

RESOLUTION NO. R-77-2025

A RESOLUTION CONCERNING A PROPOSED SPECIAL IMPROVEMENT DISTRICT; APPROVING THE FORM OF AN IMPROVEMENTS REIMBURSEMENT AGREEMENT BETWEEN THE CITY AND THE HOWARD HUGHES COMPANY, LLC.

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 Howard Hughes Company, LLC, a Delaware limited liability company (the "Developer"), has informed the City that, in the future, the Developer may request that the City conduct proceedings pursuant to the provisions of Nevada Revised Statutes Chapter 271 and the City's Developer Special Improvement District Guidelines (the "Guidelines") to form one or more special improvement districts within the City (the "Future Districts"), to levy special assessments therein, and to issue one or more series of bonds (hereinafter called "Bonds") to provide for the construction, acquisition, and/or furnishing of certain public improvements within the Future Districts; and

WHEREAS, the Developer has previously constructed, or will construct, certain public improvements (the "Improvements") that will proportionally benefit the properties in the Future Districts; and

WHEREAS, the Developer intends to request that the City levy special assessments against the properties in the Future Districts to finance an allocable portion of the cost of the Improvements; and

WHEREAS, the Developer desires to dedicate the Improvements to the City or another applicable government prior to the formation of the Future Districts and the execution of a Development and Financing Agreement between the City and the Developer relating to each Future District; and

WHEREAS, the Developer has requested that the City reimburse the Developer for a portion of the costs of the Improvements from the proceeds of the Bonds; and

WHEREAS, the City desires to facilitate such reimbursement, subject to the conditions contained in an Improvements Reimbursement Agreement (the "Improvements Reimbursement Agreement") between the City and the Developer; and

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

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

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

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

Section 3. All bylaws, orders and resolutions, or parts thereof, in conflict with this resolution, are repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any bylaw, order, or resolution, or part thereof, previously repealed.

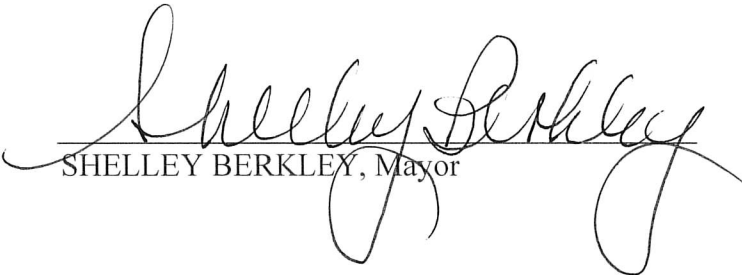
Section 4. If any section, paragraph, clause or provision of this resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

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Section 5. 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 November 19, 2025.

(SEAL)


SHELLEY BERKLEY, Mayor

Attest:


DR. LUANN D. HOLMES, MMC, City Clerk

Approved as to Form:


TAMARA M. CANNELLA, Deputy City Attorney

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

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

1. The foregoing pages constitute a true, correct, complete and compared copy of a resolution adopted by the City Council of the City (the “City Council”) at a meeting held on November 19, 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
	Olivia Diaz
	Francis Allen-Palenske
	Shondra Summers Armstrong
	Nancy E. Brune
	Kara J. Kelley

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 November 19, 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)
Kara Kelley (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.

November 19, 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.

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 Andrew Mason, International Church of Las Vegas
4. Pledge of Allegiance

5. Recognition of the Employee of the Month
6. Recognition of Freddy Godinez and Alexander Stabler

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 October 15, 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.

FINANCE - PURCHASING AND CONTRACTS - CONSENT

10. For possible action to approve award of Contract No. 260070-JG, Charleston Heights Arts Center Theater Upgrades located at 800 South Brush Street - Department of Public Works - Award recommended to: LGA ARCHITECTURE (Not-to-Exceed \$515,280 - Parks and Leisure Activities Capital Projects Fund) - Ward 1 (Knudsen)
11. For possible action to approve award of Contract No. 250141-SK, Professional Services for Second Chance Employment located at 1931 Stella Lake Street - Department of Neighborhood Services - Award recommended to: FOUNDATION FOR AN INDEPENDENT TOMORROW (Not-to-Exceed \$142,601 Annually - Federal, State and Local Initiatives Special Revenue Fund) - Ward 5 (Summers-Armstrong)

