Bond Year commencing in such Assessment Year.

“**Administrative Budget Amount**” means, for any Administrative Year, the amount that the City reasonably anticipates, as of the November 15 immediately preceding the commencement of such Administrative Year, will be required to be available in the Administration Fund to pay Administrative Costs during the course of such Administrative Year or any subsequent Administrative Year; provided, however, the Administrative Budget Amount may not exceed the Administrative Allocation for such Administrative Year.

“**Administrative Costs**” means the actual and reasonable costs of administering the levy, collection and enforcement of the Assessments and all other actual and reasonable administrative costs and incidental expenses related to the Assessments or the Bonds, including, but not limited to, Trustee’s fees and expenses, engineer’s fees and expenses, outside legal costs, the costs and expenses of City staff and fees incurred in connection with the calculation of arbitrage rebate due to the federal government, the costs of existing or projected delinquencies in Assessment payments in current or future Administrative Years in amounts determined by the City in its sole discretion, which amounts may be used to pay Annual Debt Service in the City’s sole discretion, the costs of complying with federal securities laws, and the costs of any modification to the District.

“**Administrative Year**” means the twelve-month period beginning on December 2 in each year and extending to the next succeeding December 1, both dates inclusive. The first Administrative Year shall begin on December 2, 2025 and end on December 1, 2026.

“Annual Debt Service” means, with respect to any Outstanding Bonds, for each Bond Year, the sum of (a) the interest due on such Bonds in such Bond Year, assuming that such Bonds are retired as scheduled (including by reason of mandatory sinking fund redemptions), and (b) the principal amount of the such Bonds due in such Bond Year (including any mandatory sinking fund redemptions due in such Bond Year).

“Appraised Value” means the market value of all or any portion of the Property (assuming the completion of any portion of the Project to be acquired with the proceeds of Bonds that have been issued) as set forth in a Qualified Appraisal Report prepared by a Qualified Appraiser.

“Assessment” or **“Assessments”** means, with respect to the Property, or a portion thereof, the aggregate special assessments levied by the City thereon pursuant to and in accordance with the terms of this Ordinance and, with respect to an individual parcel of the Property, means the special assessment levied by the City thereon pursuant to and in accordance with the terms of this Ordinance.

“Assessment Installments” means the installments of principal and interest payable with respect to the Assessments.

“Assessment Revenue Fund” means the fund of that name established under the Indenture.

“Assessment Roll” means the Assessment Roll prepared by the Engineer in connection with the levy of the Assessments.

“Assessment Year” means the twelve-month period beginning on October 2 in each year and extending to the next succeeding October 1, both dates inclusive, except that the first Assessment Year shall begin on October 2, 2025 and end on October 1, 2026.

“Bond Year” means each twelve-month period beginning on December 2 in each year and extending to the next succeeding December 1, both dates inclusive, except that the first Bond Year shall begin on December 2, 2025 and end on December 1, 2026.

“Chief Financial Officer” means the Chief Financial Officer of the City.

“City Treasurer” means the Treasurer of the City, who is the officer of the City upon whom is delegated by law general responsibility for the maintenance of the moneys and other funds of the City.

“Creation Ordinance” means the ordinance of the City Council creating the District.

“Construction Fund” means the fund of that name established under the Indenture.

“Credit Amount” means, for any Assessment Year, an amount equal to the remainder of (a) the sum of (i) the amount on deposit in the Assessment Revenue Fund on December 3 of such Assessment Year plus (ii) an amount equal to the Administrative Allocation for such Assessment Year, less (b) an amount equal to the Administrative Budget Amount for the Administrative Year commencing in such Assessment Year.

“District” means the “City of Las Vegas, Nevada Special Improvement District No. 818 (Summerlin Village 27)” created by the City pursuant to the Creation Ordinance.

“Engineer” means Webb Municipal Finance, LLC, Riverside, California.

“Engineer’s Report” means the engineer’s report for the District prepared by the Engineer, as originally approved or as the same may be amended from time to time in accordance with the Act.

“Indenture” means the Trust Indenture relating to the Bonds by and between the City and the Trustee, as originally executed or as it may from time to time be amended or supplemented by any Supplemental Indenture.

“Initial Appraisal Report” means the Qualified Appraisal Report prepared by BTI in connection with the creation of the District.

“NRS” means the Nevada Revised Statutes, as amended from time to time.

“Ordinance” means this Ordinance.

“Parity Assessment” means a special assessment levied pursuant to the Act or any similar law, the lien of which is on a parity with the lien of the Assessments.

“Payment Dates” means April 1 and October 1, commencing April 1, 2025.

“Project” means the local improvements to be acquired, constructed and improved by the City with a portion of the proceeds of the Bonds, which local improvements are described in the Engineer’s Report and the Creation Ordinance.

“Property” means the real property located within the District, as described in the Creation Ordinance.

“Qualified Appraisal Report” means a real estate appraisal report which (a) has been prepared by a Qualified Appraiser, (b) uses a date of value, or was updated by a letter dated, no more than six months prior to the date of submittal to the Trustee, (c) states that it is prepared in accordance with the applicable standards of the Appraisal Institute for such reports, (d) is written in conformance with Uniform Standards of Professional Appraisal Practice (USPAP), and (e) employs a methodology and provides limiting conditions that are consistent with the Initial Appraisal Report.

“Qualified Appraiser” means BTI Appraisal, or any other real estate appraiser selected by the City that has a MAI designation from the Appraisal Institute and that is a Certified General Appraiser licensed in the State.

“Qualified Engineer” means a qualified engineer, or firm of engineers, of recognized standing in the field of assessment engineering.

“Reserve Fund” has the meaning ascribed thereto in the Indenture.

“Semiannual Credit Amount” means, for any Assessment Year, 50-percent of the Credit Amount for such Assessment Year.

“State” means the State of Nevada.

“Supplemental Indenture” means any indenture amendatory of or supplemental to the Indenture, but only if and to the extent that such Supplemental Indenture is specifically authorized under the Indenture.

“Trustee” means The Bank of New York Mellon Trust Company, N.A., as trustee under the Indenture, and any successor thereto permitted under the Indenture.

“Value to Lien Ratio” means a fraction, (a) the numerator of which is the sum of (i) the taxable value of the Property, or the portion thereof with respect to which the Value to Lien Ratio is being determined, for which a Qualified Appraisal Report has not been provided, as such value is shown on the most recently equalized property tax roll, plus (ii) the Appraised Value of the Property, or the portion thereof with respect to which the Value to Lien Ratio is being determined, for which a Qualified Appraisal Report has been provided, as such Appraised Value is shown in such Qualified Appraisal Report, and (b) the denominator of which is the sum of the principal amount of existing Assessments levied on the Property or such portion thereof, plus the principal amount of existing Parity Assessments levied on the Property or such portion thereof, plus the principal amount of any Parity Assessments proposed to be levied on the

Property or such portion thereof, which proposed Parity Assessments are anticipated to be levied on or before the date of, or in connection with, the event requiring a determination of Value to Lien Ratio; the Value to Lien Ratio shall be expressed, after reducing said fraction, as a number equal to the numerator of said fraction “to” a number equal to the denominator of said fraction.

Section 3. All actions, proceedings and matters previously taken, had and done by the City and the officers thereof (not inconsistent with the provisions of this Ordinance) concerning the District, including, but not limited to, the acquisition and improvement of the Project, the levy of Assessments for those purposes, and the validation and confirmation of the Assessment Roll and the Assessments therein, are ratified, approved and confirmed.

Section 4. For the purpose of paying the cost and expense of acquisition and improvement of the Project by the City, there are hereby levied and assessed against the lots, tracts and parcels of land in the District specially benefited by the Project and described in the Assessment Roll, the amounts and assessments shown in the Assessment Roll (as so filed and confirmed). The Council hereby finds and determines that such Assessments do not exceed the benefits to the property assessed nor the total cost and expense of the acquisition and improvement of the Project payable from assessments as previously determined and do not exceed the reasonable market value of the lots, tracts and parcels of land to be assessed.

Section 5.

