

**Summerlin & Multi Districts**

**RESOLUTION NO. R-82-2025**

**A RESOLUTION DIRECTING THE CITY TREASURER TO GIVE NOTICE OF THE SALE OF PROPERTIES SUBJECT TO THE LIEN OF A DELINQUENT ASSESSMENT; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.**

**WHEREAS**, the City has heretofore created Special Improvement District Nos. 607, 609, 610, 611, 612, 613, 808, 810, 812, 813, 814, 815, 816, 817, 818 and various other districts as identified in the Notice below (the “Districts”); and

**WHEREAS**, the City Council has directed and hereby reaffirms its direction to the City Treasurer to collect and enforce the assessments in the Districts in the manner provided by the Consolidated Local Improvements Law; and

**WHEREAS**, the assessment installments on certain properties in the Districts have not been made and are delinquent; and

**WHEREAS**, the City Council desires that the City Treasurer proceed with a notice of sale of the delinquent property as provided in Nevada Revised Statutes (“NRS”) 271.545.

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

Section 1. The City Council hereby directs the City Treasurer to give notice of the sale of the properties subject to the lien of delinquent assessments in the Districts. The City Council hereby exercises its option to cause the whole amount of the unpaid principal of the assessments to become due and payable as provided in NRS 271.410. The sale shall take place at 2:00 p.m. on January 27th, 2026, in the City Council Chambers, Las Vegas City Hall Complex 495 S. Main Street – 2nd Floor Las Vegas, Nevada, 89101 which the Council hereby finds is a convenient location.

Section 2. The notice of sale shall be substantially as follows:

(Form of Notice of Sale)

Notice is hereby given that the City Treasurer of the City of Las Vegas will at the hour of 2:00 p.m. on January 27th, 2026, at the City Council Chambers, Las Vegas City Hall, 495 S. Main Street – 2nd Floor, Las Vegas, Nevada, sell the following parcels which are delinquent in the payment of assessments in the City's Special Assessment District Nos. 607, 609, 610, 611, 612, 613, 808, 810, 812, 813, 814, 815, 816, 817, 818 and various others to the City of Las Vegas:

<u>Name of Owner</u>	<u>Description of Property</u>	<u>District No.</u>	<u>Total Amount Due to Date of Sale*</u>
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*[insert in notice as published as mailed a list containing the information described in the above table headings for each delinquent parcel.]*

\* Includes the whole assessment, accrued interest upon the whole amount of unpaid principal to the date of delinquency, interest upon unpaid principal and accrued interest from the date of delinquency to January 27th, 2026, at rate not exceeding 2 percent per month, penalties and collection costs, including attorney's fees.

\*\* Effective for the City's Special Assessment Districts created after July 1, 2019, a certificate of sale expires and is null and void 3 years after the date on which the redemption period ends, except as otherwise provided in NRS § 271.595(6). If the holder of a certificate of sale does not submit to the treasurer a demand for deed before the certificate of sale expires, no deed may be executed to the holder of the certificate, as provided in NRS § 271.595(7).

Each property described above will be sold to satisfy the total amount due thereon as is stated above, to the first person at the sale offering to pay the amount due on that property as is listed above. The sale shall be held, and purchasers at the sale shall receive certificates of sale, as provided in NRS 271.555 to NRS 271.575 and ordinances adopted by the City Council. The sale shall be continued from day to day as provided in NRS 271.555. The property sold is subject to redemption as provided in NRS 271.595. If not redeemed as provided in that Section, after

expiration of the period of redemption, the City Treasurer will issue a deed to the property on demand of the certificate holder in the manner provided in NRS 271.595.

The City Council has exercised its option to have the whole amount of the unpaid principal of the assessment be due and payable immediately with respect to the above parcels, as provided in NRS 271.410. As provided in that section, at any time prior to the date of sale the owner may pay the amount of delinquent installments with accrued interest, all penalties and costs of collection accrued including but not necessarily limited to any attorney's fees, and shall thereupon be restored the right to thereafter pay in installments in the same manner as if default had not been made. A property owner may obtain from the Las Vegas City Treasurer the amount that he/she is required to pay to the City in order to be restored to the right to pay his/her assessments in installments pursuant to NRS 271.410(2).