FIRE AND RESCUE - CONSENT

12. For possible action to approve an amendment to the original contract renewal between the City of Las Vegas and the State of Nevada Department of Health and Human Services, which provides ongoing reimbursement for emergency transportation for Medicaid recipients, changing the name of the Department of Health and Human Services, Division of Health Care Financing and Policy to Nevada Health Authority, Nevada Medicaid, per the 83rd Legislative Session - SB494 effective 07/01/2025 and continues the services that have already been in place from the old contract, which covered July 1, 2024, to June 30, 2028 - All Wards

NEIGHBORHOOD SERVICES - CONSENT

13. For possible action to approve an allocation of \$149,694.39 of HOME Investment Partnerships Program Grant Funds and Account for Affordable Housing Trust Funds (AAHTF) to Select Society LLC for the construction of eight multifamily apartment units located at 524 North 7th Street (APN 139-34-512-042) - Ward 5 (Summers-Armstrong)
14. For possible action to approve the Declaration of Shared Use Agreement between McKnight Senior Village II Limited Partnership and McKnight Senior Village IV Limited Partnership for shared access, utility, and facility use across adjacent parcels located at 651 McKnight Street (APN 139-25-408-001) and 731 Effinger Street (APN 139-25-410-046) - Ward 3 (Diaz)

OFFICE OF EMERGENCY MANAGEMENT - CONSENT

15. For possible action to approve a grant award from the State of Nevada Office of Emergency Management for the receipt and appropriation of funds from the Department of Homeland Security (DHS) Grant, Federal Fiscal Year 2022 Urban Area Security Initiative Grant (UASI) in the amount of \$72,380 to support the Las Vegas Fire and Rescue Southern Nevada X-Ray Compatibility Program - All Wards

PUBLIC SAFETY - CONSENT

16. For possible action to approve an Interlocal Agreement between the City of Las Vegas and the Office of the Attorney General to participate in and support the Nevada S.A.V.E. (Survivors, Advocates, Victims and Enforcement Notifications) Notifications Service (\$57,298.45 - General Fund) - All Wards

PUBLIC WORKS - CONSENT

17. For possible action to approve staff to acquire, dedicate, and convey various real property rights from the City of Las Vegas (CLV) on portions of North 4th Street, between Ogden Avenue and Fremont Street (multiple APNs) - Ward 5 (Summers-Armstrong)
18. For possible action to approve the Las Vegas Valley Water District (LVVWD) Non-Exclusive Easement from the City of Las Vegas (CLV) to provide services to the future Fire Station 103 (APN 138-36-201-014) - Ward 1 (Knudsen)
19. For possible action to approve a Facility Shared Use Agreement for Dula Community Center between the City of Las Vegas (CLV) and Mountain Valley Prep Co-Op (MVP), a Nevada Non-Profit Cooperative Corporation, to lease a portion of the Dula Community Center located at 451 East Bonanza Road - Ward 5 (Summers-Armstrong)
20. For possible action to authorize staff to acquire real property and improvements located at 9517 Gold Bank Drive (APN 138-18-710-121) (Approximately \$75,000-\$380,000 - Strategic Land Acquisition Fund) - Ward 4 (Allen-Palenske)

RESOLUTIONS - CONSENT

21. R-71-2025 - ABEYANCE ITEM - 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 on the west side of Oso Blanca Road and north of Tee Pee Lane (APN 125-07-701-007) - Ward 6 (Brune) [NOTE: This item is related to Council Item 25]
22. R-77-2025 - For possible action to approve a Resolution concerning a proposed Special Improvement District within the Summerlin Area, an Improvements Reimbursement Agreement and other related matters - Ward 2 (Kelley)
23. R-78-2025 - For possible action to approve a Resolution consenting to the Agency Reimbursement Agreement (Agreement) proposed by the City of Las Vegas Redevelopment Agency (RDA) and Gonzosmadness, LLC, (Tenant) concerning the retail lease located at 525 South Main Street, Suite 150 (APN 139-34-201-027), is in compliance with and in furtherance of the goals and objectives of the City of Las Vegas - Redevelopment Area 1 - Ward 3 (Diaz) [NOTE: This item is related to RDA Item 5 (RA-26-2025) and Council Items 26 and 27 (R-80-2025)]
24. R-79-2025 - For possible action to approve a Resolution to conclude the Neonopolis Parking License Program between the City of Las Vegas and the Redevelopment Agency (RDA) related to the Neonopolis Parking Garage, located at 450 Fremont Street (APN 139-34-513-003), for the purpose of economic development and best interest of the citizens of Las Vegas - Ward 5 (Summers-Armstrong)

