

**RESOLUTION NO. R-51-2025**

**A RESOLUTION APPROVING THE FORMS OF THE AGREEMENTS BETWEEN THE CITY AND ALL OWNERS OF ASSESSABLE PROPERTY IN A PROPOSED SPECIAL IMPROVEMENT DISTRICT**

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

**WHEREAS**, the City Council (the “City Council”) of the City of Las, Vegas, Nevada (the “City”), and the City’s Director of Finance, have, pursuant to the City’s Developer Special Improvement District Guidelines, received an application and petition (the “Petition”) from The Howard Hughes Company, LLC, a Delaware limited liability company (the “Developer”), for the formation of a special improvement district (the “District”); and

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

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

**WHEREAS**, the proposed form of the agreements (the “Side Agreements,” and together with the Financing Agreement, the “Agreements”), between the City and Toll South LV LLC, a Nevada limited liability company, and the City and Richmond American Homes of Nevada, Inc., a Colorado corporation, as the owners of certain assessable property in the District, containing the terms and conditions required by NRS 271.710 and NRS 271.720, are on file with the City Clerk; and

**WHEREAS**, the City Council has reviewed the proposed forms of the Agreements on file with the City Clerk and has found them to be satisfactory.

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

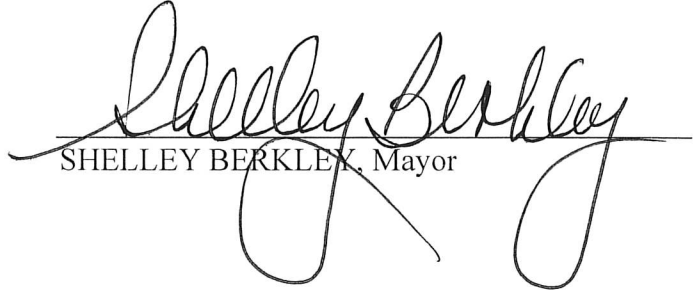
Section 1. The forms, terms and provisions of the Agreements are hereby approved in substantially the forms thereof on file with the City Clerk, with only such changes therein as are not inconsistent herewith and are approved by the officers of the City executing the



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

PASSED AND APPROVED August 6, 2025.

(SEAL)

  
SHELLEY BERKLEY, Mayor

Attest:

  
DR. LUANN D. HOLMES, MMC, City Clerk

Approved as to Form:

  
CRISLOVE IGELUKE, Deputy City Attorney

CAO  
CAI  
APPROVED 7/14/25

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

I am the duly chosen and qualified City Clerk of Las Vegas (the “City”), in the State of Nevada, do hereby certify:

1. The foregoing pages constitute a true, correct, complete and compared copy of a resolution adopted by the City Council of the City (the “City Council”) at a meeting held on August 6, 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:

Mayor:	Shelley Berkley
Council members:	Brian Knudsen
	Victoria Seaman
	Olivia Diaz
	Francis Allen-Palenske
	Shondra Summers-Armstrong
	Nancy E. Brune

Those Voting Nay:	None
Those Absent:	None

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

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

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

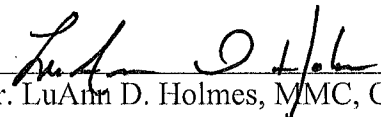
6. Public notice of such meeting was given and such meeting was held and conducted in full compliance with the provisions of NRS 241.020. A copy of the notice of meeting and excerpt from the agenda for the meeting relating to the resolution, as posted at least 3 working days in advance of the meeting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

7. A copy of the notice was transmitted by mail or electronic mail to each person, if any, who has requested notice of the meetings of the City Council. Such notice, if mailed,

was delivered to the postal service no later than 9:00 a.m. on the third working day prior to the meeting.

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

**IN WITNESS WHEREOF**, I have hereunto set my hand on this August 6, 2025.

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

**EXHIBIT A**

(Attach Copy of Notice of Meeting)

Shelley Berkley, Mayor (At-Large)  
Brian Knudsen, Mayor Pro Tem (Ward 1)  
Victoria Seaman (Ward 2)  
Olivia Díaz (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)

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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.