**\*\*PLEASE TAKE NOTICE** that according to records available to the City of Las Vegas, you are the owner of or have an interest in a mortgage, deed of trust, or other lien or other interest in one of the properties listed above. The City intends to conduct a sale of these properties in accordance with the provisions of the above notice and Nevada Revised Statutes. The sale is being held because the special assessments levied against the subject property have not been paid. Your ownership of or mortgage, deed of trust, other lien or other interest in the property could be adversely affected by the sale. Under Nevada law, deeds to property sold, which are issued after the period of redemption specified in NRS 271.595, convey the entire fee simple title to the property described, stripped of all liens and claims except the liens of other special assessments and general taxes. See NRS 271.600.\*\*

IN WITNESS WHEREOF, I have affixed my signature as of  
/s/ GAYLE LLOYD-LEAKOS  
Director of Finance

\*\*Insert in mailed notice only.

(End of Form of Notice of Sale)

Section 3. The Notice provided in Section 2 above shall be published once a week for 3 consecutive weeks prior to the date of sale and shall be mailed by first class mail, postage prepaid, at least 20 days before the sale to each owner of a parcel which is subject to sale as provided in the Notice, and to each person who has a property interest in any of that property that is recorded, if that property interest could be adversely affected by the sale. The City Clerk is directed to make such publication and mailing. An affidavit of publication is hereby required to be filed with the City Clerk. The City Clerk shall also make out an affidavit that the mailing as described above has been made and file that affidavit in his/her records.

Section 4. The City Treasurer is directed to obtain the names and addresses of the property for which there is a delinquent assessment from the records of the County Assessor or such other source or sources as the City Clerk deems reliable. The list of names and addresses must have been revised within 12 months prior to the date of sale.

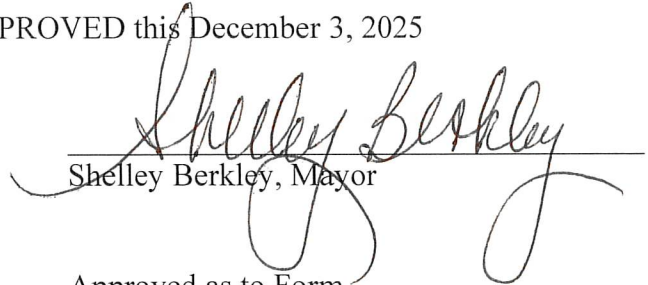
Section 5. The officers of the City are hereby authorized to take all action necessary to effectuate the provisions of this resolution.

Section 6. This resolution is effective on passage and approval.


PASSED, ADOPTED AND APPROVED this December 3, 2025

(SEAL)

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

  
\_\_\_\_\_  
Shelley Berkley, Mayor

Approved as to Form

  
\_\_\_\_\_  
Tamara Cannella, Deputy City Attorney



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

- (i) The City of Las Vegas website – [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)
- (ii) The Nevada Public Notice Website – [notice.nv.gov](http://notice.nv.gov)
- (iii) City Hall, 495 South Main Street, 1st Floor, Las Vegas, Nevada

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

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

7. A copy of the notice so given of the meeting of the Council held on December 3, 2025 is attached to this certificate as Exhibit A.


8. Attached hereto as Exhibit B is the Affidavit of Publication of Notice of Sale required by Section 3 of the Resolution.

9. Attached hereto as Exhibit C (including Exhibits I and II thereto) is the Affidavit of Mailing of Notice of Sale required by Section 3 of the Resolution.

**IN WITNESS WHEREOF**, I have hereunto set my hand and the seal of the City this December 3, 2025.

\_\_\_\_\_

(SEAL)



Dr. LuAnn D. Holmes, MMC, City Clerk

**EXHIBIT A**  
**(Attach Notice and Agenda 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](http://www.lasvegasnevada.gov)

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

**December 3, 2025**

**9:00 AM**

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

Items listed on the agenda may be taken out of the order presented; two or more agenda items for consideration may be combined; and any item on the agenda may be removed or related discussion may be delayed at any time. Backup material for this agenda may be obtained from LuAnn D. Holmes, City Clerk, at the City Clerk's Office at 495 South Main Street, 2nd Floor or on the City's webpage at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov).

The Mayor and City Council welcome your attendance, public comment related to the items on the agenda and citizen participation on items under the jurisdiction of the City Council at this meeting. If you wish to speak, we respectfully ask you to complete and submit a speaker card to the City Clerk. Cards are available online, in the Clerk's Office or at the front of the Chambers as you enter.

These proceedings are being video recorded and can be viewed live on city of Las Vegas TV on COX Cable Channel 2. You can also watch the meeting live online, and access other city content, by visiting [lasvegasnevada.gov/connect](http://lasvegasnevada.gov/connect). The proceedings will be rebroadcast on city of Las Vegas TV the Wednesday of the meeting at 8:00 PM, and also on Friday at 4:00 AM, Saturday at 7:00 PM, Sunday at 7:00 AM and the following Monday at 5:00 PM.

Note: Cellular phones are to be turned off during the City Council Meeting.