A. The Developer, pursuant to the Financing Agreement, has elected to pay the Assessments in installments, with interest as hereinafter provided, and the Council hereby authorizes such manner of payment. The unpaid Assessments shall be payable on April 1 and October 1 of each year, commencing on April 1, 2025, in sixty (60) semi-annual substantially equal installments of principal and interest until paid in full, with interest in all cases on the unpaid and deferred installments of principal from the effective date of this Ordinance at a rate or rates, which shall not exceed by more than one percent (1%) the highest rate of interest on the Bonds issued for the District. Between the effective date of this Ordinance and the date the Bonds are issued, the unpaid Assessments shall bear interest at 0%. After the Bonds are issued, the Council hereby delegates to the City’s Chief Financial Officer pursuant to NRS 271.415 the ability to fix the rate or rates of interest on the unpaid Assessments in accordance with the parameters described in this Section. The effective interest rate on the Bonds will not exceed the statutory maximum rate, i.e., will not exceed by more than 3% the

“Index of Twenty Bonds,” which shall have been most recently published before the time bids for the Bonds are received, or at the time a negotiated offer for the sale of such Bonds is accepted.

B. The City Treasurer shall, on approximately March 1 and September 1 of each calendar year, commencing April 1, 2025, mail, by United States mail, postage prepaid as first-class mail, an assessment bill to each owner of a parcel of the Property with respect to which Assessment Installments are payable on the following April 1 or October 1, respectively. The names and addresses of such property owners shall be obtained from the records of the Clark County Assessor or from such other source or sources as the City Treasurer deems reliable. The assessment bill shall specify the amount of the Assessment Installment payable by such owner on the following April 1 or October 1, as applicable, and shall state that each such day is the last day for payment of such amount. Each assessment bill shall specify what portion of the amount payable constitutes interest and what portion constitutes principal.

C. Pursuant to the Indenture, the Trustee is required to notify the City Treasurer, no later than December 10 of each year, commencing December 10, 2025, of the amount on deposit in the Assessment Revenue Fund as of December 3 of such year. On or before December 15 of each year, commencing December 15, 2025, the City Treasurer shall calculate, or cause to be calculated, the Credit Amount for the then current Assessment Year. An amount equal to the Semiannual Credit Amount for such Assessment Year shall be credited against the aggregate Assessment Installments payable on each Payment Date in such Assessment Year. The amount of the Assessment Installment payable with respect to each parcel of the Property on each such Payment Date shall be reduced by a proportionate share of the Semiannual Credit Amount, such share to be in the same proportion to the whole of the Semiannual Credit Amount as the unpaid and non-delinquent principal of the Assessment levied on such parcel is to the whole of the unpaid and non-delinquent principal of the Assessment levied on the Property.

The assessment bills shall reflect such reduction in the amount of the Assessment Installment payable on each Payment Date. Any Assessment Installment, the amount payable with respect to which on any Payment Date is reduced pursuant to this Section, shall for all purposes be deemed to have been paid on such Payment Date in an amount equal to such reduction.

D. The owner of any Property assessed and not in default as to any Assessment Installment or payment may, at any time (at the option of such owner), pay the whole or any portion of the unpaid principal with interest accruing thereon to the next Payment Date, together with a prepayment premium equal to three percent (3%) of the principal amount so prepaid. If the Bonds (or any bonds issued to refund the Bonds) may then be redeemed without the payment of any premium, the City, in its sole discretion, may waive the requirement of payment of the prepayment premium. No waiver for a particular prepayment premium shall be deemed to be a waiver for any other prepayment premium. The owner of any assessed property may, at any time, request the City to provide information as to the total amount which will be due in connection with a proposed prepayment of an Assessment by such owner and the City will promptly (but in any event within five (5) business days) provide such information to the owner. After any partial prepayment of an assessment or refunding of the Bonds pursuant to NRS 271.488, the City Treasurer shall reamortize the Assessment Installments due on the parcel on which the partial prepayment was made or, in the case of a refunding, on all parcels, so that the remaining Assessment Installments are semiannual substantially level installments of principal and interest with a final due date of October 1, 2054.

E. The Assessment against a portion of Property shall be reduced by the amount of any credits available for such Assessment that are applied as a result of the voluntary prepayment thereof in whole or part as provided in the Indenture. This section does not prevent the City from amending this Ordinance, the Financing Agreement, the Landowner Agreements or any other documents executed in connection with the Bonds to provide for other uses of the interest earned on Bond proceeds, any excess Bond proceeds or the reserve fund established for the Bonds (the "Reserve Fund") in connection with a refunding of the Bonds; and the owners of the property assessed in the District have no entitlement to payment of any amounts representing interest earned on Bond proceeds, any excess Bond proceeds or the Reserve Fund in the event of such an amendment.

F. The City Treasurer shall, within eight (8) City business days after the end of each calendar month in which Assessment Installments are received, transfer such Assessment Installments to the Trustee for deposit in the Assessment Revenue Fund; provided, however, that any Assessment Installments received during the period from May 1 to May 15 shall be transferred by the City Treasurer to the Trustee no later than May 31 and any

Assessment Installments received during the period from November 1 to November 15 shall be transferred by the City Treasurer to the Trustee no later than November 30.

Section 6. The amounts assessed as provided in this Ordinance shall be a lien upon the lots, tracts and parcels of land assessed from the effective date of this Ordinance until paid. Pursuant to NRS Section 271.420, such lien shall be co-equal with the latest lien upon the lots, tracts and parcels to secure the payment of general taxes, shall not be subject to extinguishment by the sale of any property on account of the nonpayment of general taxes, and shall be prior and superior to all liens, claims, encumbrances and titles other than the lien of assessments and general taxes. The sale of any such lot, tract or parcel of land for general or other taxes shall not relieve such lot, tract or parcel of land from such assessment or the lien therefor. Such amounts shall continue to be a lien upon the lots, tracts and parcels of land assessed until paid in full (including all principal and the interest thereon, and any penalties and collection costs).

Section 7. If any parcel of Property is divided after the effective date of this Ordinance and before the collection of all of the Assessment Installments, the Council may require the City Treasurer to apportion the uncollected amounts upon the several parts of land so divided.

A. Apportionments of Assessments shall be made in accordance with the method specified in the Engineer's Report.

B. In accordance with NRS 271.425, the City Treasurer shall prepare, or cause a Qualified Engineer to prepare, a report of such apportionment which, when approved by the City Council, shall be recorded in the office of the Clark County Recorder, together with a statement that the current payment status of any of the Assessments may be obtained from the City Treasurer. Neither the failure to record the report nor any defect in the report as recorded shall affect the validity of the assessments, the lien for the payment thereof or the priority of that lien.

C. The report of such an apportionment, when approved, shall be conclusive on all the parties, and all Assessments thereafter made upon the tracts shall thereafter be according to the subdivision.

Section 8. The City may also reapportion assessments on tracts (whether currently within the District or latter added to the District) with the consent of property owners

whose assessment will be increased thereby pursuant to NRS 271.425(3) or NRS 271.710(2), subject to the following restrictions:

A. The City Council shall not make a finding that a proposed combination or reapportionment of Assessments pursuant to subsection 2 or subsection 3 of NRS 271.425 will not materially or adversely impair the obligation of the City with respect to Outstanding Bonds unless the City Council first obtains a written report of a Qualified Engineer certifying that, based on a Qualified Appraisal Report, the Value to Lien Ratio (including in the calculation thereof any increase in the Assessment on any parcel as a result of such combination or reapportionment) for each parcel of the Property, if any, on which Assessments are combined and each parcel of the Property, if any, on which Assessments are increased as a result of such reapportionment is at least three (3) to one (1). The City Council shall be entitled to rely on such written report of a Qualified Engineer in making such finding, and such written report of a Qualified Engineer shall be conclusive evidence that such proposed combination or reapportionment of Assessments pursuant to subsection 2 or subsection 3 of NRS 271.425 will not materially or adversely impair the obligation of the City with respect to Outstanding Bonds. The City Council shall not make the finding described in subsection 4(b) of NRS 271.425 unless the City Council first obtains a written report of a Qualified Engineer stating that the proposed combination or reapportionment of Assessments pursuant to subsection 2 or subsection 3 of NRS 271.425 will not increase the principal balance of any Assessment to an amount such that the aggregate amount which is assessed against a tract exceeds the minimum benefit to the tract that is estimated to result from the project which is financed by the Assessment. The City Council shall be entitled to rely on such written report of a Qualified Engineer in making such finding, and such written report of a Qualified Engineer shall be conclusive evidence that such proposed combination or reapportionment of Assessments pursuant to subsection 2 or subsection 3 of NRS 271.425 will not increase the principal balance of any Assessment to an amount such that the aggregate amount which is assessed against a tract exceeds the minimum benefit to the tract that is estimated to result from the project which is financed by the Assessment. Notwithstanding the foregoing, no combination or reapportionment of Assessments pursuant to subsection 2 or subsection 3 of NRS 271.425 shall be made unless, as of the effective date of such combination or reapportionment, there are no delinquencies in the payment of Assessment Installments on any

parcel of property on which Assessments will be increased as a result of such combination or reapportionment.

