

CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Sara Mays

_____, an employee of the City of Las Vegas, Nevada, says that on the **26th day of August, 2025**, at the hour of **5:00 p.m.**, there was posted a NOTICE, the attached of which is a true and correct copy of a **Las Vegas City Council Meeting Agenda**, said meeting to be held on the **3rd day of September, 2025**, at **9:00 a.m.**, in Las Vegas, Nevada, at the following location(s) in accordance with the noticing standards as outlined in NRS 241.020:

1. City Hall, 495 South Main Street, 1st Floor



Signature
City Clerk's Office



Title

CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Cheyenne LaRance, an employee of the City of Las Vegas, Nevada, says that on the **26th day of August, 2025**, at the hour of **5:00 p.m.**, there was posted a NOTICE, the attached of which is a true and correct copy of a **Las Vegas City Council Meeting Agenda**, said meeting to be held on the **3rd day of September, 2025**, at **9:00 a.m.**, in Las Vegas, Nevada, at the following locations in accordance with the noticing standards as outlined in NRS 241.020:

1. The City of Las Vegas website – www.lasvegasnevada.gov
2. ~~The Nevada Public Notice website – notice.nv.gov~~ The State's website was compromised on August 24, 2025 and could not be accessed for posting.

Cheyenne LaRance

Signature

Cheyenne LaRance

Assistant Deputy City Clerk

City Clerk's Office

CERTIFICATE OF ELECTRONIC MAILING
(Posting required under the provisions of NRS Chapter 241)

Cheyenne LaRance, an employee of the City of Las Vegas, Nevada, says that on the **26th day of August, 2025**, a copy of NOTICE, the attached of which is a true and correct copy of a **Las Vegas City Council Meeting Agenda**, said meeting to be held on the **3rd day of September, 2025**, at **9:00 am** in Las Vegas, Nevada, was electronically mailed (emailed) to each person and/or organization whose name appears on the list maintained in the Office of the City Clerk.

Cheyenne LaRance

Signature

Cheyenne LaRance

Assistant Deputy City Clerk

City Clerk's Office

Cheyenne LaRance

Contact Group Nam- CC & RDA Agenda "In"

9/3/2025 Council

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Cheyenne LaRance

Contact Group Nam- CC & RDA Agenda "Out"

9/3/2025 Council

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Cheyenne LaRance, an employee of the City of Las Vegas, Nevada, says that on the **26th day of August, 2025**, a copy of NOTICE, the attached of which is a true and correct copy of a **Las Vegas City Council Meeting Agenda**, said meeting to be held on the **3rd day of September, 2025, at 9:00 am** in Las Vegas, Nevada, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Office of the City Clerk.