**August 6, 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 - Dr. Brijesh Raval, Hindu and Jain Temple of Las Vegas
4. Pledge of Allegiance

5. Recognition of the Citizen of the Month
6. Recognition of the Latin Chamber of Commerce

### **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 July 2, 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.**

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

10. For possible action to approve a Restricted Gaming License for JETT GAMING, LLC dba TERRIBLE'S GAMING db at TERRIBLE'S #463, 1101 South Fort Apache Road - Ward 2 (Seaman)
11. For possible action to approve a Restricted Gaming License for JETT GAMING, LLC dba TERRIBLE'S GAMING db at TERRIBLE'S #465, 7155 Grand Montecito Parkway - Ward 4 (Allen-Palenske)
12. For possible action to approve a Restricted Gaming License for JETT GAMING, LLC dba TERRIBLE'S GAMING db at TERRIBLE'S #464, 9611 Trailwood Drive - Ward 2 (Seaman)

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

13. For possible action to approve award of Contract No. 250228-DG, Professional Services Contract for Environmental Division SCADA Integration Services, located at 6005 East Las Vegas Valley Drive - Department of Public Works - Award recommended to: WUNDERLICH-MALEC SYSTEMS, INC. (Annual Amount Not-to-Exceed \$2,040,000/Total Contract Amount Not-to-Exceed \$10,200,000 - Sanitation Enterprise Fund) - Clark County
14. For possible action to approve award of Mutual Use Contract No. 250163-RH, Crossing Guard Services, using Clark County Bid No. 607448-25, Annual Requirements Contract for Crossing Guard Services - Department of Public Works - Award recommended to: ALL CITY MANAGEMENT SERVICES INC (Not-to-Exceed \$2,400,000 Annually/Total Contract Value Not-to-Exceed \$24,000,000 - General Fund) - All Wards
15. For possible action to approve award of Contract No. 250290-JG, Blanket Services for Geotechnical Engineering Services - Department of Public Works - Award recommended to: TERRACON CONSULTANTS INC. (Amount Not-to-Exceed \$200,000 - Various Funds) - All Wards
16. For possible action to approve award of Contract No. 260009-DG, Blanket Services for Structural Engineering Services - Department of Public Works - Award recommended to: GCW, INC (Not-to-Exceed \$200,000 - Various Funds) - All Wards
17. For possible action to approve award of Contract No. 260000-TF, Blanket Services for Geotechnical Engineering Services - Department of Public Works - Award recommended to: NINYO & MOORE GEOTECHNICAL CONSULTANTS (Not-to-Exceed \$200,000 - Various Funds) - All Wards

18. For possible action to approve award of Modification No. 1 to Contract No. 220229-LAB, Care & Maintenance of Protective Ensembles - Department of Fire and Rescue - Award recommended to: L.N. CURTIS & SONS (Increase Amount Not-to-Exceed \$400,000 - General Fund) - All Wards
19. For possible action to approve award of Contract No. 250226-JL, Third Party Claims Administration Services - Department of Human Resources - Award recommended to: CARL WARREN & COMPANY (Not-to-Exceed \$300,000 Annually/Total Contract Amount Not-to-Exceed \$1,500,000 - Liability Insurance and Property Damage Internal Service Fund) - All Wards
20. For possible action to approve award of Contract No. 250241-SK, MORE Team Homeless Outreach-WestCare - Department of Neighborhood Services - Award recommended to: WESTCARE NEVADA, INC. (Not-to-Exceed \$325,441 Annually/Total Contract Amount Not-to-Exceed \$1,627,205 - Housing Program Special Revenue Fund) - All Wards

#### **NEIGHBORHOOD SERVICES - CONSENT**

21. For possible action to approve the Amended and Restated Leak Repair Program Funding Agreement between the City of Las Vegas and the Las Vegas Valley Water District to extend the term of the agreement from 12 to 36 months - All Wards
22. For possible action to approve an allocation of \$619,000 of HOME Investment Partnerships Program Grant Funds and Account for Affordable Housing Trust Funds (AAHTF) to Oikos Development Corporation for the construction of 22 apartment units located at 600 West Van Buren Avenue (APNs 139-27-110-037 and 139-27-110-038) - Ward 5 (Summers-Armstrong)

#### **PARKS, RECREATION AND CULTURAL AFFAIRS - CONSENT**

23. For possible action to approve Oktoberfest Downtown Las Vegas to be held September 19-21, 2025, including the closing of Fremont Street (between Las Vegas Boulevard and 7th Street) and 6th Street (between Carson Avenue and Ogden Avenue) in the Fremont East Entertainment District - Ward 3 (Diaz)