Section 9. In case any such lot, tract or parcel of land so assessed is delinquent in the payment of such assessment or any installment of principal or interest, the City Treasurer promptly (but in no event later than 60 days after the installment due date) shall mark the Assessment Installment delinquent on the Assessment Roll for the District and shall notify the owner of such delinquent property, if known, in writing of such delinquency, by first class mail, postage prepaid, addressed to the addressee's last-known address.

A. Said Assessment shall be enforced by the City Treasurer and other officers of the City, as provided in NRS 271.545 to 271.630, and the Assessment Roll and certified copy of this Ordinance shall be prima facie evidence of the regularity of the proceedings.

B. Except as herein provided, failure to pay any Assessment Installment, whether of principal or interest, when due shall cause the whole amount of the unpaid principal of such Assessment to become due and payable immediately, at the option of the City, the exercise of said option shall be indicated by the commencement of foreclosure or sale proceedings by the City. The whole amount of the unpaid principal and the interest that has accrued thereon shall, commencing fifteen (15) days after the date on which the delinquent Assessment Installment became due, whether or not the option to accelerate the due date for the payment of the unpaid principal is exercised, bear a penalty at the rate of two percent (2%) (or at any higher rate authorized by statute, or any lower rate, which may be zero percent, for such period as determined by the City Treasurer) per month (not prorated for any portion of the month) on the unpaid balance of the Assessment and accrued interest, until the day of the foreclosure sale or until paid; provided that, at any time prior to the day of such sale, the owner of any such lot or parcel may pay the aggregate amount of all of the delinquent Assessment Installments originally becoming due on or before the date of said payment, with accrued interest thereon and all penalties and costs of collection accrued, and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if a default had not been suffered.

C. If any such collection is not promptly enforced by the City, the registered owner of any Bond may file and prosecute a foreclosure action in the name of the City. The registered owner of any Bond may also proceed against the City to protect and enforce

the rights of the registered owners of the Bonds under this Ordinance and the Act by suit, action or special proceedings in equity or at law, either for the appointment of a receiver or for the specific performance of any provision contained herein or in the Act or in an award of execution of any power herein granted for the enforcement of any proper legal or equitable remedy as such registered owner of a Bond may deem most effectual to protect and enforce the rights aforesaid. All such proceedings at law or in equity shall be instituted, had and maintained for the equal benefit of all owners of the Bonds then outstanding. The failure of the registered owners of the Bonds so to foreclose upon the property which is the subject of such delinquent assessments or so to proceed against the City, or both, shall not relieve the City or any of its officers, agents or employees of any duty so to take the actions hereinabove set forth.

Section 10. The City shall not levy Parity Assessments against the Property, or any portion thereof, unless the Value to Lien Ratio of each parcel of the Property, or the portion thereof against which such Parity Assessment is proposed to be levied, will be, immediately after such levy, no less than three (3) to one (1).

Section 11. The City Clerk is hereby directed to deliver to the County Assessor, the County Recorder and the City Treasurer, a copy of the final Assessment Roll containing a description of the lots, tracts and parcels of land being assessed, with the amount of the assessment levied upon each and the name and address of the owner against whom the assessment was made, together with a statement that the current payment status of any of the assessments may be obtained from the City Treasurer. Neither the failure to record the Assessment Roll as provided in this Section, nor any defect in the roll as recorded shall affect the validity of the assessments, the lien for the payment thereof or the priority of that lien. The City Treasurer is hereby directed to collect the amounts assessed as a tax upon the lots, tracts and parcels of land assessed.

Section 12. In accordance with NRS 271.390(2), the City Clerk shall give written notice of the levy of assessments by mailing a copy of such notice, postage prepaid, either before or promptly after the effective date of this Ordinance, to the owners of all property upon which the assessment was levied at their last-known addresses. Proof of such mailing shall be made by the affidavit of the City Clerk, provided, however, that failure to mail any such notice or notices shall not invalidate any assessment or any other proceedings concerning the District. Proof of the mailing shall be maintained in the permanent records of the office of the

City Clerk until all special assessments and all Bonds shall have been paid in full, as to both principal and interest, or until any claim is barred by an appropriate statute of limitations. The Council hereby determines that the manner of giving notice herein provided by mail is reasonably calculated to inform the parties of the proceedings concerning the District and the levy of assessments which may directly and adversely affect their legally protected interests.

Section 13. The notice provided for in NRS 271.390(2) and in Section 12 of this Ordinance shall be in substantially the following form:

(Form of Notice)

**NOTICE TO PROPERTY OWNERS OF THE LEVY OF ASSESSMENTS FOR
IMPROVEMENTS IN THE CITY OF LAS VEGAS, NEVADA,
SPECIAL IMPROVEMENT DISTRICT NO. 818
(SUMMERLIN VILLAGE 27)**

NOTICE IS HEREBY GIVEN to the owners of all property upon which an assessment has been levied that, by an ordinance duly passed, adopted, signed and approved on October 16, 2024 (the “Ordinance”), there were levied and assessed against the lots, tracts and parcels of land specially benefited by the local improvements in what is designated as the “City of Las Vegas, Nevada, Special Improvement District No. 818 (Summerlin Village 27)” (said lots, tracts and parcels of land being more specifically described in the assessment roll designated in the Ordinance), the costs and expenses of such improvements.

The assessments are payable at the times and in the amounts specified in the Ordinance. Failure to pay any installment, whether of principal or interest, when due shall cause the whole amount of the unpaid principal of such assessment to become due and payable immediately at the option of the City, the exercise of said option shall be indicated by the commencement of sale proceedings by the City. The whole amount of the unpaid principal and the interest that has accrued thereon shall, commencing fifteen (15) days after the date on which the delinquent installment became due, whether or not the option to accelerate the due date for the payment of the unpaid principal is exercised, bear a penalty at the rate of 2% (or at any higher rate authorized by statute, or any lower rate, which may be zero percent, for such period as determined by the City Treasurer) per month (not prorated for any portion of the month) on the unpaid balance of the assessment and accrued interest, until the day of the foreclosure sale or until paid; provided that, at any time prior to the day of such sale, the owner of any such lot or parcel may pay the aggregate amount of all of the delinquent installments originally becoming due on or before the date of said payment, with accrued interest thereon and all penalties and costs of collection accrued, and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if a default had not been suffered.

Pursuant to NRS 271.395, within 15 days after the effective date of the Ordinance, any person who has filed a complaint, protest or objection in writing may commence an action or suit in any court of competent jurisdiction to correct or set aside such determination.

Thereafter all actions or suits attacking the regularity, validity and correctness of the proceedings, of the assessment roll, of each assessment contained in the assessment roll, and of the amount of the assessment levied on each lot, tract and parcel of land, including without limiting the generality of the foregoing, the defense of confiscation, are perpetually barred.

The amounts assessed as aforesaid constitute a lien upon said lots, tracts and parcels of land from October 20, 2024, which lien shall be coequal with the latest lien thereon to secure the payment of general (ad valorem) taxes and prior and superior to all other liens, claims, encumbrances and titles (other than the liens of assessments and general (ad valorem) taxes). The sale of any such lot, tract or parcel of land for general (ad valorem) taxes shall not relieve such lot, tract or parcel of land from such assessment or the lien therefor.

DATED this October 16, 2024.

/s/ DR. LUANN D. HOLMES

City Clerk

Amount of assessment \$ _____

Description of property assessed _____

(End of Form of Notice)

Section 14. The officers of the City are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance, including without limiting the generality of the foregoing, the preparation of all necessary documents, legal proceedings and other items necessary or desirable for the issuance of the Bonds.

Section 15. All ordinances, bylaws, resolutions and orders, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, bylaw, resolution or order, or part thereof, previously repealed.