Cheyenne LaRance

Signature

Cheyenne LaRance

Assistant Deputy City Clerk

City Clerk's Office

MAYOR SHELLEY BERKLEY
MAYOR'S OFFICE

KIMBERLY REID
MAYOR'S OFFICE

SHANNON BENTHAM
MAYOR'S OFFICE

GERRI SCHRODER
MAYOR'S OFFICE

MAYOR PRO TEM BRIAN KNUDSEN
CITY COUNCIL OFFICE

DAVID NELDBERG
CITY COUNCIL OFFICE

MARIA ESPINOSA
CITY COUNCIL OFFICE

ALEXANDER FULLER
CITY COUNCIL OFFICE

COUNCILWOMAN VICTORIA SEAMAN
CITY COUNCIL OFFICE

DAVID MCGOWAN
CITY COUNCIL OFFICE

IOANA TEHAHE
CITY COUNCIL OFFICE

SAMANTHA BURGESS
CITY COUNCIL OFFICE

COUNCILWOMAN OLIVIA DIAZ
CITY COUNCIL OFFICE

YDOLEENA YTURRALDE
CITY COUNCIL OFFICE

ANASTACIO DEL REAL
CITY COUNCIL OFFICE

ARLENE ALVAREZ
CITY COUNCIL OFFICE

COUNCILWOMAN ALLEN-PALENSKE
CITY COUNCIL OFFICE

BRENDA FLANK
CITY COUNCIL OFFICE

MICHAELA VIGH
CITY COUNCIL OFFICE

SARA BURIC
CITY COUNCIL OFFICE

COUNCILWOMAN SHONDRA SUMMERS-
ARMSTRONG
CITY COUNCIL OFFICE

AURA ORTIZ
CITY COUNCIL OFFICE

JULIUS LIGHTFOOT
CITY COUNCIL OFFICE

NORA LARES
CITY COUNCIL OFFICE

COUNCILWOMAN NANCY BRUNE
CITY COUNCIL OFFICE

BLANCA LENZI
CITY COUNCIL OFFICE

MADISON WEINGARDT
CITY COUNCIL OFFICE

ELIZZETH LOPEZ-DE LA TORRE
CITY COUNCIL OFFICE

MIKE JANSSEN
CITY MANAGER

TIM HACKER
DEPUTY CITY MANAGER

ROSA CORTEZ
DEPUTY CITY MANAGER

SABRA NEWBY
DEPUTY CITY MANAGER

SUSAN HELTSLEY
CHIEF FINANCIAL OFFICER

DAVID RIGGLEMAN
DIRECTOR, COMMUNICATIONS

DIANA PAUL
DEPUTY DIRECTOR, COMMUNICATIONS

JACE RADKE
COMMUNICATIONS OFFICE

MICHAEL SHERWOOD
DIRECTOR, INNOVATION AND
TECHNOLOGY

ERYN SEBELIUS
COMMUNICATIONS OFFICE

RECEPTIONIST - (10)
CITY MANAGER'S OFFICE

ZURI GOMEZ - (10)
CITY COUNCIL OFFICE

JEFF DOROCAK - (7)
CITY ATTORNEY

TERRA LOVELIN - (7)
PLANNING DEPARTMENT

FERNANDO GRAY
DIRECTOR, FIRE AND RESCUE

JASON POTTS
DIRECTOR, PUBLIC SAFETY

JACQUIE MILLER
CITY CLERK'S OFFICE

CHEYENNE LARANCE
CITY CLERK'S OFFICE

RECORDS
CITY CLERK'S OFFICE

RDA-COUNCIL Mailing Labels – External Mailing - Meeting Date of September 3, 2025

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LAS VEGAS, NV 89101

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P.O. BOX 335307
NORTH LAS VEGAS, NV 89033

DOTTIE MILLER
8213 MOUNTAIN HEATHER COURT
LAS VEGAS, NV 89149

ANDREW SIMON
FSE
425 FREMONT STREET, SUITE 205
LAS VEGAS, NV 89101

DENISE TRUSCELLO
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LAS VEGAS, NV 89118

DE ANDRE CARUTHERS
LVCEA
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LAS VEGAS, NV 89101

BOB COFFIN
4555 CAPE ELIZABETH STREET
LAS VEGAS, NV 89147

SERENA KASAMA
GLVAR
6360 S. RAINBOW BLVD
LAS VEGAS, NV 89118

BECKY MILLER
1235 SOUTH MAIN STREET
LAS VEGAS, NV 89103

AL LOPEZ
2560 MARCO STREET
LAS VEGAS, NV 89115

GLENN HUNSUCKER
P.O. BOX 61124
LAS VEGAS, NV 89160

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NO. 343
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BEATRICE TURNER
3329 DURHAM AVENUE
LAS VEGAS, NV 89101

ANTHONY MANESA
221 SOUTH 11th STREET #16
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NARRON CLARK
P.O. BOX 51
FORT WORTH, TX 76101

IVAN WILLIAMS
6124 ANNVILLE COURT
NORTH LAS VEGAS, NV 89081

Shelley Berkley, Mayor (At-Large)
Brian Knudsen, Mayor Pro Tem (Ward 1)
Vacant (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

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

September 3, 2025

9:00 AM

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

NOTE: A City Council meeting will not be scheduled for Wednesday, October 1, 2025 due to the Yom Kippur holiday.