DISCUSSION/ACTION ITEMS

HEARINGS - DISCUSSION

25. ABEYANCE ITEM - Public hearing regarding the fair market value of City of Las Vegas (CLV) owned real property located on the west side of Oso Blanca Road and north of Tee Pee Lane (APN 125-07-701-007), in anticipation of the sale of the property on an internet auction website - Ward 6 (Brune) [NOTE: This item is related to Council Item 21 (R-71-2025)]

26. Public hearing regarding the fair market value (FMV) lease rate of the City of Las Vegas (City) owned Civic Plaza Retail Suites (APN 139-34-201-027) based on A Market Rent Study Regarding Two Retail Spaces as Part of the New Civic Plaza (appraisal report) dated June 30, 2025 by Anderson Valuation Group LLC, which is in anticipation of leasing the 2,547.5 square feet located at 525 South Main Street, Suite 150 - Ward 3 (Diaz) [NOTE: This item is related to Council Items 23 (R-78-2025), 27 (R-80-2025), and RDA Item 5 (RA-26-2025)]

RESOLUTIONS - DISCUSSION

27. R-80-2025 - Discussion for possible action regarding a Resolution consenting to certain undertaking of the City of Las Vegas (City) in connection with the Retail Lease agreement between the City of Las Vegas (Landlord) and Gonzosmadness, LLC, (Tenant) concerning the retail lease located at 525 South Main Street, Suite 150 (APN 139-33-201-027), is in the best interest of the public and to be in compliance with and in furtherance of the goals and objectives of the City of Las Vegas Downtown Master Plan - Ward 3 (Diaz) [NOTE: This item is related to Council Items 23 (R-78-2025), 26 and RDA Item 5 (RA-26-2025)]
28. R-81-2025 - Discussion for possible action regarding a Resolution finding that the proposed Lease Agreement between the State of Nevada, Department of Administration, Public Works Division, Buildings and Grounds (Lessee), for and on behalf of the Nevada Secretary of State, and City of Las Vegas (Landlord), located at 70 East Bonneville Avenue, Suite 100 (APN 139-34-201-027) for a lease term of ten years with two (2) five-year year options is in the best interest of the public - Ward 3 (Diaz)

BOARDS AND COMMISSIONS - DISCUSSION

29. Discussion for possible action regarding the appointment of nominee Jesse Sleezer to a Ward 4 seat of the Parks and Recreation Advisory Commission
30. Discussion for possible action regarding the appointment of nominee Kenneth Kraft to the Ward 6 seats of the Traffic and Parking Commission and the Traffic Signal Capital Improvements Advisory Committee

RECOMMENDING COMMITTEE REPORT - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

31. Bill No. 2025-36 - For possible action - Amends various sections of LVMC Chapter 6.75, relating to short term residential rentals, to conform the definition of the term to the definition of that term as found in LVMC Title 19; update and clarify requirements related to owner occupancy and liability insurance. Proposed by: Seth Floyd, Director of Community Development
32. Bill No. 2025-37 - For possible action - Amends LVMC Title 7 by adding a new chapter therein, designated as Chapter 7.43, to require certain owners and operators of commercial establishments engaged in the business of handling pets to complete a training course on handling pets. Proposed by: Jason Potts, Chief of Public Safety
33. Bill No. 2025-38 - For possible action - Adopts that certain document entitled "Development Agreement for Desert Pines," including the incorporated "Desert Pines Development Standards and Architectural Design Guidelines" and other incorporated elements. Sponsored by: Councilwoman Olivia Diaz
34. Bill No. 2025-40 - For possible action - Adopts an extension of an ad valorem property tax rate in the City of Las Vegas for the purpose of employing police officers with the Las Vegas Metropolitan Police Department, as required by Senate Bill 451 of the 83rd Session of the Nevada Legislature, and providing for other related matters. Sponsored by: Mayor Shelley Berkley

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.