Section 16. When first proposed, this Ordinance must be read to the Council by title, after which an adequate number of copies of this Ordinance must be deposited with the City Clerk for public examination and distribution. Notice of the deposit must be published once in a newspaper published and having general circulation in the City at least 10 days before the adoption of the Ordinance, such publication to be in substantially the following form:

(Form of Publication of Notice of Deposit of an Ordinance)

BILL NO. 2024-36

ORDINANCE NO. _____

AN ORDINANCE CONCERNING THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 818 (SUMMERLIN VILLAGE 27); AND ASSESSING THE COST OF LOCAL IMPROVEMENTS AGAINST THE ASSESSABLE PROPERTY BENEFITED BY THE LOCAL IMPROVEMENTS; AND PROVIDING OTHER MATTERS RELATED THERETO.

PUBLIC NOTICE IS HEREBY GIVEN that an adequate number of typewritten copies of the above-numbered and entitled proposed Ordinance are available for public inspection and distribution at the office of the City Clerk of the City of Las Vegas, at her office in City Hall, 495 S. Main Street, Las Vegas, Nevada, Las Vegas, Nevada, and that such Ordinance was proposed October 2, 2024, and will be considered for adoption at the a regular meeting of the City Council of the City of Las Vegas to be held on October 16, 2024.

/s/ DR. LUANN D. HOLMES, MMC
City Clerk

(End of Form of Publication of Notice of Deposit of An Ordinance)

Section 17. After this Ordinance is signed by the Mayor and attested and sealed by the City Clerk, this Ordinance shall be published once by its title only, together with the names of the Council members voting for or against its passage, such publication to be made in the Las Vegas Review-Journal, a newspaper published and having a general circulation in the City, such publication to be in substantially the following form:

(Form of Publication of Adoption of Ordinance)

ORDINANCE NO. _____

AN ORDINANCE CONCERNING THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 818 (SUMMERLIN VILLAGE 27); AND ASSESSING THE COST OF LOCAL IMPROVEMENTS AGAINST THE ASSESSABLE PROPERTY BENEFITED BY THE LOCAL IMPROVEMENTS; AND PROVIDING OTHER MATTERS RELATED THERETO.

PUBLIC NOTICE IS HEREBY GIVEN that such Ordinance was proposed on October 2, 2024, and was passed at the meeting held on October 16, 2024, by the following vote of the City Council:

Those Voting Aye: _____
Those Voting Nay: _____
Those Absent: _____

This Ordinance shall be in full force and effect from and after October 20, 2024, i.e., the day after the publication of such Ordinance by its title only.

IN WITNESS WHEREOF, the City Council of the City of Las Vegas, Nevada, has caused this Ordinance to be published by title only.

DATED this October 16, 2024.

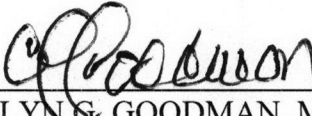
/s/ CAROLYN G. GOODMAN
Mayor

Attest:

/s/ DR. LUANN D. HOLMES, MMC
City Clerk

(End of Form of Publication)

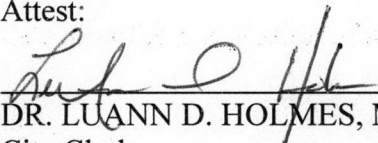
Section 18. If any section, paragraph, clause or other provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or other provision shall not affect any of the remaining provisions of this Ordinance.



CAROLYN S. GOODMAN, Mayor


(SEAL)

Attest:



DR. LUANN D. HOLMES, MMC,
City Clerk

Approved as to Form:



CRISLOVE IGELKE, Deputy City Attorney

CAO
CAI
APPROVED

This Ordinance shall be in full force and effect from and after October 20, 2024, i.e., the date after the publication of such ordinance by its title.

Those Voting Aye:

Mayor:

Council members:

Carolyn G. Goodman

Brian Knudsen

Victoria Seaman

Francis Allen-Palenske

Cedric Crear

Nancy E. Brune

Those Voting Nay:

None

Those Absent:

Olivia Diaz

4. The original of the Ordinance has been approved and authenticated by the signatures of the Mayor of the City and myself as the City Clerk, and sealed with the seal of the City, and has been recorded in the journal of the Council kept for that purpose in my office, which record has been duly signed by such officers and properly sealed.

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


6. Public notice of the October 2, 2024 and October 16, 2024 meetings of the City Council was given and such meetings were held and conducted in full compliance with the provisions of NRS 241.020. A copy of the notices of meeting and excerpt from the agendas for the meeting relating to the Ordinance, as posted at least 3 working days in advance of each meeting on the City's website, the State of Nevada's official website and at the City Council's office are attached as Exhibits A and B, respectively.

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.

9. A copy of the affidavit of publication of notice of deposit of the Ordinance is attached to this certificate as Exhibit C. A copy of the affidavit of publication of adoption of the Ordinance is attached to this certificate as Exhibit D.

IN WITNESS WHEREOF, I have hereunto set my hand on this October 16, 2024.



DR. LUANN D. HOLMES, MMC, City Clerk

(SEAL)

Carolyn G. Goodman, Mayor (At-Large)
Brian Knudsen, Mayor Pro Tem (Ward 1)
Victoria Seaman (Ward 2)
Olivia Diaz (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.

October 2, 2024

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.

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 - Reverend Charlotte Parker, Centers for Spiritual Living Greater Las Vegas
4. Pledge of Allegiance

5. Recognition of the Citizen of the Month
6. Recognition of Larry Ruvo

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 September 4, 2024 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 revised ordinance, Bill No. 2023-28, in a Second Amendment version, that will amend LVMC Title 6 to add a new chapter pertaining to the licensing and regulation of sidewalk vendors, as authorized and directed by State law (This item is related to Bill No. 2023-28, which appears later on this agenda under Bills Eligible for Adoption at a Later Meeting.)
11. For possible action to approve a business impact statement regarding a proposed ordinance to amend various provisions of LVMC Title 7 to limit to four the number of guinea pigs that may be kept at one location; limit the number of animals that can be sold by a pet shop or breeder to one person or household during a calendar year; establish corresponding documentation and compliance requirements; and establish and update penalty provisions pertaining to the keeping and sale of animals. (This item is related to Bill No. 2024-32, which appears later on this agenda under New Bills.)

COMMUNITY DEVELOPMENT - BUSINESS LICENSING - CONSENT

12. For possible action to approve a Restricted Gaming License for ZONI BROTHERS, LLC dba DIAMOND LIQUOR & MARKET at 789 North Nellis Boulevard - Ward 3 (Diaz)

FINANCE - PURCHASING AND CONTRACTS - CONSENT

13. For possible action to approve award of Contract No. 250052-JG, Prime Design Services for Floyd Lamb Park Replacement Well 175A located at 9200 Tule Springs Road - Department of Public Works - Award recommended to: GCW, INC. (Not-to-Exceed \$185,600 - Parks and Leisure Activities Capital Projects Fund) - Ward 6 (Brune)
14. For possible action to approve award of Bid No. 24.MWA270.C1-DD WPCF, Fleet Fueling Station and Standby Power System Project located at the Water Pollution Control Facility, 6005 East Vegas Valley Drive - Department of Public Works - Award recommended to: EARTH RESOURCE GROUP (\$4,395,985 - Sanitation Construction Enterprise Fund) - Clark County
15. For possible action to approve award of Modification No. 1 to Contract No. 230006-HM, Woodlawn Cemetery Landscape Maintenance - Department of Public Works - Award recommended to: PAR-3 LANDSCAPE & MAINTENANCE, INC. (Increase Amount Not-to-Exceed \$150,000 Annually/Total Increase Amount Not-to-Exceed \$450,000 - General Fund) - Ward 5 (Crear)

PUBLIC WORKS - CONSENT

16. For possible action to approve a Las Vegas Valley Water District (LVVWD) Non-Exclusive Easement from the City of Las Vegas (CLV) to service the Rancho Oakey Dog Park located at 1393 South Rancho Drive - Ward 1 (Knudsen)

RESOLUTIONS - CONSENT

17. R-58-2024 - For possible action to approve a Resolution approving the form of an agreement between the City and the owner of all assessable property in a proposed Special Improvement District (SID No. 818, Summerlin Village 27) - Ward 2 (Seaman)