#### **PUBLIC SAFETY - CONSENT**

24. For possible action to approve an Interlocal Agreement between the City of Las Vegas and Las Vegas-Clark County Library District for Inmate Library Services - Department of Public Safety - Award recommended to: LAS VEGAS-CLARK COUNTY LIBRARY DISTRICT (Not-To-Exceed \$59,258.14 Annually/Total Agreement Amount Not-to-Exceed \$277,526.47) - Inmate Commissary Special Revenue Fund - Ward 3 (Diaz)

#### **PUBLIC WORKS - CONSENT**

25. For possible action to approve the City of Las Vegas Master Mobility Plan Update Interlocal Agreement between the City of Las Vegas (CLV) and the Regional Transportation Commission of Southern Nevada (RTC) in which the RTC will provide funding in the amount of \$700,000 for the City of Las Vegas Master Mobility Plan Update Project (\$700,000 - RTC funded through the Unified Planning Work Program [UPWP]) - All Wards
26. For possible action to approve Supplemental No. 6 to Interlocal Contract 1319 between the Cities of Las Vegas (CLV), North Las Vegas, Henderson, Boulder City and Mesquite, Clark County, and the Regional Transportation Commission of Southern Nevada (RTC) to decrease construction funding in the amount of \$500,000 for the Lot C - Traffic Signal Detection, Repair and Replacement Project - All Wards
27. For possible action to approve Supplemental No. 4 to Interlocal Contract 1350 between the Cities of Las Vegas (CLV), North Las Vegas, Henderson, Boulder City and Mesquite, Clark County, and the Regional Transportation Commission of Southern Nevada (RTC) in which the RTC will oversee and increase engineering funding in the amount of \$1,000,000, for the Traffic Signal System Software Project - All Wards
28. For possible action to approve Supplemental No. 3 to Interlocal Contract 1304 between the Cities of Las Vegas (CLV), North Las Vegas, Henderson, Boulder City and Mesquite, Clark County, and the Regional Transportation Commission of Southern Nevada (RTC) to modify the funding source from Motor Vehicle Fuel Tax (MVFT) to Fuel Revenue Indexing (FRI), for the Advanced Transportation and Congestion Management Technologies Deployment (ATCMTD) US-95 Project Integrated Safety Technology Corridor Local Match Project - Wards 1 and 5 (Knudsen and Summers-Armstrong)

29. For possible action to approve Supplemental No. 1 to Interlocal Contract 3112 between the Cities of Las Vegas (CLV), North Las Vegas, Henderson, Boulder City and Mesquite, Clark County, and the Regional Transportation Commission of Southern Nevada (RTC) to decrease construction funding in the amount of \$500,000 for the Charleston Boulevard Emergency Preemption Pilot Smart Grant Match Project - Wards 3 and 5 (Diaz and Summers-Armstrong)
30. For possible action to approve Interlocal Agreement No. 142762-A between the City of Las Vegas (CLV) and the Las Vegas Valley Water District (LVVWD) for the removal and installation of water commitment services for the Angel Park Renovation Project located at 241 South Durango Drive (\$73,943 - Parks and Recreation Capital Project Fund [CPF]) - Ward 2 (Seaman)
31. For possible action to approve the Annual Maintenance Work Program Interlocal Contract between the City of Las Vegas (CLV) and the Clark County Regional Flood Control District (CCRFCD) for Fiscal Year 2025-2026 to maintain CCRFCD's facilities within the CLV (\$3,605,000 - Road and Flood Capital Project Fund [CPF]) - All Wards

**YOUTH DEVELOPMENT AND SOCIAL INITIATIVES - CONSENT**

32. For possible action to approve the ratification of the Mayor's acceptance of a grant award in the amount of \$778,750 from Nevada Volunteers to the City of Las Vegas AmeriCorps program, whereby its members will support Youth Development & Social Initiatives (YDSI), Government & Community Affairs, and Fire & Rescue youth education programming (matching contribution required - \$591,593 - RDA Education Set-Aside) - All Wards
33. For possible action to approve a Third Amendment to the Sublease Agreement between the City of Las Vegas (City) and Tech Impact for the property located at 330 West Washington Avenue extending the term of the Sublease through August 1, 2027 - Ward 5 (Summers-Armstrong)

