

RESOLUTION NO. R-23-2025

A RESOLUTION CONCERNING THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1485 - ALTA DRIVE (LANDSCAPE MAINTENANCE FY2026); OVERRULING COMPLAINTS, PROTESTS AND OBJECTIONS MADE TO THE ASSESSMENTS AT THE HEARING OF SAID ASSESSMENT ROLL; VALIDATING AND CONFIRMING THE ASSESSMENT ROLL; PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH; RATIFYING ALL ACTION TAKEN CONSISTENT WITH THE PROVISIONS HEREOF; AND PROVIDING THE EFFECTIVE DATE HEREOF.

Summary: Assessment Protest Resolution

WHEREAS, the City Council of the City of Las Vegas (the "City Council" and "City", respectively) in the County of Clark and State of Nevada, pursuant to an ordinance heretofore adopted (the "District Ordinance") created the City of Las Vegas, Nevada, Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance) (the "District") to defray the annual maintenance costs of a street beautification project, (the "Maintenance Project") within the District; and

WHEREAS, the City Council has heretofore determined that the entire portion of the cost and expense of the Maintenance Project is to be paid by special assessments levied against the benefited lots, tracts and parcels of land in the District which the City Council has determined will receive special benefits (and corresponding market value increases) from the Maintenance Project; and

WHEREAS, in accordance with NRS 271.360 and NRS 271.378, the City Council heretofore determined and does hereby declare that the net cost to the City for the Maintenance Project for FY2026 (including all necessary incidentals which either have been or will be incurred in connection with the District) is \$118,050, of which \$-0- is available from other sources and of which \$118,050, is to be assessed upon the benefited lots, tracts and parcels of land in the District, which the City Council has determined will receive special benefits (and corresponding market value increases) from the Maintenance Project; and

WHEREAS, the City Council by resolution heretofore adopted and directed the City Engineer with the assistance of the City Engineer Division (the "Engineer") to make out a final assessment roll; and

WHEREAS, the City Council, together with the Engineer, made out an assessment roll for the District which contains, among other things, the names and addresses of the last known owners of the property to be assessed, a description of each lot, tract, or parcel of land to be assessed, the amount of

the proposed assessment to be levied thereon; the Engineer has reported the assessment roll to the City Council and the Engineer has filed the assessment roll with the City Clerk; and

WHEREAS, the City Council, by resolution heretofore adopted, established a date, time and location at which the City Council would hear and consider any and all complaints, protests and objections to the assessment roll and to the assessments contained therein; and

WHEREAS, the Engineer has, in accordance with the provisions of the law relating thereto, given the requisite legal notice by both mail and publication that complaints, protests and objections to assessments for the Maintenance Project should be filed with the City Clerk, and that the City Council would hear and consider any and all complaints, protests, or objections on Wednesday, April 2, 2025, at 9:00 a.m., at the Las Vegas City Council Chambers, 495 South Main Street, in Las Vegas, Nevada; and

WHEREAS, the City Council met at said place and time to hear and consider all complaints, protests and objections made or filed; and

WHEREAS, all complaints, protests and objections, both written and oral, were heard and considered by the City Council on April 2, 2025, and after extensive review and deliberation hereby are found to be without sufficient merit and hereby overruled. However, the City Council has, nevertheless, concluded that it is necessary and equitable that the assessment roll be corrected and revised as follows:

Parcel Number	Ownership	Final Assessment
None		

and

WHEREAS, pursuant to NRS 271.357 and NRS 271.360 the City Council has considered all applications for hardship determinations and the recommendations of the Department of Social Services and hereby approves the following applications for hardship determination:

Parcel Number	Ownership	Final Assessment
None		

and

WHEREAS, the City Council has determined, and does hereby again determine, that all of the assessable property in the City, which is specially benefited by the Maintenance Project, and only property which is so specially benefited, is included on the assessment roll heretofore filed with the City Clerk on March 5, 2025, and

WHEREAS, the City Council has determined, and does hereby determine, that the notice, both mailed and published, for the hearing held on April 2, 2025 on said assessment roll was reasonably calculated to inform each interested person of the proceedings concerning the District, which may directly and adversely affect his or her legally protected rights and interests.