DISCUSSION/ACTION ITEMS

HEARINGS - DISCUSSION

18. Public Hearing regarding the fair market value of the City of Las Vegas (City) owned office building based on an appraisal also referred to as a Market Rent Analysis dated August 19, 2024 by Southwest Property Consultants in anticipation of the lease of Civic Plaza Office Buildings located at the Southeast corner of Bonneville Avenue and 1st Street with addresses of 70 Bonneville Avenue and 525 South Main Street - Ward 3 (Diaz) [NOTE: This item is related to Council Item 20 and Council Item 21 (R-59-2024)]

COMMUNITY DEVELOPMENT - BUSINESS LICENSING - DISCUSSION

19. Discussion for possible action regarding an Appeal of a Work Card Denial for Benjamin Williams db at HAPPY DAYS SMOKE SHOP at 1401 North Decatur Boulevard, Suite 7 - Ward 5 (Crear)

ECONOMIC AND URBAN DEVELOPMENT - DISCUSSION

20. Discussion for possible action regarding the Office Lease between City of Las Vegas and Greater Las Vegas Chamber of Commerce (Tenant) consisting of 14,918 square feet of Civic Plaza Building 2 located at 70 Bonneville Avenue (APN 139-34-201-027) with the initial term of seven (7) years with one (7) seven year option and one (6) six year option to extend - Ward 3 (Diaz) [NOTE: This item is related to Council Item 18 and Council Item 20 (R-59-2024)]

RESOLUTIONS - DISCUSSION

21. R-59-2024 - For possible action to approve a Resolution finding that the proposed lease of real property to the Greater Las Vegas Chamber of Commerce, (Vegas Chamber) a Nevada non-profit corporation, consisting of 14,918 square feet of second floor office space at 70 Bonneville Avenue (APN 139-34-201-027) is in the best interest of the public - Ward 3 (Diaz) [NOTE: This item is related to Council Items 18 and 20]

BOARDS AND COMMISSIONS - DISCUSSION

22. Discussion for possible action regarding the reappointment of David Wadsworth, James Begley, Suzana Rutar and Bobby Tavakoli to the Board of Appeals
23. Discussion for possible action regarding the reappointment of Reverend Kelcey A. West to the Citizens Advisory Committee to the Las Vegas Redevelopment Agency
24. Discussion for possible action regarding the reappointment of Elizabeth Gebre to a Ward 5 seat of the Parks and Recreation Advisory Commission
25. Discussion for possible action regarding the appointment of the following nominee to the Board of Directors of CLV Strong Start Academy Elementary Schools, Inc.: Tari Smethurst (YDSI Director's Designee) to a two-year term ending October 2, 2026

RECOMMENDING COMMITTEE REPORT - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

26. Bill No. 2024-27 - For possible action - Amends LVMC 10.04.010 to update the boundaries of the "Order Out Corridor," regarding which a court may impose an order to stay out of the corridor as a condition of a suspended sentence or deferred adjudication of a criminal offense. Sponsored by: Councilman Cedric Crear

BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

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.

27. Bill No. 2023-28 - Amends LVMC Title 6 to add a new chapter pertaining to the licensing and regulation of sidewalk vendors, as authorized and directed by State law. Proposed by: Seth Floyd, Director of Community Development [NOTE: This bill is now being proposed by Seth T. Floyd, Director of Community Development, as stated at the June 17, 2024 Recommending Committee meeting]
28. Bill No. 2024-29 - Amends LVMC Chapter 10.86, relating to camping, lodging and similar activities in public rights-of-way, to apply the general prohibitions throughout the City and update applicable enforcement and penalty provisions. Sponsored by: Mayor Carolyn G. Goodman
29. Bill No. 2024-30 - Amends LVMC Title 10 to add a provision to prohibit unauthorized entry and other activity in proximity to railroad tracks. Proposed by: Mike Janssen, City Manager
30. Bill No. 2024-31 - Annexation No. 24-0343-ANX1 - Property location: 6345 North Juliano Road; Petitioned by: Becker Equities, LLC; Acreage: 0.62 acres; Zoned: RS20 (County Zoning), R-E (City equivalent). Sponsored by: Councilwoman Francis Allen-Palenske

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.

31. Bill No. 2024-32 - Amends various provisions of LVMC Title 7 to limit to four the number of guinea pigs that may be kept at one location; limit the number of animals that can be sold by a pet shop or breeder to one person or household during a calendar year; establish corresponding documentation and compliance requirements; and establish and update penalty provisions pertaining to the keeping and sale of animals. Sponsored by: Councilwoman Victoria Seaman
32. Bill No. 2024-33 - Amends LVMC 7.44.040 to increase the penalty for animal abandonment to one thousand dollars. Sponsored by: Councilwoman Victoria Seaman
33. Bill No. 2024-34 - Amends LVMC 2.44.020 to repeal the term limit provisions pertaining to members of the Planning Commission. Sponsored by: Councilwoman Olivia Díaz
34. Bill No. 2024-35 - Ordinance creating the City of Las Vegas, Nevada Special Improvement District No. 818 (Summerlin Village 27); 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: Joey Paskey, Director of Public Works
35. Bill No. 2024-36 - Ordinance concerning City of Las Vegas, Nevada Special Improvement District No. 818 (Summerlin Village 27); assessing the cost of local improvements against the assessable property benefited by the local improvements; and providing other matters related thereto. Proposed by: Joey Paskey, Director of Public Works
36. Bill No. 2024-37 - Ordinance authorizing the issuance and sale by the City of its Special Improvement District No. 818 (Summerlin Village 27) Local Improvement Bonds, Series 2024, 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
37. Bill No. 2024-38 - Creates the New Vegas Immersive Tourism Improvement District in the city of Las Vegas, located within the area as further described as parcels adjacent to and generally bounded by Kings Way and Teddy Drive to the north, Rancho Drive to the east, Wyandotte Street and Rigel Avenue to the west, and Sirius Avenue to the South. Sponsored by: Councilwoman Oliva Diaz

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 - CONSENT

All items listed on the Consent Agenda are considered to be routine and have been recommended "for approval". 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.

38. 24-0447-EOT1 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0265-SDR1) - APPLICANT: CALIDA RESIDENTIAL, LLC - OWNER: RANCHO PROPERTY OWNER SPE, LLC - For possible action on a Land Use Entitlement project request FOR AN APPROVED FOUR-STORY, 334-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 12.05 acres at 5050 North Rainbow Boulevard (APN 125-35-301-021), R-4 (High Density Residential) Zone, Ward 6 (Brune). Staff recommends APPROVAL.

COMMUNITY DEVELOPMENT - DISCUSSION

39. 24-0064 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: LORDS PLASE, LLC - For possible action on the following Land Use Entitlement project requests on 0.26 acres at the southwest corner of Sunrise Avenue and 30th Street (APN 139-36-402-003), M (Industrial) Zone, Ward 3 (Diaz). The Planning Commission (6-0 vote) and Staff recommend DENIAL on the Land Use Entitlement project.
- 39a. 24-0064-VAR1 - ABEYANCE ITEM - VARIANCE - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED; A PROPOSED NINE-FOOT TALL SOLID FRONT YARD WALL WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM HEIGHT ALLOWED; AND TO ALLOW A NINE-FOOT TALL PERIMETER WALL WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED
- 39b. 24-0064-SDR1 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 3,200 SQUARE-FOOT WAREHOUSE AND DISTRIBUTION DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS; A WAIVER TO ALLOW PROPOSED SERVICE BAY DOORS TO FACE PUBLIC RIGHTS-OF-WAY WHERE SUCH IS NOT ALLOWED; A WAIVER TO ALLOW THE PROPOSED WAREHOUSE AND DISTRIBUTION DEVELOPMENT TO NOT BE ORIENTED TO THE CORNER AND STREET FRONTS WHERE SUCH IS REQUIRED; AND A WAIVER TO ALLOW A PROPOSED TRASH ENCLOSURE TO BE LOCATED TOWARDS THE STREET FRONT WHERE SUCH IS NOT ALLOWED
40. 24-0313-SUP1 - ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: KIMBERLY ANN FARKAS - For possible action on a Land Use Entitlement project request FOR A PROPOSED COMMUNITY RESIDENCE (INCLUDING FAMILY COMMUNITY RESIDENCE AND TRANSITIONAL COMMUNITY RESIDENCE) USE at 4229 Beth Avenue (APN 139-19-215-081), R-1 (Single Family Residential) Zone, Ward 5 (Crear). The Planning Commission (6-0 vote) recommends APPROVAL. Staff recommends DENIAL.