**RESOLUTIONS - CONSENT**

34. R-51-2025 - 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. 819, Summerlin Village 30A) - Ward 2 (Seaman)
35. R-52-2025 - For possible action to approve a Resolution directing the State Department of Business and Industry to transfer \$4,600,000 in 2025 State Private Activity Bond Volume Cap to Nevada H.A.N.D., Inc. for the rehabilitation of Silver Sky, which will consist of 92 units of affordable housing located at 8220 Silver Sky Drive - Ward 1 (Knudsen)
36. R-53-2025 - For possible action to approve a Resolution to amend Traffic Schedule 25-II and 25-III to change the speed limit on Buffalo Drive between Sky Pointe Drive and Whispering Sands Drive from 40 MPH to 35 MPH (\$1,000 - Traffic Improvements Capital Project Fund [CPF]) - Ward 6 (Brune)
37. R-54-2025 - For possible action to approve the conversion of 1st Street between Bonneville Avenue and Clark Avenue to be a one-way street (\$5,000 - Traffic Improvements Capital Project Fund [CPF]) - Ward 3 (Diaz)
38. R-55-2025 - For possible action to approve a Resolution regarding the Reimbursement to the City of Las Vegas from proceeds of bond obligations not to exceed \$90,000,000 to be issued for the purpose of financing certain costs pertaining to acquiring, constructing, improving or equipping building projects ("the Project") including without limitation, a civic center project and off-street parking - Ward 3 (Diaz)

**DISCUSSION/ACTION ITEMS**

**HEARINGS - DISCUSSION**

39. Public hearing regarding the fair market value (FMV) and fair market rent (FMR) of City of Las Vegas (City) owned vacant real property (APNs 162-04-110-019, -016 and 162-04-111-001) based on the appraisal report of June 16, 2025 by Southwest Property Consultants, Inc., in anticipation of a ground lease with Mulkey Holdings, LLC, for the development of a hotel project to be located at 1925 and 2021 West Charleston Boulevard - Ward 1 (Knudsen) [NOTE: This item is related to Council Item 43 (R-56-2025)]

40. Public hearing regarding the fair market value (FMV) of the City of Las Vegas (City) owned parking garage located underneath the Neonopolis retail center (APN 139-34-513-003) based on the appraisal report of March 28, 2025 by Valbridge Property Advisors, in anticipation of the sale of 2.75 acres located at 450 Fremont Street - Ward 5 (Summers-Armstrong) [NOTE: This item is related to Council Item 44 (R-57-2025)]

### **ADMINISTRATIVE - DISCUSSION**

41. Discussion for possible action regarding the approval of a Property Acquisition Agreement for the Upper Las Vegas Wash with Monument Hills Partners, LLC for the sale of 939.52 acres of land in northwest Las Vegas located east of US Highway 95 and north of Moccasin Road - Ward 6 (Brune)

### **COMMUNITY DEVELOPMENT - DISCUSSION**

42. Discussion for possible action regarding a Cooperative Agreement between Clark County and the Cities of Las Vegas, Boulder City, Henderson, Mesquite and North Las Vegas to establish the Southern Nevada Council of Governments - All Wards

### **RESOLUTIONS - DISCUSSION**

43. R-56-2025 - Discussion for possible action regarding a Resolution finding the Ground Lease Agreement between City of Las Vegas (City) and Mulkey Holdings, LLC, (Tenant), regarding certain real property comprised of approximately 0.54 acres (APNs 162-04-110-019, -016, and 162-04-111-001), commonly known as 2001 West Charleston Boulevard, 1105 Pahor Drive, and 1106 Westwood Drive, concerning the need for a construction staging site and parking lot to service the development of a hotel project is in the best interest of the public - Ward 1 (Knudsen) [NOTE: This item is related to Council Item 39]
44. R-57-2025 - Discussion for possible action regarding a Resolution authorizing the Purchase and Sale Agreement and Joint Escrow Instructions (PSA) between the City of Las Vegas and Panther Acquisitions LLC regarding the Neonopolis Parking Garage, located at 450 Fremont Street (APN 139-34-513-003), for the purpose of economic development without first offering it to the public and for less than fair market value for the development, maintenance, parking capabilities, and best interest of the citizens of Las Vegas - Ward 5 (Summers-Armstrong) [NOTE: This item is related to Council Item 40]