35. Bill No. 2025-39 - Amends LVMC 6.84.010 and 6.84.050, relating to wedding chapels, to provide a definition of "wedding chapel" for licensing and regulatory purposes and to update operational requirements. Sponsored by: Councilwoman Olivia 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.

36. 25-0379-EOT1 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (23-0484-SUP1) - APPLICANT: TERESA NAKATANI - OWNER: TONY CHIN HSIEN TSAI AND JASMIN PEI WEN TSAI - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,554 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL AND ALCOHOL, OFF-PREMISE ANCILLARY USE WITH A 750 SQUARE-FOOT OUTDOOR PATIO AREA 0.32 acres at 1300 South Main Street, Suite #120 (APN 162-03-110-094), Ward 3 (Diaz). Staff recommends APPROVAL.

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.

37. 25-0350-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ZEERA INDIA CATERING, INC. - OWNER: MERCADO 888, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,510 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 1118 South Rainbow Boulevard (APN 163-02-101-002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). The Planning Commission (5-0 vote) and Staff recommend APPROVAL.
38. 25-0356-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: A4 BUILDERS, LLC - OWNER: ANDREW GRASSO, IV - For possible action on a Land Use Entitlement project request FROM: PF (PUBLIC FACILITY) TO: M (MEDIUM DENSITY RESIDENTIAL) on 0.16 acres at the southeast corner of Wilson Avenue and 10th Street (APN 139-26-410-051), Ward 5 (Summers-Armstrong). The Planning Commission (5-0 vote) and Staff recommend APPROVAL.
39. 25-0374-MOD1 - SUMMERLIN MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR THE PROPOSED MODIFICATION OF THE SUMMERLIN WEST VILLAGE 22 PLAN TO AMEND THE SPECIAL LAND USE DESIGNATION OF PARCEL "B1" FROM: VC-MF3 (VILLAGE COMMERCIAL-HIGH DENSITY MULTI-FAMILY) TO: VC (VILLAGE COMMERCIAL) AND PARCEL "AA" FROM: VC-MF3 (VILLAGE COMMERCIAL-HIGH DENSITY MULTI-FAMILY) TO: SFSD (SINGLE FAMILY SPECIAL LOT DEVELOPMENT) on 47.90 acres at the northeast corner of Sunset Run Drive and Scurry Bend Drive (APNs 137-14-411-007, 137-23-211-010 and 137-22-611-001), Ward 2 (Kelley). The Planning Commission (5-0 vote) and Staff recommend APPROVAL.
40. 25-0384-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: TAYLOR MORRISON HOMES OF NEVADA, LLC - OWNER: HOLY TRINITY ERITREAN ORTHODOX TEWAHADO CHURCH, ET AL - For possible action on a Land Use Entitlement project request for a Petition to Vacate a public drainage easement generally bounded by Oakey Boulevard, Mohawk Street, El Parque Avenue, and Edmond Street (APNs Multiple), Ward 1 (Knudsen). The Planning Commission (5-0 vote) and Staff recommend APPROVAL.
41. 25-0397-RQR1 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, LLC - OWNER: SAFETY INSTITUTE BUILDINGS, LLC - For possible action on a Land Use Entitlement project request for a Required Review of an approved (SUP-4521) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 820 South Valley View Boulevard (APN 139-31-801-002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

42. 25-0416-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend the City of Las Vegas Master Plan of Streets and Highways Map, Ward 5 (Summers-Armstrong). The Planning Commission (5-0 vote) and Staff recommend APPROVAL.