NOW, THEREFORE, BE IT RESOLVED BY THE LAS VEGAS CITY COUNCIL, IN THE COUNTY OF CLARK AND THE STATE OF NEVADA; THAT:

Section 1. This Resolution shall be known as and may be cited by the short title "District No. 1485 (FY2026) Assessment Protest Resolution" (the "Resolution").

Section 2. All complaints, protests and objections, both written and oral, hereby are found to be without sufficient merit and hereby overruled.

Section 3. The City Council hereby validates and confirms the assessment roll for the District, as made out by the City Council, together with the Engineer, and filed in the records of the office of the City Clerk on 4, as hereinabove modified, revised, corrected and made de novo.

Section 4. All actions, proceedings, matters and things heretofore taken, had and done by the City and the officers thereof (not inconsistent with the provisions of this Resolution) concerning the District, including, but not limited to, the maintenance of the street beautification improvements, and the levy of assessments for that purpose, the determination that the tracts in the District will receive special benefits and market value increases, and the validation and confirmation of the assessment roll and the assessments therein, be and the same hereby are, ratified, approved and confirmed.

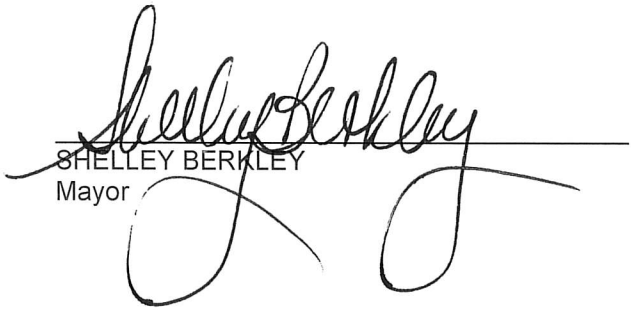
Section 5. The officers of the City be, and they hereby are, authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution.

Section 6. All resolutions, or parts thereof, in conflict herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any resolution or part of any resolution heretofore repealed.

Section 7. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 8. The City Council has determined, and does hereby declare, that this Resolution shall be in effect immediately after its passage in accordance with law.

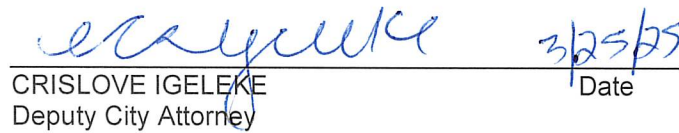
Passed and approved on April 16, 2025.

  
SHELLEY BERKLEY  
Mayor

Attest:

  
DR. LUANN D. HOLMES, MMC  
City Clerk

Approved as to form:

  
CRISLOVE IGELEKE  
Deputy City Attorney

3/25/25  
Date

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

I, LuAnn D. Holmes, MMC, the duly chosen and qualified City Clerk of the City of Las Vegas (the "City"), in the State of Nevada, do hereby certify:

1. The foregoing pages constitute a true, correct, complete and compared copy of a resolution adopted by the City Council of the City (the "City Council") at a regular meeting of the City Council held on April 16, 2025.

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

Those Voting Aye:	Shelley Berkley Brian Knudsen Victoria Seaman Olivia Diaz Francis Allen-Palenske Nancy E. Brune Shondra Summers-Armstrong
-------------------	---

Those Voting Nay:	None
Those Absent:	None

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

4. All members of the City Council were given due and proper notice of the meeting. Pursuant to § 241.020, Nevada Revised Statutes, written notice of the meeting was given not later than 9:00 a.m. on the third working day before the meeting, including in the notice the time, place, location, and agenda of the meeting:

(a) By posting a copy of the notice by 9:00 a.m. at least three working days before the meeting in accordance with the noticing standards as outlined in NRS 241.020:

- (i) The City of Las Vegas website – [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)
- (ii) The Nevada Public Notice Website – [notice.nv.gov](http://notice.nv.gov)
- (iii) City Hall  
495 South Main Street  
Las Vegas, Nevada

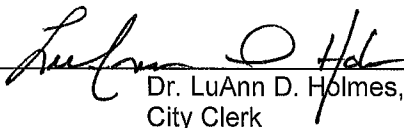
(b) By mailing a copy of the notice to each person, if any, who has requested notice of the meetings of the City Council in the same manner in which notice is required to be mailed to a member of the City Council. Such notice was delivered to the postal service no later than 9:00 a.m. on the third working day prior to the meeting.