REPORTS AND PRESENTATIONS

41. Report by Gayle Lloyd-Leakos, Acting Finance Director, regarding an overview of the operations and accomplishments of the Department of Finance for Fiscal Year 2024 - All Wards
42. Report by Dina Babsky, Acting Economic and Urban Development (EUD) Director, regarding economic development projects and initiatives being undertaken in the City of Las Vegas - All Wards

SET DATE

43. 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

44. 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.

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

COUNCIL MEMBER RECOGNITION

46. 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.

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

Carolyn G. Goodman, Mayor (At-Large)
Brian Knudsen, Mayor Pro Tem (Ward 1)
Victoria Seaman (Ward 2)
Olivia Diaz (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.

October 16, 2024
9:00 AM

A lunch break may be taken at the discretion of the Mayor.

NOTE: Due to the timing of the General Election Canvass, the November 20, 2024 City Council meeting is vacated.

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.

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 - Pastor Sean Taylor, Victory Missionary Baptist Church
4. Pledge of Allegiance
5. Recognition of the Employee of the Month
6. Recognition of the City's Water Pollution Control Facility Team

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 September 18, 2024 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 resolution adopting an updated schedule of fees and charges for LVMC Chapter 14.17 (wastewater collection, pretreatment and treatment). (This item is related to a resolution that will appear on a subsequent agenda for adoption.)

COMMUNITY DEVELOPMENT - CONSENT

11. For possible action to approve a Declaration of Special Land Use Restrictions (DSLURS), to grant building permit fee reductions pursuant to the affordable housing incentives outlined in LVMC Title 19.17 for the Ogden Pines affordable housing development located at 1200 East Ogden Avenue (\$20,000 - General Fund) - Ward 3 (Diaz)

ECONOMIC AND URBAN DEVELOPMENT - CONSENT

12. For possible action to approve a Parking Lease Agreement between Mulkey Holdings AD, LLC, GTL Commerce LLC (Landlord) and the City of Las Vegas (City) where the City will manage and operate a parking lot located at 1502 South Commerce Street with the terms of the lease payments described in the agreement (APN 162-04-608-004) - Ward 3 (Diaz)

FINANCE - PURCHASING AND CONTRACTS - CONSENT

13. For possible action to approve award of Contract No. 24.MWA984.D1-JG, Prime Design Services for the CLV Strong Future Career Connections Center, located at the northeast corner of Adams Avenue and D Street - Department of Public Works - Award recommended to: IZ DESIGN STUDIO (Not-To-Exceed \$402,050 - Facilities Capital Projects Fund) - Ward 5 (Crear)
14. For possible action to approve award of Contract No. 250062-JG, Blanket Services for 2024 Traffic Engineering Services - Department of Public Works - Award recommended to: GCW, INC. (\$1,000,000 - Various Funds) - All Wards

15. For possible action to approve award of Contract No. 250066-DG, Blanket Services Mechanical Plumbing and Electrical Consulting Services - Department of Public Works - Award recommended to: T.J. KROB CONSULTING ENGINEERS, INC. DBA TJK CONSULTING ENGINEERS, INC. (Not-to-Exceed \$250,000 - Various Funds) - All Wards
16. For possible action to approve award of Bid No. 25.MWA972.C2-JG Strong Start Academy Campus Expansion located at 320 South 9th Street, to the lowest responsive and responsible bidder - Department of Public Works - Award recommended to: BUILDERS UNITED, LLC (\$6,755,750 - City Facilities Capital Projects Fund) - Ward 3 (Diaz)
17. For possible action to approve award of Modification No. 1 to Contract No. 240140-DD, Appraisal Services - Department of Public Works - Award recommended to: MORSE-KRUEGER & ASSOCIATES, LLC (Increase Amount Not-to-Exceed \$6,000/Total Contract Amount Not-to-Exceed \$56,000 - Road and Flood Capital Projects Fund) - Wards 1, 4 and 5 (Knudsen, Allen-Palenske and Crear)
18. For possible action to approve award of Contract No. 250047-JL, Innovation and Technology Master Services Contract for ServiceNow Consulting - Department of Innovation and Technology - Award recommended to VOLTEO, LLC (Not-to-Exceed \$125,000 Annually/Total Not-to-Exceed Contract Amount \$625,000 - Various Funds) - All Wards
19. For possible action to approve award of Contract No. 250046-TF, Consultant Services for the Redevelopment Agency - Department of Economic and Urban Development - Award recommended to: THE COMMON POOL, LLC DBA CARROT (Not-to-Exceed \$300,000 - Redevelopment Agency Fund) Redevelopment Area 1 and Redevelopment Area 2 - Wards 1, 3 and 5 (Knudsen, Diaz and Crear) [NOTE: This item is related to Redevelopment Agency Item 5]

FIRE AND RESCUE - CONSENT

20. For possible action to approve an Interlocal Agreement between the City of Las Vegas (City) and Las Vegas Metropolitan Police Department (Metro), which allows the City access to Metro's firearm range for joint firearms and explosive mitigation training, storage and disposal and requires the city to provide minimal road maintenance on the site located at 7600 East Carey Avenue (Clark County) (\$50,000 - Fire Services Capital Projects Fund [CPF]) - All Wards

NEIGHBORHOOD SERVICES - CONSENT

21. For possible action to approve an allocation of \$1,300,000 of HOME Investment Partnerships Program Grant Funds and Account for Affordable Housing Trust Funds (AAHTF) to George Gekakis, Inc. for the construction of 60 senior apartment units located at 731 Effinger Street (APN 139-25-410-046) - Ward 3 (Diaz)

YOUTH DEVELOPMENT AND SOCIAL INITIATIVES - CONSENT

22. For possible action to approve a grant award from AmeriCorps VISTA to the City of Las Vegas in the amount of \$69,117 which will be matched with City funding in the amount of \$46,078 to support educational initiatives and workforce development (General Fund) - All Wards

RESOLUTIONS - CONSENT

23. R-60-2024 - For possible action to approve a Resolution to declare the City of Las Vegas's (CLV) intention to sell real property on an internet auction website, located at 850 Las Vegas Boulevard North (APNs 139-26-301-004 and 139-27-709-001) - Ward 5 (Crear) [NOTE: This item is related to Council Item 42]

DISCUSSION/ACTION ITEMS

ECONOMIC AND URBAN DEVELOPMENT - DISCUSSION

24. Discussion for possible action regarding a Disposition and Development Agreement (DDA) between City Parkway V, Inc., (CPV) and Panther Acquisitions, LLC, for the sale and development of 1.15 acres, a portion of Parcel J in Symphony Park, for the development of a medical office building and restaurant located at 505 Robin Leach (a portion of APN 139-33-610-028) - Ward 5 (Crear) [NOTE: This item is related to Council Items 26 (R-61-2024) and 41]

PUBLIC WORKS - DISCUSSION

25. Public hearing and discussion for possible action regarding the adoption of the 2023 Clark County Regional Flood Control District's (CCRFCD) Master Plan Update for the Las Vegas Valley as an amendment to the City of Las Vegas Flood Control Master Plan - All Wards

RESOLUTIONS - DISCUSSION

26. R-61-2024 - Discussion for possible action regarding a Resolution finding the Disposition and Development Agreement (DDA) between City Parkway V, Inc., (CPV) and Panther Acquisitions, LLC, concerning the proposed sale of vacant real property located at 505 Robin Leach Lane (a portion of APN 139-33-610-028) is in the best interest of the public - Ward 5 (Crear) [NOTE: This item is related to Council Items 24 and 41]

BOARDS AND COMMISSIONS - DISCUSSION

27. Discussion for possible action regarding the appointment of Ryan Doherty, Sam Cherry, Trinity Schlottman, Adam Johnson and David Neldberg to the Citizens Advisory Committee to the Las Vegas Redevelopment Agency

RECOMMENDING COMMITTEE REPORT - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