COMMUNITY DEVELOPMENT - DISCUSSION

43. 25-0291 - APPEAL ITEM - PUBLIC HEARING - APPLICANT: NEW LYFE SOLUTIONS, LLC - OWNER: KNK PROPERTY MANAGEMENT, LLC - For possible action on an Appeal of the DENIAL by the Planning Commission of a portion of the following Land Use Entitlement project requests at 1502 South Las Vegas Boulevard (APN 162-03-210-064), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project. The Planning Commission (5-0 vote) recommends DENIAL on 25-0291-SUP2.
- 43a. 25-0291-SUP1 - SPECIAL USE PERMIT - This Special Use Permit was approved (5-0 vote) at the October 14, 2025 Planning Commission meeting and is not part of this Appeal
- 43b. 25-0291-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED FACILITY TO PROVIDE TESTING, TREATMENT, OR COUNSELING FOR DRUG OR ALCOHOL ABUSE USE
44. 25-0304-VAR1 - APPEAL ITEM - VARIANCE - PUBLIC HEARING - APPLICANT: YANCHAO FAN - OWNER: YONGQING YUAN AND SHUNDAN XIAO - For possible action on an Appeal of the DENIAL by the Planning Commission on a Land Use Entitlement project request FOR A PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [GYM] THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS on 0.48 acres at 1540 South Tenaya Way (APN 163-03-601-005), R-E (Residence Estates) Zone, Ward 1 (Knudsen). The Planning Commission (4-1 vote) and Staff recommend DENIAL.
45. 25-0361-VAC1 - APPEAL ITEM - VACATION - PUBLIC HEARING - APPLICANT: STONE LAND HOLDINGS, LLC - OWNER: CLARK COUNTY VACANT SERIES OF THE CAB PROPERTIES, LLC - For possible action on an Appeal of the APPROVAL by the Planning Commission on a Land Use Entitlement project request for a Petition to Vacate U.S. Government Patent Easements generally bounded by Alexander Road, El Capitan Way and Juliano Road (APNs 138-05-801-023 and 024), R-1 (Single Family Residential) Zone, Ward 4 (Allen-Palenske). The Planning Commission (5-0 vote) and Staff recommend APPROVAL.
46. 24-0508 - TABLED ITEM - RENOTIFICATION - 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.
- 46a. 24-0508-VAR1 - TABLED ITEM - RENOTIFICATION - VARIANCE - TO ALLOW A 60-FOOT LOT WIDTH WHERE 100 FEET IS THE MINIMUM REQUIRED
- 46b. 24-0508-ZON1 - TABLED ITEM - RENOTIFICATION - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL)
47. 24-0510-ZON1 - TABLED ITEM - RENOTIFICATION - 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. Staff recommends DENIAL.
48. 25-0286 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: UNITED STATES OF AMERICA - For possible action on Land Use Entitlement project requests on approximately 940 acres on the north side of Moccasin Road, approximately 1,600 feet east of US Highway 95 (APNs: Multiple), Ward 6 (Brune). The Planning Commission (5-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

- 48a. 25-0286-ZON1 - REZONING - FROM: U (UNDEVELOPED) [TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: T-D (TRADITIONAL DEVELOPMENT)
- 48b. 25-0286-VAC1 - VACATION - PETITION TO VACATE PORTIONS OF BLM RIGHT-OF-WAY GRANT EASEMENTS ON THE NORTH SIDE OF MOCCASIN ROAD NEAR THE N SKYE CANYON PARK DRIVE ALIGNMENT
- 48c. 25-0286-DIR1 - DIRECTOR'S BUSINESS - REGARDING THE ADOPTION OF THE MONUMENT HILLS DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND MONUMENT HILLS PARTNERS, LLC
- 48d. 25-0286-DIR2 - DIRECTOR'S BUSINESS - REGARDING THE ADOPTION OF THE MONUMENT HILLS PARKS AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND MONUMENT HILLS PARTNERS, LLC
- 49. 25-0294 - PUBLIC HEARING - APPLICANT: DAVE DUQUE JIMENEZ - OWNER: THE 2147 N. DECATUR SERIES OF L&R FUTURE, LLC - For possible action on the following Land Use Entitlement project requests on 0.42 acres at 2147 North Decatur Boulevard, Suite #110 (APN 138-24-611-014), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong). 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.
 - 49a. 25-0294-VAR1 - VARIANCE - TO ALLOW 14 PARKING SPACES WHERE 48 SPACES ARE REQUIRED
 - 49b. 25-0294-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MOTOR VEHICLE PARTS SALES, INSTALLATION AND REPAIR [MOTOR VEHICLE REPAIR, MINOR] USE
- 50. 25-0322 - PUBLIC HEARING - APPLICANT/OWNER: RAMOND HAMEDANI - For possible action on the following Land Use Entitlement project requests on 0.19 acres at 512 North 1st Street (APN 139-27-810-031), Ward 5 (Summers-Armstrong). The Planning Commission (5-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.
 - 50a. 25-0322-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: R-1 (SINGLE FAMILY RESIDENTIAL)
 - 50b. 25-0322-WVR1 - WAIVER - TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING SINGLE-FAMILY DWELLING [AREA 2]
- 51. 25-0326 - PUBLIC HEARING - APPLICANT/OWNER: HOLY CROSS MISSIONARY BAPTIST CHURCH, INC. - For possible action on the following Land Use Entitlement project requests on 0.38 acres at 1328 West Lake Mead Boulevard (APN 139-21-610-293), Ward 5 (Summers-Armstrong). The Planning Commission (5-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.
 - 51a. 25-0326-ZON1 - REZONING - FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL)
 - 51b. 25-0326-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 3,500 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP DEVELOPMENT WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS
- 52. 25-0330 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC - For possible action on the following Land Use Entitlement project requests on a portion of 29.09 acres on the southwest corner of Bonanza Road and Clarkway Drive (APNs Multiple), Ward 5 (Summers-Armstrong). The Planning Commission (4-0-1) and Staff recommend APPROVAL on the entire Land Use Entitlement project.
 - 52a. 25-0330-ZON1 - REZONING - FROM: R-3 (MEDIUM DENSITY RESIDENTIAL), R-E (RESIDENCE ESTATES) AND C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) [APNs 139-28-311-001 through 148; and 139-28-303-007 through 009]
 - 52b. 25-0330-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED TRADE SCHOOL USE [COMMERCIAL DRIVER'S LICENSE TRAINING] [APNs 139-28-311-001 through 148; and 139-28-302-034]

