



Recommending Committee Minutes

1. Call to Order

Minutes:

COUNCILMAN KNUDSEN called the meeting to order at 10:00 a.m.

PRESENT: COUNCILMEMBERS KNUDSEN, DIAZ and ALLEN-PALENSKE

ALSO PRESENT: COMMUNITY DEVELOPMENT EXECUTIVE DIRECTOR SETH FLOYD; DEPUTY CITY ATTORNEY II GILLIAN BLOCK-SEGERBLOM; ASSISTANT DEPUTY CITY CLERK CHEYENNE LARANCE; and DEPUTY CITY CLERK SAMANTHA DINICOLA

2. Announcement Regarding: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations in accordance with the noticing standards as outlined in NRS 241.020: City Hall, 495 South Main Street, 1st Floor; the City of Las Vegas website - www.lasvegasnevada.gov; and the Nevada Public Notice website - notice.nv.gov.

3. Public Comment: Comment during this portion of the agenda must be limited to matters on the agenda for action. If you wish to be heard, come forward 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.

Minutes:

None.

4. For possible action to approve the Final Minutes by reference of the January 20, 2026 Recommending Committee Meeting

Motion made by Olivia Diaz to Approve

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Olivia Diaz, Brian Knudsen, Francis Allen-Palenske;

5. Bill No. 2026-2 - For possible action - Adopts that certain document entitled "Development Agreement for Property Formerly Known as Cashman," including the incorporated "Cashman Site Development Standards" and other incorporated elements. Sponsored by: Councilwoman Shondra Summers-Armstrong

Minutes:

STEPHANIE GRONAUER appeared on behalf of Lennar Homes and displayed a site map on the overhead to highlight the area included in the proposed Development Agreement. She explained that the Development Agreement established development standards for the project and defined the allowable density. She added that the previously approved plans reflected a more urban-style development than is typically permitted within a standard R-3 (Medium Density Residential) zone.

SETH FLOYD, Executive Community Development Director, introduced CHRISTIAN GATES, Senior Planner, to provide the staff report. MR. GATES explained that the proposed ordinance was the formal adoption of the Development Agreement for the property formerly known as Cashman, which was approved at the January 21st City Council meeting. He added that the agreement met all statutory requirements of NRS (Nevada Revised Statute) 278.0201 and it would help facilitate 781 to 1,221 units of housing on 50.54 acres in the downtown area.

COUNCILWOMAN DIAZ inquired whether standards for commercial areas were included in the Development Agreement to align with the Desert Pines Development Agreement. MS. GRONAUER responded that they were intentionally not included, noting that the project would instead comply with applicable City codes.

COUNCILWOMAN ALLEN-PALENSKE confirmed that this represented the final plan for the property site and thanked MR. GATES for his work on the agreement. In response to the Councilwoman, MR. GATES explained that the Development Agreement allowed for up to 1,221 units. MS. GRONAUER clarified that although the agreement permits 1,221 units, plans for 781 units had been submitted and previously approved. She stated that construction was anticipated to begin within the year, following demolition.

Subsequent to the vote, COUNCILMAN KNUDSEN announced that this bill would be eligible for adoption at the City Council meeting of February 4, 2026.

Motion made by Olivia Diaz to Approve as Do Pass

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Olivia Diaz, Brian Knudsen, Francis Allen-Palenske;

6. Bill No. 2026-3 - For possible action - Adopts that certain document entitled "Development Agreement for Property Formerly Known as Grant Sawyer," including the incorporated "Grant Sawyer Site Development Standards" and other incorporated elements. Sponsored by: Councilwoman Shondra Summers-Armstrong

Minutes:

STEPHANIE GRONAUER appeared on behalf of Lennar Homes and displayed a site map on the overhead to highlight the area included in the Development Agreement. She explained that the property was formerly the Grant Sawyer Building site, which is owned by the State of Nevada. The Development Agreement allows for up to 780 units; however, the approved site plans include only 290 units. MS. GRONAUER expressed appreciation for staff's work on the agreement, noting that it provides flexibility within the R-3 (Medium Density Residential) zoning designation.

CHRISTIAN GATES, Senior Planner, that the proposed ordinance was the formal adoption of the Development Agreement for the property formerly known as the Grant Sawyer building, which was approved at the January 21st City Council meeting. He added that the agreement met all statutory requirements of NRS (Nevada Revised Statute) 278.0201 and it would help facilitate 290 to 580 units of housing on 22.77 acres in the downtown area.

Subsequent to the vote, COUNCILMAN KNUDSEN announced that this bill would be eligible for adoption at the City Council meeting of February 4, 2026.

Motion made by Francis Allen-Palenske to Approve as Do Pass

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Olivia Diaz, Brian Knudsen, Francis Allen-Palenske;

7. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Recommending Committee. No subject may be acted upon by the Recommending Committee 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.

Minutes:

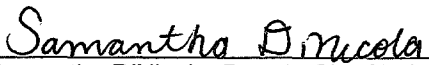
None.

8. Adjournment

Minutes:

The meeting was adjourned at 10:09 a.m.

Respectfully submitted:


Samantha DiNicola, Deputy City Clerk

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