### **BOARDS AND COMMISSIONS - DISCUSSION**

45. Discussion for possible action regarding the appointment of nominee Trish Truesdell to the Ward 2 seat on the Arts Commission
46. Discussion for possible action regarding the appointment of the following nominee to the Board of Directors of CLV Strong Start Academy Elementary Schools, Inc.: Lori McGaughey (YDSI Director's Designee) to a two-year term ending August 6, 2027

### **RECOMMENDING COMMITTEE REPORT - DISCUSSION**

#### **BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING**

47. Bill No. 2025-28 - ABEYANCE ITEM - For possible action - Amends provisions of LVMC Title 11 related to the use of electric bicycles and electric scooters, amends provisions of LVMC Title 13 related to the use of electric bicycles and electric scooters in City parks and adds penalties for violations of various provisions of LVMC Title 11 and Title 13. Sponsored by: Councilwoman Nancy E. Brune

#### **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.**

48. Bill No. 2025-13 - Amends various provisions of LVMC Title 7 related to the regulation of pet shops, including requirements for animal enclosures and housing; disease control and quarantine of animals with a communicable disease; and warranties for the sale of dogs under 12 months of age. Sponsored by: Councilwoman Victoria Seaman

- 49. Bill No. 2025-14 - Amends provisions of LVMC Title 7 related to the penalties for violations of various provisions of LVMC Title 7, and prohibit newly licensed pet shops from selling dogs, cats, rabbits, or potbellied pigs. Sponsored by: Councilwoman Nancy E. Brune and Mayor Shelley Berkley
- 50. Bill No. 2025-29 - Amends various provisions of LVMC Title 19 relating to the deferral of public improvements; public and private street standards; building frontage standards; and checklists and requirements pertaining to map-related applications. Proposed by: Joey Paskey, Director of Public Works
- 51. Bill No. 2025-30 - Amends the Uniform Development Code (LVMC Title 19) to include provisions for the use "condominium hotel." Sponsored by: Councilman Brian Knudsen

**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.**

- 52. Bill No. 2025-31 - Ordinance creating the City of Las Vegas, Nevada Special Improvement District No. 819 (Summerlin Village 30A); 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
- 53. Bill No. 2025-32 - Ordinance concerning City of Las Vegas, Nevada Special Improvement District No. 819 (Summerlin Village 30A); 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
- 54. Bill No. 2025-33 - Ordinance authorizing the issuance and sale by the City of its Special Improvement District No. 819 (Summerlin Village 30A) Local Improvement Bonds, Series 2025, 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: Gayle Lloyd-Leakos, Director of Finance

**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.

- 55. 25-0249 - APPLICANT: NIGRO CONSTRUCTION, INC. - OWNER: KC REALTY HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 1.66 acres on the east side of Oso Blanca Road, approximately 660 feet north of Kyle Canyon Road (APN 126-01-601-016), C-1 (Limited Commercial) Zone, Ward 6 (Brune). Staff recommends APPROVAL on the entire Land Use Entitlement project.
  - 55a. 25-0249-EOT1 - THIRD EXTENSION OF TIME - SPECIAL USE PERMIT (SUP-76234) - FOR AN APPROVED 6,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE
  - 55b. 25-0249-EOT2 - THIRD EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (SDR-76235) - FOR AN APPROVED COMMERCIAL CENTER CONSISTING OF A 6,000 SQUARE-FOOT TAVERN, A 5,100 SQUARE-FOOT RETAIL BUILDING AND AN 80-FOOT TALL FREESTANDING SIGN [WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN] WITH WAIVERS TO ALLOW A FIVE-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO A PORTION OF THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A 10-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED