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 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. 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 Brad Beckman, First Good Shepherd Lutheran Church
4. Pledge of Allegiance
5. Recognition of the Citizen of the Month
6. Recognition of Yudit Pienedo and Escaramuza Charra Colibríes de Nevada

BUSINESS ITEMS - 9:30 A.M. SESSION

PUBLIC COMMENT

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

BUSINESS ITEMS - 9:30 A.M. Session

8. For Possible Action - Any items from the 9:30 a.m. session that the Council, staff and/or the applicant wish to be stricken, tabled, withdrawn or held in abeyance to a future meeting may be brought forward and acted upon at this time.
9. For possible action to approve the Final Minutes by reference of the August 6, 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 new Massage Establishment License for BUA THAI, LLC dba BUA THAI MASSAGE at 3110 South Valley View Boulevard, Suite 103 - Ward 3 (Diaz)
11. For possible action to approve a Two-Day Opening for a Non-Restricted Gaming License for FIFTH STREET GAMING, LLC dba FIFTH STREET GAMING, LLC db at GOLD SPIKE HOTEL at 217 North Las Vegas Boulevard - Ward 5 (Summers-Armstrong)

COMMUNITY DEVELOPMENT - CONSENT

12. For possible action to approve an Interlocal Agreement between the Regional Transportation Commission of Southern Nevada and the City of Las Vegas with respect to contractual services for a TOD (Transportation-Oriented Development) study concerning land abutting a section of Charleston Boulevard between Rainbow Boulevard and Valley View Boulevard - Ward 1 (Knudsen)
13. For possible action to approve a Declaration of Special Land Use Restrictions (DSLURS), pursuant to the affordable housing incentives outlined in Las Vegas Municipal Code Title 19.17 for the Sunrise affordable housing development located at 2601 Sunrise Avenue (\$82,392 - General Fund) - Ward 3 (Diaz)
14. For possible action to approve a Declaration of Special Land Use Restrictions (DSLURS), pursuant to the affordable housing incentives outlined in Las Vegas Municipal Code Title 19.17 for the Duncan & Edwards affordable housing development located at 5901 Duncan Drive (\$60,262 - General Fund) - Ward 5 (Summers-Armstrong)

FINANCE - PURCHASING AND CONTRACTS - CONSENT

15. For possible action to approve award of Contract No. 25.MWB169.D1-SK, Prime Design Services for Bradley Bridle Park Buildout, located at 8225 North Bradley Road - Department of Public Works - Award recommended to: LAGE DESIGN, INC. (Not-to-Exceed \$95,800 - Parks and Leisure Activities Capital Projects Fund) - Ward 6 (Brune)

16. For possible action to approve award of Contract No. 260019-DG, Blanket Services for WPCF General Engineering Services, located at 6005 East Vegas Valley Drive - Department of Public Works - Award recommended to: BROWN AND CALDWELL (Not-to-Exceed \$500,000 - Sanitation Enterprise Fund) - Clark County

PUBLIC WORKS - CONSENT

17. For possible action to approve Amendment No. 2 to Agreement No. PR354-22-063 between the City of Las Vegas (CLV) and the Nevada Department of Transportation (NDOT) to extend the project completion date to September 30, 2026, for the Safe Routes to School Project - All Wards
18. For possible action to approve Interlocal Contract LAS04G25 between the City of Las Vegas (CLV) and the Clark County Regional Flood Control District (CCRFCD) for the construction of the Meadows - Charleston Storm Drain - Via Olivero, Montessouri to Buffalo Project (\$11,036,069 - Road and Flood Capital Project Fund [CPF]) - Wards 1 and 2 (Knudsen and Seaman)
19. For possible action to approve Supplemental No. 2 to Interlocal Contract 1184 between the City of Las Vegas (CLV) and the Regional Transportation Commission of Southern Nevada (RTC) to extend the contract expiration date to June 30, 2030, for the Utah Avenue, Industrial Road to 3rd Street Project - Ward 3 (Diaz)
20. For possible action to approve Supplemental No. 2 to Interlocal Contract 1189 between the City of Las Vegas (CLV) and the Regional Transportation Commission of Southern Nevada (RTC) to extend the contract expiration date to June 30, 2030, for the Downtown Mobility Improvements Program, Fiscal Year 2021 City of Las Vegas Project - Wards 1, 3 and 5 (Knudsen, Diaz and Summers-Armstrong)
21. For possible action to approve Supplemental No. 2 to Interlocal Contract 1234 between the City of Las Vegas (CLV) and the Regional Transportation Commission of Southern Nevada (RTC) to extend the contract expiration date to June 30, 2030, for the Northwest Area Arterials Project - Ward 6 (Brune)
22. For possible action to approve Supplemental No. 2 to Interlocal Contract 1244 between the City of Las Vegas (CLV) and the Regional Transportation Commission of Southern Nevada (RTC) to extend the contract expiration date to June 30, 2030, for the Farm Road, Tule Springs Road to Tenaya Way Project - Ward 6 (Brune)