28. Bill No. 2023-28 - For possible action - Amends LVMC Title 6 to add a new chapter pertaining to the licensing and regulation of sidewalk vendors, as authorized and directed by State law. Proposed by: Seth Floyd, Director of Community Development [NOTE: This bill is now being proposed by Seth T. Floyd, Director of Community Development, as stated at the June 17, 2024 Recommending Committee meeting]
29. Bill No. 2024-29 - For possible action - Amends LVMC Chapter 10.86, relating to camping, lodging and similar activities in public rights-of-way, to apply the general prohibitions throughout the City and update applicable enforcement and penalty provisions. Sponsored by: Mayor Carolyn G. Goodman
30. Bill No. 2024-30 - For possible action - Amends LVMC Title 10 to add a provision to prohibit unauthorized entry and other activity in proximity to railroad tracks. Proposed by: Mike Janssen, City Manager
31. Bill No. 2024-31 - For possible action - Annexation No. 24-0343-ANX1 - Property location: 6345 North Juliano Road; Petitioned by: Becker Equities, LLC; Acreage: 0.62 acres; Zoned: RS20 (County Zoning), R-E (City equivalent). Sponsored by: Councilwoman Francis Allen-Palenske
32. Bill No. 2024-32 - For possible action - Amends various provisions of LVMC Title 7 to limit to four the number of guinea pigs that may be kept at one location; limit the number of animals that can be sold by a pet shop or breeder to one person or household during a calendar year; establish corresponding documentation and compliance requirements; and establish and update penalty provisions pertaining to the keeping and sale of animals. Sponsored by: Councilwoman Victoria Seaman
33. Bill No. 2024-33 - For possible action - Amends LVMC 7.44.040 to increase the penalty for animal abandonment to one thousand dollars. Sponsored by: Councilwoman Victoria Seaman
34. Bill No. 2024-35 - For possible action - Ordinance creating the City of Las Vegas, Nevada Special Improvement District No. 818 (Summerlin Village 27); 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: Joey Paskey, Director of Public Works
35. Bill No. 2024-36 - For possible action - Ordinance concerning City of Las Vegas, Nevada Special Improvement District No. 818 (Summerlin Village 27); assessing the cost of local improvements against the assessable property benefited by the local improvements; and providing other matters related thereto. Proposed by: Joey Paskey, Director of Public Works
36. Bill No. 2024-37 - For possible action - Ordinance authorizing the issuance and sale by the City of its Special Improvement District No. 818 (Summerlin Village 27) Local Improvement Bonds, Series 2024, 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

37. Bill No. 2024-38 - For possible action - Creates the New Vegas Immersive Tourism Improvement District in the city of Las Vegas, located within the area as further described as parcels adjacent to and generally bounded by Kings Way and Teddy Drive to the north, Rancho Drive to the east, Wyandotte Street and Rigel Avenue to the west, and Sirius Avenue to the South. Sponsored by: Councilwoman Olivia Diaz

BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

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.

38. Bill No. 2024-34 - Amends LVMC 2.44.020 to repeal the term limit provisions pertaining to members of the Planning Commission. Sponsored by: Councilwoman Olivia Diaz

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.

39. Bill No. Z-2024-1 - 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
40. Bill No. 2024-39 - Repeals and replaces LVMC Chapter 14.17 pertaining to wastewater collection, pretreatment and treatment, and establishes regulatory provisions consistent with and required by State and Federal statutes and regulations on the subject, as well as the City's wastewater permit. Proposed by: Steve Ford, Deputy City Manager

HEARINGS - DISCUSSION

41. Public hearing regarding the fair market value of City Parkway V, Inc., (CPV) owned vacant real property based on the appraisal report of July 12, 2024 by Southwest Property Consultants, Inc., in anticipation of the sale and development of 1.15 acres of Parcel J in Symphony Park for the construction of a Medical Office Building and restaurant located at 505 Robin Leach Lane (a portion of APN 139-33-610-028) - Ward 5 (Crear) [NOTE: This item is related to Council Items 24 and 26 (R-61-2024)]
42. Public hearing regarding the fair market value of the City of Las Vegas (CLV) owned real property located at 850 Las Vegas Boulevard North, (APNs 139-26-301-004 and 139-27-709-001), in anticipation of the sale of the property on an internet auction website - Ward 5 (Crear) [NOTE: This item is related to Council Item 23 (R-60-2024)]

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 - CONSENT

All items listed on the Consent Agenda are considered to be routine and have been recommended "for approval". 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.

43. 24-0439 - PUBLIC HEARING - APPLICANT: LIVING GRACE FOURSQUARE CHURCH - OWNER: CHURCH INTERNATIONAL FOURSQUARE GOSPEL - For possible action on the following Land Use Entitlement project requests on 2.50 acres at 2400 North Michael Way (APN 138-13-403-001), R-E (Residence Estates) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the entire Land Use Entitlement project.

- 43a. 24-0439-EOT1 - SECOND EXTENSION OF TIME - SPECIAL USE PERMIT (20-0071-SUP1) FOR A CHURCH/HOUSE OF WORSHIP USE
- 43b. 24-0439-EOT2 - SECOND EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (20-0071-SDR1) FOR A 16,870 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP

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.

- 44. 24-0292 - PUBLIC HEARING - APPLICANT: FANTASTIC INDOOR SWAP MEET, INC. - OWNER: DOUGLAS B. KAYS, ET AL - For possible action on the following Land Use Entitlement project requests at 1717 South Decatur Boulevard (APN 162-06-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.
 - 44a. 24-0292-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 74,206 SQUARE-FOOT OUTDOOR ADDITION TO AN EXISTING 148,654 SQUARE-FOOT INDOOR SWAP MEET USE
 - 44b. 24-0292-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT USE
- 45. 24-0334-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: WOODSIDE HOMES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of right-of-way (Median Nose) generally located on Desert Foothills Drive, approximately 900 feet north of Fleet Wing Avenue (APN 137-23-110-002), Ward 2 (Seaman). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.
- 46. 24-0351-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUPER CENTER CONCEPTS, INC. - OWNER: DECATUR MEADOWS PARTNERS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 36,888 SQUARE-FOOT ALCOHOL, OFF-PREMISE FULL USE WITH A WAIVER TO ALLOW A 127-FOOT DISTANCE SEPARATION FROM ANOTHER ALCOHOL, OFF-PREMISE FULL USE WHERE 1,000 FEET IS REQUIRED at 390 South Decatur Boulevard (APN 138-36-601-003), C-2 (General Commercial) Zone, Ward 1 (Knudsen). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.
- 47. 24-0352-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ANALLELY BEDOLLA - OWNER: THE DONALD S. GILDAY REVOCABLE FAMILY TRUST - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,664 SQUARE-FOOT ALCOHOL, OFF-PREMISE FULL USE at 7010 West Charleston Boulevard (APN 138-34-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.
- 48. 24-0380 - PUBLIC HEARING - APPLICANT: BLISS CAR WASH NEVADA, LLC - OWNER: RASPALICIOUS, LLC - For possible action on the following Land Use Entitlement project requests on 1.11 acres at 2131 Rock Springs Drive (APN 138-22-610-012), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.
 - 48a. 24-0380-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE
 - 48b. 24-0380-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 5,457 SQUARE-FOOT FULL SERVICE CAR WASH DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND BUILDING ORIENTATION STANDARDS

49. 24-0384-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MCDONALD'S CORPORATION - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,310 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS on 1.11 acres at 1601 West Charleston Boulevard (APN 162-04-510-003), T4-C (T4 Corridor) Zone, Ward 1 (Knudsen). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