53. 25-0331-ZON1 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC - For possible action on a Land Use Entitlement project request FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 0.65 acres at 1700 Bonanza Road (APN 139-28-303-011), Ward 5 (Summers-Armstrong). The Planning Commission (4-0-1 vote) and Staff recommend APPROVAL.
54. 25-0332 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC - For possible action on the following Land Use Entitlement project requests on 1.65 acres located on the west side of Martin L King Boulevard, 370 feet south of Washington Avenue (APNs 139-28-304-002 through 004), Ward 5 (Summers-Armstrong). The Planning Commission (4-0-1 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends DENIAL on the entire Land Use Entitlement project.
- 54a. 25-0332-VAR1 - VARIANCE - TO ALLOW AN 80-FOOT LOT WIDTH WHERE 100 FEET IS REQUIRED [0.38 ACRES ON APN 139-28-304-003]
- 54b. 25-0332-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) AND C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)
55. 25-0335 - PUBLIC HEARING - APPLICANT: INTEGRITY CONCRETE, LLC - OWNER: COLEMAN ST, LLC - For possible action on the following Land Use Entitlement project requests on 1.42 acres at the southwest corner of Ricky Road and Thom Boulevard (APNs 138-12-710-059 and 138-12-810-011), Ward 5 (Summers-Armstrong). The Planning Commission (5-0 vote) and Staff recommend DENIAL on the Land Use Entitlement project.
- 55a. 25-0335-GPA1 - GENERAL PLAN AMENDMENT - FROM: O (OFFICE) TO: LI-R (LIGHT INDUSTRIAL AND RESEARCH)
- 55b. 25-0335-ZON1 - REZONING - FROM: O (OFFICE) TO: C-M (COMMERCIAL / INDUSTRIAL)
- 55c. 25-0335-SDR1- SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 15,000 SQUARE-FOOT CONTRACTOR'S PLANT, SHOP AND STORAGE YARD DEVELOPMENT WITH WAIVERS OF BUILDING ORIENTATION AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS
56. 25-0353-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of an existing Bureau of Land Management (BLM) right-of-way grant for sewer, drainage, and roadway generally located on the southwest corner of Brent Lane and Erik Lloyd Street (APNs 125-07-510-001 and 125-07-610-001), T-D (Traditional Development) Zone [L (Residential Low) and GC (General Commercial) Skye Canyon Special Land Use Designation], Ward 6 (Brune). The Planning Commission (5-0 vote) and Staff recommend APPROVAL.
57. 25-0382 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: STATE OF NEVADA DIVISION OF STATE LANDS - For possible action on the following Land Use Entitlement project requests on 22.77 acres at the northeast corner of Washington Avenue and Las Vegas Boulevard (APN 139-26-201-012), Ward 5 (Summers-Armstrong). The Planning Commission (5-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.
- 57a. 25-0382-GPA1 - GENERAL PLAN AMENDMENT - FROM: PF (PUBLIC FACILITY) TO: H (HIGH DENSITY RESIDENTIAL)
- 57b. 25-0382-ZON1 - REZONING - FROM: C-V (CIVIC) TO: R-4 (HIGH DENSITY RESIDENTIAL)
58. 25-0383 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: CITY OF LAS VEGAS - For possible action on the Following Land Use Entitlement project requests on 50.54 acres generally bounded by Washington Avenue, Maryland Parkway, Sagman Street, and Las Vegas Boulevard (APNs 139-26-301-004 and 139-27-709-001), Ward 5 (Summers-Armstrong). The Planning Commission (5-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.
- 58a. 25-0383-GPA1 - GENERAL PLAN AMENDMENT - FROM: PF (PUBLIC FACILITY) TO: H (HIGH DENSITY RESIDENTIAL)
- 58b. 25-0383-ZON1 - REZONING - FROM: C-V (CIVIC) TO: R-4 (HIGH DENSITY RESIDENTIAL)