### **CEREMONIAL MATTERS**

1. Call to Order
2. Announcement Regarding: Compliance with Open Meeting Law
3. Invocation - Pastor Drew Moore, Canyon Ridge Christian Church
4. Pledge of Allegiance

5. Recognition of the Citizen of the Month
6. Recognition of the Maxx Crosby Foundation

### **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 November 5, 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 Cannabis Production Facility License for BAM P044, LLC dba BAM at 6420 Sunset Corporate Drive [Ivan Alexander Fox, Managing Member] - Clark County
11. For possible action to approve a new Cannabis Cultivation Facility License for BAM C144, LLC dba BAM at 3375 Pepper Lane [Ivan Alexander Fox, Managing Member] - Clark County
12. For possible action to approve a new Cannabis Distributor License for BAM T055, LLC dba BAM at 3375 Pepper Lane [Ivan Alexander Fox, Managing Member] - Clark County
13. For possible action to approve a Non-Restricted Gaming License for NEVADA DISSEMINATOR SERVICE INC dba NEVADA DISSEMINATOR SERVICE INC at 4075 Volunteer Boulevard [Todd J Roberts President, Secretary, Treasurer, Director, Shareholder] - Henderson

### **COMMUNITY DEVELOPMENT - CONSENT**

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 McKnight Senior Village IV affordable housing development located at the southwest corner of Harris Avenue and Effinger Street (APN 139-25-410-046) (\$25,000 - Community Development - General Fund) - Ward 3 (Diaz)
15. For possible action to approve a Utility System Lease Agreement between Nevada Power Company dba NV Energy and City of Las Vegas for the Twin Lakes Community Based Solar Resources project at Lorenzi Park (3333 West Washington Avenue), pursuant to AB (Assembly Bill) 465 (2019) - Ward 5 (Summers-Armstrong)

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

16. For possible action to approve award of Modification No.1 to Mutual Use Contract No. 250174-BM, Vactor Combo Sewer Cleaner - Department of Public Works - Award recommended to: HAAKER EQUIPMENT COMPANY (Increase Not-to-Exceed \$3,513,418 - City Equipment Acquisition Internal Service Fund) - All Wards

17. For possible action to approve award of Contract No. 25.MWA276-DG, Prime Design Services WPCF Nitrification & Chlorine Contact Basin Concrete Rehabilitation, located at 6005 East Vegas Valley Drive - Department of Public Works - Award recommended to: JACOBS ENGINEERING GROUP, INC. (Not-to-Exceed \$2,474,199.08 - Sanitation Enterprise Fund) - Clark County
18. For possible action to approve award of Contract No. 25.MWA384-DG, Prime Design Services WPCF Headworks Rehabilitation Project, located at 6005 East Vegas Valley Drive - Department of Public Works - Award recommended to: HDR ENGINEERING, INC. (Not-to-Exceed \$4,805,884 - Sanitation Enterprise Fund) - Clark County
19. For possible action to approve award of Bid No. 25.MWA458-JG, Rancho Drive Improvements Phase 1 - Sahara Avenue to Charleston Boulevard - Department of Public Works - Award recommended to: LAS VEGAS PAVING CORPORATION (Not-to-Exceed \$22,450,000 - Road and Flood Capital Projects Fund) - Ward 1 (Knudsen)
20. For possible action to approve award of Contract No. 260003-DG, Professional Services WPCF On-line Training Program, located at 6005 East Vegas Valley Drive - Department of Public Works - Award recommended to: 360WATER, INC. (Not-to-Exceed \$750,000 - Sanitation Enterprise Fund) - Clark County
21. For possible action to approve award of Contract No. 260079-RH, Kyle Canyon Special Area (SID) Feasibility Study, Kyle Canyon Area, located within the boundary of Interstate 11 to the east, Witch Mountain Street to the west, Moccasin Road to the north, and Iron Mountain Road to the south - Department of Public Works - Award recommended to: WEBB MUNICIPAL FINANCE, LLC (Not-to-Exceed \$60,000 - General Fund) - Ward 6 (Brune)

#### **OFFICE OF STRATEGIC SERVICES - CONSENT**

22. For possible action to approve Amendment No. 1 to the Franchise Agreement between the City of Las Vegas ("City") and Southwest Gas Corporation ("Southwest Gas"), which provides for a two (2) year extension until December 31, 2027 - All Wards

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

23. For possible action to approve a Communications Site License Agreement between the City of Las Vegas (CLV) and Bell Atlantic Mobile Systems, LLC, dba Verizon Wireless (Verizon), for an existing cell tower located at 150 South Rampart Boulevard (APN 138-29-801-002) more commonly known as Angel Park - Ward 2 (Kelley)