COMMUNITY DEVELOPMENT - DISCUSSION

50. 23-0504-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: VINCENT GUERRERO - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER; A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN BUILDING FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED] WHERE SIX FEET IS REQUIRED; AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CARPORT] TO BE LOCATED WITHIN THE FRONT YARD WHERE SUCH IS NOT ALLOWED; A ONE-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CARPORT]; AND TO ALLOW ALL RESIDENTIAL ACCESSORY STRUCTURES TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED on 0.18 acres at 1106 Silver Lake Drive (APN 139-29-211-073), R-1 (Single-Family Residential) Zone, Ward 5 (Crear). The Planning Commission (7-0 vote) and Staff recommend DENIAL.
51. 24-0009-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALFONSO E. SALINAS - For possible action on a Land Use Entitlement project request TO ALLOW A ONE-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [DETACHED PATIO COVER] on 0.09 acres at 2817 Sing Song Way (APN 139-20-417-036), R-CL (Single Family Compact-Lot) Zone, Ward 5 (Crear). The Planning Commission (7-0 vote) and Staff recommend DENIAL.
52. 24-0275-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: ICON POWER - OWNER: MARICELA PALACIOS - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHADE STRUCTURE] TO BE LOCATED IN FRONT OF THE PRIMARY STRUCTURE WHERE SUCH IS NOT ALLOWED; A THREE-FOOT REAR YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR A RESIDENTIAL ACCESSORY STRUCTURE [SHED 1], A TWO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR RESIDENTIAL ACCESSORY STRUCTURES [SHEDS 1, 2 AND 4]; AND TO ALLOW ALL RESIDENTIAL ACCESSORY STRUCTURES TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED on 0.50 acres at 815 Clarkway Drive (APN 139-28-301-015), R-E (Residence Estates) Zone, Ward 5 (Crear). The Planning Commission (7-0 vote) and Staff recommend DENIAL.
53. 24-0284-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAIN STREET TENANT, LLC - OWNER: ALPINE BUILDING, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 5,833 SQUARE-FOOT CANNABIS CONSUMPTION LOUNGE USE WITH A WAIVER TO ALLOW A 2,110 SQUARE-FOOT OUTDOOR CONSUMPTION AREA generally located on the east side of Main Street, approximately 170 feet south of Colorado Avenue (APN 162-03-110-131), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). The Planning Commission (5-0-2 vote) and Staff recommend APPROVAL.
54. 24-0341-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JESSIE L. SCOTT - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [DETACHED CARPORT] TO BE LOCATED WITHIN THE FRONT YARD WHERE SUCH IS NOT ALLOWED; A ONE-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED B]; A ONE-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED A]; AND TO ALLOW ALL RESIDENTIAL ACCESSORY STRUCTURES TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED on 0.16 acres at 1608 Manhattan Drive (APN 139-20-811-034), R-1 (Single Family Residential) Zone, Ward 5 (Crear). The Planning Commission (6-0 vote) and Staff recommend DENIAL.

55. 24-0360-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HANK SERRANO - OWNER: SUMMERLIN PLAZA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,120 SQUARE-FOOT PUBS, BARS, AND LOUNGES [ALCOHOL, ON-PREMISE FULL] USE WITH A 120 SQUARE-FOOT OUTDOOR PATIO AREA at 9430 West Lake Mead Boulevard, Suite #9 (APN 138-18-821-004), P-C (Planned Community) Zone [Commercial Sun City Summerlin Special Land Use Designation], Ward 4 (Allen-Palenske). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.
56. 24-0372-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: POPPY FOUNDATION - OWNER: ABOVE THE LIGHTS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITH OUTSIDE PENS) USE at 3915 Helen Avenue (APN 138-12-110-031), R-E (Residence Estates) Zone, Ward 5 (Crear). The Planning Commission (6-0-1 vote) and Staff recommend APPROVAL.
57. 24-0374 - PUBLIC HEARING - APPLICANT: BEAZER HOMES - OWNER: PRECEDENT PROPERTIES, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 9.82 acres at the southeast corner of Rancho Drive and Coran Lane (APNs 139-19-705-003, 139-19-712-023 and 049), Ward 5 (Crear). The Planning Commission (5-2 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends DENIAL on the entire Land Use Entitlement project.
- 57a. 24-0374-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) AND R-CL (SINGLE FAMILY COMPACT-LOT) TO: R-TH (SINGLE FAMILY ATTACHED)
- 57b. 24-0374-VAR1 - VARIANCE - TO ALLOW PRIVATE STREETS THAT DO NOT MEET PRIVATE GATED COMMUNITY STREET DEVELOPMENT STANDARDS AND TO ALLOW STUB STREET TERMINI WHERE A CUL-DE-SAC OR HAMMERHEAD ARE REQUIRED
- 57c. 24-0374-TMP1 - TENTATIVE MAP - ROSA 2.0 - FOR A PROPOSED 104-LOT SINGLE FAMILY ATTACHED RESIDENTIAL SUBDIVISION WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS
58. 24-0390-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: COUNTY OF CLARK (PUBLIC WORKS) - For possible action on a Land Use Entitlement project request FOR A PROPOSED FIVE-STORY PARKING GARAGE WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS on 1.82 acres at the southeast corner of Wellness Way and Tonopah Drive (APNs 139-33-410-001, 009, 018, and 029), T6-UG-L (T6 Urban General - Limited) Zone, Ward 1 (Knudsen). The Planning Commission (6-0-1 vote) and Staff recommend APPROVAL.
59. 24-0405-DIR1 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion for possible action on a report by Seth Floyd, Director of Community Development, regarding the implementation of the City of Las Vegas 2050 Master Plan - All Wards. The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

SET DATE

60. 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

61. 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.

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

COUNCIL MEMBER RECOGNITION

- 63. 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.

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

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

LV CITY CLERK
ATTN: ARLENE
495 S MAIN ST
LAS VEGAS NV 89101

Account # 104115
Order ID 323222

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal/Las Vegas Sun, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal/Las Vegas Sun, in 1 edition(s) of said newspaper issued from 10/03/2024 to 10/03/2024, on the following day(s):

10/03/2024

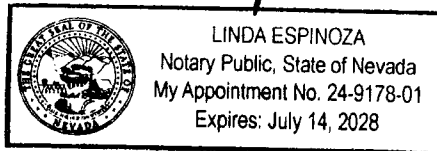
Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this October 3, 2024

Notary

Linda Espinoza



BILL NO. 2024-36

AN ORDINANCE CONCERNING THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 818 (SUMMERLIN VILLAGE 27); ASSESSING THE COST OF LOCAL IMPROVEMENTS AGAINST THE ASSESSABLE PROPERTY BENEFITED BY THE LOCAL IMPROVEMENTS; AND PROVIDING OTHER MATTERS RELATED THERETO.

PUBLIC NOTICE IS HEREBY GIVEN that an adequate number of typewritten copies of the above-written and entitled proposed Ordinance are available for public inspection and distribution at the office of the City Clerk of the City of Las Vegas, at her office in City Hall, 495 S. Main Street, Las Vegas, Nevada, and that such Ordinance was proposed on October 2, 2024, and will be considered for adoption at the regular meeting of the City Council of the City of Las Vegas to be held on October 16, 2024.

/s/ LUANN D. HOLMES, MMC
City Clerk

PUB: Oct. 3, 2024
LV Review-Journal



7-10-2024 10:57:57 AM
10/19/2024 10:53:01 AM
10/19/2024 10:53:01 AM

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

LV CITY CLERK
ATTN: ARLENE
495 S MAIN ST
LAS VEGAS NV 89101

Account # 104115
Order ID 324357

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal/Las Vegas Sun, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal/Las Vegas Sun, in 1 edition(s) of said newspaper issued from 10/19/2024 to 10/19/2024, on the following day(s):

10/19/2024

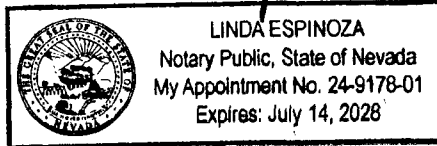
Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this October 19, 2024

Notary

Linda Espinoza



**BILL NO. 2024-36
ORDINANCE NO. 6886**

AN ORDINANCE CONCERNING THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 818 (SUMMERLIN VILLAGE 27); ASSESSING THE COST OF LOCAL IMPROVEMENTS AGAINST THE ASSESSABLE PROPERTY BENEFITED BY THE LOCAL IMPROVEMENTS; AND PROVIDING OTHER MATTERS RELATED THERETO.

PUBLIC NOTICE IS HEREBY GIVEN that the above Ordinance was proposed on October 2, 2024, and was passed at a regular meeting held on October 16, 2024, by the following vote of the City Council of the City of Las Vegas, Nevada:

Those Voting Aye:
Carolyn G. Goodman
Brian Knudsen
Cedric Crear
Victoria Seaman
Francis Allen-Palenske
Nancy Brune

Those Voting Nay: None

Those Absent: Olivia Diaz

This Ordinance shall be in full force and effect from and after October 20, 2024 i.e., the day after its publication by title only.

IN WITNESS WHEREOF, the City Council of the City of Las Vegas, Nevada, has caused this Ordinance to be published by title only.

This 16th day of October, 2024

/s/ CAROLYN G. GOODMAN
Mayor
City of Las Vegas, Nevada

(SEAL) Attest:
/s/ LUANN D. HOLMES
MMC, City Clerk

PUB: Oct. 19, 2024
LV Review-Journal