5. Upon request, the City Council provides at no charge, at least one copy of the agenda for its public meetings, any proposed ordinance or regulation 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.

6. A copy of such notice so given of the meeting of the City Council on April 16, 2025, is attached to this certificate as Exhibit A.

**IN WITNESS WHEREOF**, I have hereunto set my hand on this April 16, 2025.

(SEAL)

  
\_\_\_\_\_  
Dr. LuAnn D. Holmes, MMC  
City Clerk

**Exhibit A**

**(Attach Notice of Meeting and Agenda)**

Shelley Berkley, Mayor (At-Large)  
Brian Knudsen, Mayor Pro Tem (Ward 1)  
Victoria Seaman (Ward 2)  
Olivia Diaz (Ward 3)  
Francis Allen-Palenske (Ward 4)  
Shondra Summers-Armstrong (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](http://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.

**April 16, 2025**  
**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](http://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 and can be viewed live on city of Las Vegas TV on COX Cable Channel 2. You can also watch the meeting live online, and access other city content, by visiting [lasvegasnevada.gov/connect](http://lasvegasnevada.gov/connect). The proceedings will be rebroadcast on city of Las Vegas TV 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 Drew Moore, Canyon Ridge Christian Church
4. Pledge of Allegiance

5. Recognition of the Employee of the Month
6. Recognition of the Anti-Violence through Community Engagement (ACE) Program

### **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 March 19, 2025 Regular City Council Meeting

#### **CONSENT AGENDA**

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

### **CITY ATTORNEY - CONSENT**

10. For possible action to approve a business impact statement regarding a proposed ordinance to amend LVMC Chapter 6.08 to make various changes regarding ambulance franchises, including provisions to update maximum service rates; change the method and calculation of annual increases in service rates and franchisee penalty items; update provisions regarding the revocation and adjustment of franchises for noncompliance; and provide for the extension of ambulance vehicle service life under certain circumstances (This item is related to Bill No. 2025-5, which appears later on this agenda under New Bills.)

### **COMMUNITY DEVELOPMENT - BUSINESS LICENSING - CONSENT**

11. For possible action to approve a Restricted Gaming License for CRAWFORD COIN, INC. db at GREEN VALLEY GROCERY #95 at 7983 North Hualapai Way - Ward 6 (Brune)
12. For possible action to extend a Temporary Massage Establishment License for ZION INVEST LLC dba ZION SPA at 3140 South Valley View Boulevard [Lexi Lianhua Fang, Managing Member] - Ward 3 (Diaz)
13. For possible action to extend a Temporary Massage Establishment License for RELIEF MASSAGE, LLC dba RELIEF MASSAGE at 4343 North Rancho Drive, Suite 220 - Ward 5 (Summers-Armstrong)

### **FINANCE - PURCHASING AND CONTRACTS - CONSENT**

14. For possible action to approve award of Bid No. 24.MWA212-JG, Flamingo Boulder Highway North, Charleston - Main to Maryland, to the lowest responsive and responsible bidder - Department of Public Works - Award recommended to: HARBER COMPANY INC. DBA MOUNTAIN CASCADE OF NEVADA (Not-to-Exceed \$47,591,380 - Road and Flood Capital Projects Fund) - Ward 3 (Diaz)
15. For possible action to approve award of Contract No. 25.MWB127-SK, Prime Design Services for Wildwood Park Upgrades, located at 1800 Wildwood Drive - Department of Public Works - Award recommended to: STANTEC CONSULTING SERVICES, INC. (Not-to-Exceed \$349,990 - Parks and Leisure Activities Capital Projects Fund) - Ward 5 (Summers-Armstrong)
16. For possible action to approve award of Contract No. 25.MWA860.D2-SK, Prime Design Services for Paradise Road and St. Louis Avenue - Sahara Avenue to Las Vegas Boulevard - Final Design - Department of Public Works - Award recommended to: VTN NEVADA (\$542,881 - Road and Flood Capital Projects Fund) - Ward 3 (Diaz)