DISCUSSION/ACTION ITEMS

CITY CLERK - DISCUSSION

23. Discussion for possible action regarding the method which shall be used to fill the Ward 2 vacancy from the following options: 1. to direct staff to place an item on the September 17, 2025 agenda listing the names of potential appointees, which shall be gathered in the method prescribed by the City Council, from which the Council will select and make an appointment as allowed for in City Charter Section 1.160, or 2. to declare by resolution a special election be held to fill the vacancy as allowed for in NRS Chapter 268.325

BOARDS AND COMMISSIONS - DISCUSSION

24. Discussion for possible action regarding the reappointment of Todd VonBastiaans to the Ward 1 seat of the Arts Commission

RECOMMENDING COMMITTEE REPORT - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

25. Bill No. 2025-31 - For possible action - 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
26. Bill No. 2025-32 - For possible action - 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

27. Bill No. 2025-33 - For possible action - 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

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.

28. Bill No. 2025-34 - Amends LVMC 9.16.030 to adjust the hours during which construction noise is deemed to be a prohibited noise disturbance. Proposed by: Seth Floyd, Director of Community Development

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

29. 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.
30. 25-0109 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: GOLD LT RE, LLC #6 - For possible action on the following Land Use Entitlement project requests on 1.06 acres on the east side of Rainbow Boulevard, approximately 605 feet south of Ann Road (APN 125-35-101-007), C-1 (Limited Commercial) Zone, Ward 6 (Brune). The Planning Commission (5-2 vote) and Staff recommend DENIAL on the entire Land Use Entitlement project.
- 30a. 25-0109-VAR1 - ABEYANCE ITEM - VARIANCE - TO ALLOW A 32-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 66 FEET IS REQUIRED
- 30b. 25-0109-VAR2 - ABEYANCE ITEM - VARIANCE - TO ALLOW 39 PARKING SPACES WHERE 44 PARKING SPACES ARE REQUIRED
- 30c. 25-0109-SUP1 - ABEYANCE ITEM - SPECIAL USE PERMIT - FOR A PROPOSED MOTOR VEHICLE PARTS SALES, INSTALLATION AND REPAIR USE [MOTOR VEHICLE REPAIR, MINOR]
- 30d. 25-0109-SDR1 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 7,449 SQUARE-FOOT MOTOR VEHICLE REPAIR AND 400 SQUARE-FOOT SMOG CHECK DEVELOPMENT WITH A WAIVER TO ALLOW BAY DOORS TO FACE THE RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED
31. 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.
- 31a. 25-0176-VAR1 - ABEYANCE ITEM - VARIANCE - TO ALLOW A 75-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 111 FEET IS REQUIRED

- 31b. 25-0176-VAR2 - ABEYANCE ITEM - VARIANCE - TO ALLOW 242 PARKING SPACES WHERE 340 ARE REQUIRED
- 31c. 25-0176-SUP1 - ABEYANCE ITEM - SPECIAL USE PERMIT - FOR A RESIDENTIAL, MULTI-FAMILY USE
- 31d. 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
- 32. 25-0143-RQR1 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: MDC COAST 13, LLC - For possible action on a Land Use Entitlement project request for a Required Review of an approved Variance (V-0023-89) THAT ALLOWED AN OFF-PREMISE SIGN TO BE LOCATED 265 FEET FROM ANOTHER OFF-PREMISE SIGN WHERE A 300-FOOT DISTANCE SEPARATION IS REQUIRED at 5301 West Charleston Boulevard (APN 163-01-501-011), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

REPORTS AND PRESENTATIONS

- 33. Report by Maggie Plaster, Director, and Jennifer Kleven, Deputy Director, Department of Parks, Recreation and Cultural Affairs, regarding events at the Civic Center and Plaza, generally bordered by Main Street, Clark Avenue, First Street and Bonneville Avenue - Ward 3 (Diaz)

SET DATE

- 34. 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

- 35. 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.

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

COUNCIL MEMBER RECOGNITION

- 37. 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:

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