#### **RESOLUTIONS - CONSENT**

24. R-82-2025 - For possible action to approve a Resolution directing the City Treasurer to give notice of the sale of properties subject to the lien of a delinquent assessment in Special Improvement Districts 607, 609, 610, 611, 612, 613, 808, 810, 812, 813, 814, 815, 816, 817, 818 and various other districts and providing other matters properly relating thereto - Wards 2, 4, and 6 (Kelley, Allen-Palenske and Brune)
25. R-83-2025 - For possible action to approve a Resolution adding qualified property into Energy Improvement District No. 1, which will allow qualified parties to participate in the City of Las Vegas Commercial Property Assessed Clean Energy Program relating to the project known as ZLife at 917 First St LLC located at 917 South 1st Street - Ward 3 (Diaz)

#### **DISCUSSION/ACTION ITEMS**

##### **ADMINISTRATIVE - DISCUSSION**

26. Discussion for possible action regarding the ratification of Sue Brown as Director of Human Resources (\$177,000 + Benefits - General Fund)

##### **CITY CLERK - DISCUSSION**

27. Discussion for possible action regarding the appointment of an Interim Municipal Court Judge, Department 2, from the following nominees: Peter Bellon, John Lavery, and Taylor Smith (\$220,005.76 - General Fund)

## **RESOLUTIONS - DISCUSSION**

28. R-84-2025 - Discussion for possible action to approve a Resolution regarding the sale of an amount not-to-exceed \$90,000,000 of Revenue Bonds (the "Bonds"), Series 2026, through a negotiated sale for the purpose of reimbursing the City of Las Vegas (the "City") for 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 (General Capital Project Fund and City Facilities Capital Project Fund) - Ward 3 (Diaz)

## **BOARDS AND COMMISSIONS - DISCUSSION**

29. Discussion for possible action regarding the appointment of nominee Nathan Taylor to a Ward 6 seat of the Parks and Recreation Advisory Commission

## **RECOMMENDING COMMITTEE REPORT - DISCUSSION**

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

30. Bill No. 2025-39 - For possible action - 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.

31. 25-0481 - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION AND LAS VEGAS RESCUE MISSION, INC.  
- For possible action on the following Land Use Entitlement project requests on 4.29 acres at 480 West Bonanza Road (APN 139-27-301-003), T5-M (T5 Maker) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL on the entire Land Use Entitlement project.
- 31a. 25-0481-EOT1 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (23-0307-SUP1) - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-19681) FOR A 49,708 SQUARE-FOOT EXPANSION OF AN EXISTING 71,485 SQUARE-FOOT RESCUE MISSION OR SHELTER FOR THE HOMELESS USE
- 31b. 25-0481-EOT2 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (23-0307-SDR1) - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-19679) TO ALLOW A THREE-STORY 49,708 SQUARE-FOOT EXPANSION TO AN EXISTING 71,485 SQUARE-FOOT RESCUE MISSION WITH WAIVERS OF THE TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS
32. 25-0488 - APPLICANT/OWNER: JANKOSA, INC. - For possible action on the following Land Use Entitlement project requests on 0.63 acres at the northeast corner of Vegas Drive and Jones Boulevard (APN 138-24-401-002), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL on the entire Land Use Entitlement project.
- 32a. 25-0488-EOT1 - FIRST EXTENSION OF TIME - VARIANCE (23-0314-VAR1) - TO ALLOW A PROPOSED TRASH ENCLOSURE TO BE PLACED FIVE FEET FROM A RESIDENTIAL PROPERTY WHERE 50 FEET IS THE MINIMUM REQUIRED
- 32b. 25-0488-EOT2 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (23-0314-SDR1) - FOR A PROPOSED 233 SQUARE-FOOT GENERAL RETAIL STORE KIOSK WITH FUEL PUMPS AND CANOPY AND WAIVERS OF TITLE 19.08 DEVELOPMENT STANDARDS

- 33. 25-0495 - APPLICANT/OWNER: BRASS MONKEY, LLC - For possible action on the following Land Use Entitlement project requests on 2.63 acres at the southeast corner of Charleston Boulevard and Maryland Parkway (APNs 162-02-110-015 through 018), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the entire Land Use Entitlement project.
- 33a. 25-0495-EOT1 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (23-0388-SUP1) - FOR A PROPOSED 51,421 SQUARE-FOOT SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH 5,852 SQUARE FEET OF OUTDOOR SEATING AREA WITH A WAIVER TO ALLOW A 145-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED
- 33b. 25-0495-EOT2 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (23-0388-SDR1) - FOR A PROPOSED TWO-STORY, 23,681 SQUARE-FOOT ADDITION TO AN EXISTING 34,879 SQUARE-FOOT THEATER AND PARKING LOT RECONFIGURATION WITH WAIVERS OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