17. For possible action to approve award of Contract No. 25.MWA267-DG, Dewatering Building Equipment Rehabilitation located at 6005 East Vegas Valley Drive - Department of Public Works - Award recommended to: JACOBS ENGINEERING GROUP, INC. (Not-to-Exceed \$2,850,000 - Sanitation Enterprise Fund) - Clark County
18. For possible action to approve award of Contract No. 250217-TF, Blanket Services for Construction Manager as Agent and Staff Augmentation Services - Department of Public Works - Award recommended to: DIVERSIFIED CONSULTING SERVICES (Not-to-Exceed \$500,000 - Various Funds) - All Wards
19. For possible action to approve award of Contract No. 250196-JG, Blanket Contract for Independent Cost Estimating Services - Department of Public Works - Award recommended to: O'CONNOR CONSTRUCTION MANAGEMENT INC. (Not-to-Exceed \$200,000 - Various Funds) - All Wards
20. For possible action to approve award of Contract No. 25.MWB155-JG, Prime Design Services Transitional Housing at 2033 Fremont Street - Department of Public Works - Award recommended to: SIMPSON COULTER STUDIO (\$698,830 - General Capital Projects Fund) - Ward 3 (Diaz)
21. For possible action to approve award of Bid No. 25.MWA951-TF, Ansan Sister City Park Upgrades, located at 7801 Ducharme Avenue, to the lowest responsive and responsible bidder - Department of Public Works - Award recommended to: JNJ ENGINEERING CONSTRUCTION, INC. (\$2,629,969 - Parks and Leisure Activities Capital Projects Fund) - Ward 1 (Knudsen)
22. For possible action to approve Purchase Order 503236 for four (4) Demers MCP170 Type I Ambulances - Department of Fire and Rescue - Award recommended to: REDSKY FIRE APPARATUS, LLC (\$1,859,736 - Fire Service Public Education Special Revenue Fund) - All Wards
23. For possible action to approve award of Contract No. 250068-BM-A, Annual Audit Services & Financial Reports - Department of Finance - Award recommended to: RUBINBROWN LLP (Not-to-Exceed \$300,000 Annually/Total Contract Amount Not-to-Exceed \$1,500,000 - General Fund) - All Wards

#### **RESOLUTIONS - CONSENT**

24. R-23-2025 - For possible action to approve a Resolution concerning the City of Las Vegas, Nevada, Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance FY2026); overruling complaints, protests, and objections made to the assessments at the hearing of said assessment roll; and confirming the assessment roll - Ward 1 (Knudsen)
25. R-24-2025 - For possible action to approve a Resolution concerning the City of Las Vegas, Nevada, Special Improvement District No. 1516 - Fremont Street Maintenance District FY2026 (Las Vegas Boulevard to 8th Street); overruling complaints, protests, and objections made to the assessments at the hearing of said assessment roll; and confirming the assessment roll - Ward 3 (Diaz)
26. R-25-2025 - For possible action to approve a Resolution consenting to the undertakings of the City of Las Vegas Redevelopment Agency (RDA) in connection with the Commercial Visual Improvement Program (CVIP) Agreement between the RDA and Sticky VIII, LLC, (Owner) and The Dustland Bar LLC, (Tenant) located at 1433 South Commerce Street (APN 162-03-210-005), to be in compliance with and in furtherance of the goals and objectives of the RDA - Redevelopment Area 1 - Ward 3 (Diaz) [NOTE: This item is related to RDA Item 8 (RA-9-2025)]
27. R-26-2025 - For possible action to approve a Resolution concerning the authority of the City Manager of the City of Las Vegas (City) to approve and issue grant funding for the Security Grant Incentive Program for twenty individual grants of up to five thousand dollars (\$5,000) which will provide an economic boost to small businesses that have been impacted by roadway improvement projects and property theft - Redevelopment Areas 1 and 2 - Wards 1, 3 and 5 (Knudsen, Diaz, and Summers-Armstrong) [NOTE: This item is related to RDA Items 6 and 7 (RA-8-2025)]

## DISCUSSION/ACTION ITEMS

### ADMINISTRATIVE - DISCUSSION

28. Discussion for possible action regarding the approval of the employment contract with Bryan Smith and ratification as City Auditor (\$172,500 + Benefits - General Fund)