59. 25-0389 - PUBLIC HEARING - APPLICANT/OWNER: PANTHER ALTA 12, LLC - For possible action on the following Land Use Entitlement project requests on 12.23 acres on the north side of Alta Drive, approximately 2,115 feet east of Hualapai Way (APN 138-31-101-004), C-1 (Limited Commercial) Zone, Ward 2 (Kelley). 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.
- 59a. 25-0389-VAR1 - VARIANCE - TO ALLOW 863 PARKING SPACES WHERE 1,018 ARE REQUIRED
- 59b. 25-0389-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 178,400 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT WITH WAIVERS OF BUILDING PLACEMENT AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS
60. 25-0406 - PUBLIC HEARING - APPLICANT/OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - For possible action on the following Land Use Entitlement project requests on a portion of 35.74 acres at the northwest corner of McWilliams Avenue and H Street (APN 139-28-702-001), T4-N (T4 Neighborhood) Zone, Ward 5 (Summers-Armstrong). The Planning Commission (5-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.
- 60a. 25-0406-VAC1 - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY LOCATED ALONG WASHINGTON AVENUE GENERALLY LOCATED ON THE SOUTH SIDE OF WASHINGTON AVENUE 175 FEET WEST OF H STREET
- 60b. 25-0406-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 223 UNIT MIXED-USE DEVELOPMENT WITH 10,389 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS
61. 25-0436 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES OF NEVADA, INC. - OWNER: KL LB BUY 3, LLC - For possible action on the following Land Use Entitlement project requests located on the north side of Log Cabin Way, approximately 630 feet west of Alpine Ridge Way, R-SL (Residential Small Lot) Zone, Ward 6 (Brune). Staff recommends APPROVAL on the entire Land Use Entitlement project.
- 61a. 25-0436-ROC1 - REVIEW OF CONDITION - OF AN APPROVED TENTATIVE MAP (25-0065-TMP1) TO REMOVE LARRY MCBRYDE STREET FROM CONDITION OF APPROVAL NUMBER TEN (21.20 ACRES) [APNs 126-01-201-001, 002 AND 126-01-101-011, 012]
- 61b. 25-0436-ROC2 - REVIEW OF CONDITION - OF AN APPROVED TENTATIVE MAP (24-0254-TMP1) TO REMOVE LARRY MCBRYDE STREET FROM FROM CONDITION OF APPROVAL NUMBER TEN (10.63 ACRES) [APNs 126-01-201-011 AND 012]

REPORTS AND PRESENTATIONS

62. Report by Chris Heavey, Ph.D., Interim President of the University of Nevada, Las Vegas, (UNLV) regarding an update on the various programs and recent activities of the university - All Wards

SET DATE

63. 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

64. 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.

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

COUNCIL MEMBER RECOGNITION

- 66. 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