- 56. 25-0260-EOT1 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0451-SDR1) - APPLICANT: CITY OF LAS VEGAS - OWNER: PROVIEW SERIES, LLC - SERIES 17 A.K.A. PROVIEW SERIES 17, LLC - For possible action on a Land Use Entitlement project request FOR AN EXISTING TEMPORARY PARKING LOT on 0.85 acres at the southwest corner of Carson Avenue and Las Vegas Boulevard (APNs 139-34-610-023 and 031), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
- 57. 25-0263-EOT1 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0718-SDR1) - APPLICANT/OWNER: EXOS APARTMENTS, LLC - For possible action on a Land Use Entitlement project request FOR AN APPROVED THREE-STORY, 20-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE TITLE 19.09 FORM BASED CODE DEVELOPMENT STANDARDS on 0.20 acres on the east side of 9th Street, approximately 173 feet north of Stewart Avenue (APN 139-35-211-001), T5-N (T5 Neighborhood) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.
- 58. 25-0264 - APPLICANT/OWNER: THE GOLDEN APARTMENTS, LLC - For possible action on the following Land Use Entitlement project requests on 3.03 acres at the northwest corner of Vegas Drive and Simmons Street (APNs 139-20-403-001 and 002), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL on the entire Land Use Entitlement project.
  - 58a. 25-0264-EOT1 - FIRST EXTENSION OF TIME - VARIANCE (23-0050-VAR1) - TO ALLOW 144 PARKING SPACES WHERE 193 ARE REQUIRED
  - 58b. 25-0264-EOT2 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (23-0050-SUP1) - FOR A PROPOSED MIXED-USE DEVELOPMENT
  - 58c. 25-0264-EOT3 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (23-0050-SDR1) - FOR AN APPROVED THREE-STORY MIXED-USE DEVELOPMENT WITH 112 MULTI-FAMILY RESIDENTIAL UNITS AND 7,403 SQUARE FEET OF COMMERCIAL FLOOR AREA, INCLUDING A CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS, RESIDENTIAL ADJACENCY STANDARDS AND BUILDING ORIENTATION STANDARDS

**COMMUNITY DEVELOPMENT - DISCUSSION**

- 59. 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.
  - 59a. 24-0508-VAR1 - ABEYANCE ITEM - VARIANCE - TO ALLOW A 60-FOOT LOT WIDTH WHERE 100 FEET IS THE MINIMUM REQUIRED
  - 59b. 24-0508-ZON1 - ABEYANCE ITEM - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL)
- 60. 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.

61. 24-0513-VAR1 - ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - APPLICANT: SANTOS AGUILAR - OWNER: LAYANI GONZALEZ ARGUELLES - For possible action on a Land Use Entitlement project request TO ALLOW EXISTING DETACHED RESIDENTIAL ACCESSORY STRUCTURES [CARPORTS AND STORAGE BUILDINGS] THAT DO NOT COMPLY WITH TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS, SEPARATION, SIZE, LOCATION AND AESTHETIC COMPATIBILITY AND TO ALLOW A FRONT YARD FENCE THAT DOES NOT CONFORM WITH TITLE 19.06 FRONT YARD WALL AND FENCE DEVELOPMENT STANDARDS on 0.14 acres at 2104 Santa Rita Drive (APN 162-03-415-041), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). The Planning Commission (6-0 vote) recommends APPROVAL. Staff recommends DENIAL.
62. 25-0176 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: 4HIM4LIFE, INC. - For possible action on the following Land Use Entitlement project requests on 4.50 acres at the northeast corner of Harris Avenue and Bruce Street (APNs 139-26-701-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). The Planning Commission (5-0 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends DENIAL on the entire Land Use Entitlement project.
  - 62a. 25-0176-VAR1 - ABEYANCE ITEM - VARIANCE - TO ALLOW A 75-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 111 FEET IS REQUIRED
  - 62b. 25-0176-VAR2 - ABEYANCE ITEM - VARIANCE - TO ALLOW 242 PARKING SPACES WHERE 340 ARE REQUIRED
  - 62c. 25-0176-SUP1 - ABEYANCE ITEM - SPECIAL USE PERMIT - FOR A RESIDENTIAL, MULTI-FAMILY USE
  - 62d. 25-0176-SDR1 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 204-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER AND BUILDING ORIENTATION REQUIREMENTS

### **REPORTS AND PRESENTATIONS**

63. Report by Tonya Kemble, Purchasing and Contracts Manager, regarding use of the Emergency Procurements Procedure for repairs to Las Vegas Fire and Rescue Fleet Garage, located at 3140 East Bonanza Road - Human Resources Department (Not-to-Exceed \$500,000 - Internal Services Fund - Liability Insurance and Property Damage) - Ward 3 (Diaz)

### **SET DATE**

64. 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**

65. 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.**

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

### **COUNCIL MEMBER RECOGNITION**

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

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

The City of Las Vegas website – [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

The Nevada Public Notice website – [notice.nv.gov](http://notice.nv.gov)

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