### RESOLUTIONS - DISCUSSION

29. R-27-2025 - Discussion for possible action regarding a Resolution adopting the Kyle Canyon Special Area Plan for the Kyle Canyon area, generally bounded by Moccasin Road, Durango Drive, Ackerman Avenue, Grand Teton Drive, Puli Road, and Witch Mountain Street - Ward 6 (Brune) [NOTE: This item is related to Item 43 (24-0615-DIR1)]

### BOARDS AND COMMISSIONS - DISCUSSION

30. Discussion for possible action regarding the appointment of nominee Todd VonBastiaans to the Ward 1 seat on the Arts Commission
31. Discussion for possible action regarding the reappointment of Chad Kaercher to the Audit Oversight Committee
32. Discussion for possible action regarding the reappointment of Tony Cornell to the Board of Appeals
33. Discussion for possible action regarding the appointment of nominee Bonnie Wohl as one of the Mayor's designees to the Parks and Recreation Advisory Commission
34. Discussion for possible action regarding the reappointment of Rudy Zamora to a Ward 3 seat on the Parks and Recreation Advisory Commission

### RECOMMENDING COMMITTEE REPORT - DISCUSSION

#### BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

35. Bill No. 2025-2 - For possible action - Amends the Title 19 Land Use Tables regarding various uses to correct drafting errors regarding those uses that were made in Ordinance No. 6876, adopted last year. Proposed by: Seth T. Floyd, Director of Community Development

#### 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.**

36. Bill No. 2025-3 - Ordinance concerning the City of Las Vegas, Nevada, Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance FY2026); providing for the payment of the costs and expenses of maintaining street beautification improvements; assessing the cost of maintenance against the assessable lots, tracts, and parcels of land benefitted by said maintenance. Proposed by: Joey Paskey, Director of Public Works
37. Bill No. 2025-4 - Ordinance concerning the City of Las Vegas, Nevada, Special Improvement District No. 1516 - Fremont Street Maintenance District FY2026 (Las Vegas Boulevard to 8th Street); providing for the payment of the costs and expenses of a Neighborhood Improvement Project, assessing the cost of the project against the assessable lots, tracts, and parcels of land benefitted by said improvements. Proposed by: Joey Paskey, Director of Public Works
38. Bill No. 2025-5 - Amends LVMC Chapter 6.08 to make various changes regarding ambulance franchises, including provisions to update maximum service rates; change the method and calculation of annual increases in service rates and franchisee penalty items; update provisions regarding the revocation and adjustment of franchises for noncompliance; and provide for the extension of ambulance vehicle service life under certain circumstances. Proposed by: Fernando Gray, Chief of Fire and Rescue

## **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 - DISCUSSION**

39. 24-0672-SUP1 - COUNCIL REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SIDRAZZ INVESTMENTS, LLC - OWNER: 7TH STREET PROPERTIES, LLC - For possible action on a Council Review of the Approval of 24-0672-SUP1 by the Planning Commission on the following Land Use Entitlement project request FOR A PROPOSED 12,700 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 7,650 SQUARE-FOOT OUTDOOR PATIO at 115 North 7th Street (APN 139-34-601-005), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz). The Planning Commission (4-0-1 vote) and Staff recommend APPROVAL.
40. 24-0190 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: WILLIAM BROWN - OWNER: H&H INVESTMENT REALTY, LLC - For possible action on the following Land Use Entitlement project requests on 1.18 acres on the southwest corner of Owens Avenue and Gateway Road (APN 140-30-502-002), Ward 3 (Diaz). The Planning Commission (6-0 vote) and Staff recommend DENIAL on the entire Land Use Entitlement project.
  - 40a. 24-0190-GPA1 - ABEYANCE ITEM - GENERAL PLAN AMENDMENT - FROM: ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL)
  - 40b. 24-0190-ZON1 - ABEYANCE ITEM - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)
  - 40c. 24-0190-VAR1 - ABEYANCE ITEM - VARIANCE - TO ALLOW A FIVE-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 69 FEET IS REQUIRED AND A 25-FOOT RESIDENTIAL ADJACENCY SETBACK FOR A PROPOSED TRASH ENCLOSURE WHERE 50 FEET IS REQUIRED
  - 40d. 24-0190-VAR2 - ABEYANCE ITEM - VARIANCE - TO ALLOW 32 PARKING SPACES WHERE 44 SPACES ARE REQUIRED
  - 40e. 24-0190-SDR1 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 20-UNIT, MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS
41. 24-0508 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: CHAMPION RESOURCE GROUP, LLC - OWNER: DFA, LLC - For possible action on the following Land Use Entitlement project requests on 0.32 acres generally located west of Harvey Munford Street, approximately 725 feet south of Washington Avenue (APN 139-28-303-005), Ward 5 (Summers-Armstrong). The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends DENIAL on the entire Land Use Entitlement project.
  - 41a. 24-0508-VAR1 - ABEYANCE ITEM - VARIANCE - TO ALLOW A 60-FOOT LOT WIDTH WHERE 100 FEET IS THE MINIMUM REQUIRED
  - 41b. 24-0508-ZON1 - ABEYANCE ITEM - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL)
42. 24-0510-ZON1 - ABEYANCE ITEM - REZONING - PUBLIC HEARING - APPLICANT: CHAMPION RESOURCE GROUP, LLC - OWNER: DFA, LLC - For possible action on a Land Use Entitlement project request FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 2.68 acres generally located at the southwest corner of Washington Avenue and Harvey Munford Street (APNs 139-28-303-001, -002, and -003), Ward 5 (Summers-Armstrong). The Planning Commission (7-0 vote) recommends APPROVAL. This item was remanded back to the Planning Commission AS A RESULT OF NOTIFICATION ERROR. Staff recommends DENIAL.

- 43. 24-0615-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion for possible action on adopting the Kyle Canyon Special Area Plan for the Kyle Canyon area - Ward 6 (Brune). The Planning Commission (6-0 vote) and Staff recommend APPROVAL. [NOTE: This item is related to Item 29 (R-27-2025)]
- 44. 24-0638-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARTIN MENDEZ NOLASCO - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING PATIO COVER [CARPORT] AND A PROPOSED PATIO COVER [PORCH] THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS, PLACEMENT, SIZE AND LOT COVERAGE on 0.14 acres at 4921 Elmhurst Lane (APN 138-25-612-030), R-1 (Single Family Residential) Zone, Ward 5 (Summers-Armstrong). The Planning Commission (6-0 vote) recommends APPROVAL. Staff recommends DENIAL.
- 45. 24-0647-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: OIKOS DEVELOPMENT CORPORATION - OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request FOR A PROPOSED FOUR-STORY, 22-UNIT MULTI-FAMILY RESIDENTIAL BUILDING on 0.33 acres at the northwest corner of Van Buren Avenue and F Street (APNs 139-27-110-037 and 139-27-110-038), T4-N (T4 Neighborhood) Zone, Ward 5 (Summers-Armstrong). The Planning Commission (6-0 vote) and Staff recommend APPROVAL.
- 46. 24-0674-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AMEL, LLC - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,849 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 450 Fremont Street, Suite #135 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Summers-Armstrong). The Planning Commission (6-0 vote) and Staff recommend APPROVAL.
- 47. 25-0090-EOT1 - FIRST EXTENSION OF TIME - NONCONFORMING - PUBLIC HEARING - APPLICANT: 777 GAMING AND SPIRITS - OWNER: S & J SHOPPING CENTER, LLC - For possible action on a Land Use Entitlement project request FOR A NONCONFORMING LIQUOR ESTABLISHMENT (TAVERN) USE at 2333 North Jones Boulevard, Suite #108 (APN 138-24-101-001), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.

**REPORTS AND PRESENTATIONS**

- 48. Presentation by Jill Tolles, Executive Director, The Guinn Center, and Nicholas Irwin, Research Director, University of Nevada, Las Vegas Lied Center for Real Estate, regarding key data from the most recent Housing Affordability in Nevada: An Economic Analysis and Policy Considerations report, underscoring critical findings and policy options to increase Nevada's housing supply - All Wards
- 49. Report from Audrea Hooper, Executive Director, and Patrick Reilly, Board Chairman, Downtown Vegas Alliance, regarding the organization's activities and achievements throughout 2024 and their goals for 2025 - All Wards

**SET DATE**

- 50. 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**

- 51. 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.

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

**COUNCIL MEMBER RECOGNITION**

- 53. 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](http://www.lasvegasnevada.gov)
- The Nevada Public Notice website – [notice.nv.gov](http://notice.nv.gov)
- City Hall, 495 South Main Street, 1st Floor