**REPORTS AND PRESENTATIONS**

- 34. Report by Sallie Doebler, Chief Executive Officer, regarding an update on the progress of the Mayor's Fund for Las Vegas LIFE - All Wards

**SET DATE**

- 35. 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**

- 36. 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.**

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

**COUNCIL MEMBER RECOGNITION**

- 38. 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)  
City Hall, 495 South Main Street, 1st Floor

**EXHIBIT B**  
**(Attach Affidavit of Publication of Notice of Sale)**

Notice of Sale

Notice is hereby given that the City Treasurer of the City of Las Vegas will at the hour of 2:00 p.m. on January 27th, 2026, at the City Council Chamber, Las Vegas City Hall, 495 S. Main Street, 2nd Floor, Las Vegas, Nevada, sell the following parcels which are delinquent in the payment of assessments in the City's Special Assessment District Nos. 607, 608, 610, 611, 612, 613, 609, 610, 612, 613, 614, 615, 616, 617, 618 and various others to the City of Las Vegas:

Table with 4 columns: Name of Owner, Description of Property, Total Amount Due Prior to 12/7/2025, Total Amount Due on Date of Sale. Rows include various property owners and addresses such as DENNIS FAMILY TRUST, HOSSAIN TANVIR, UNGARO ANTHONY E. & SUSAN WING CHU, etc.

\* Includes whole assessment, accrued interest upon the whole amount of unpaid principal to the date of delinquency, interest upon unpaid principal and accrued interest from the date of delinquency to January 27th, 2026 at rate not exceeding 2 percent per month, penalties and collection costs, including attorney's fees.
\*\* Effective for the City's Special Assessment Districts created after July 1, 2019, a certificate of sale expires and is null and void 3 years after the date on which the redemption period ends, except as otherwise provided to NRS 271.696(6). If the holder of a certificate of sale does not submit to the treasurer a demand for deed before the certificate of sale expires, no deed may be obtained by the holder of the certificate, as provided in NRS 271.696(7).
Each property described above will be sold to satisfy the total amount due thereon as is stated above, to the first person at the sale offering to pay the amount due on the property as is stated above. The sale shall be held, and purchasers at the sale shall receive certificates of sale, as provided in NRS 271.695 to 271.697 and ordinances adopted by the City Council. The sale shall be continued from day to day as provided in NRS 271.695. The property sold is subject to redemption as provided in NRS 271.695. If not redeemed as provided in that section, after expiration of the period of redemption, the City Treasurer will issue a deed for the property on demand of the certificate holder in the manner provided in NRS 271.695.
The City Council has exercised its option to have the whole amount of the unpaid principal of the assessment be due and payable immediately with respect to the above parcels, as provided in NRS 271.410. As provided in that section, at any time prior to the date of sale the owner may pay the amount of delinquent assessments with accrued interest, all penalties and costs of collection in full in the same manner as if default had not been made. A property owner may obtain from the Las Vegas City Treasurer the amount of interest due to be required to pay to the City in order to be restored to the right to pay his/her assessments in installments pursuant to NRS 271.410(2).
For additional information or questions, please call (702) 229-4842. Updated notices of sale will be posted on www.angelic.com.
IN WITNESS WHEREOF, I have affixed my signature as of December 3, 2025
/s/ GAYLE LLOYD-LEAKOS
Director of Finance
PUB: Jan. 8, 16, 23, 2026 LV Review-Journal

EXHIBIT C

STATE OF NEVADA )  
 : ss.  
COUNTY OF CLARK )

AFFIDAVIT OF MAILING  
NOTICE OF SALE  
DISTRICTS 607, 609, 610, 611, 612, 613,  
808, 810, 812, 813, 814, 815, 816, 817, 818  
and VARIOUS OTHER DISTRICTS


The undersigned, LuAnn D. Holmes, City Clerk of the City of Las Vegas, Nevada, hereby swears on oath or affirmation:

1. Pursuant to Section 3 of the resolution attached hereto, as evidenced by the affidavit attached as Exhibit 1 hereto, I caused to be mailed a Notice in substantially the form attached hereto as Exhibit 2 to the persons described in paragraph 2 hereof on or before January 7th, 2026 being at least 20 days before the sale, which was held on January 27th, 2026.

2. The Notice was mailed by certified mail to each owner of a parcel which was subject to the sale, and to each person who has a property interest in any of the property subject to the sale that is recorded in the records of the County Recorder.

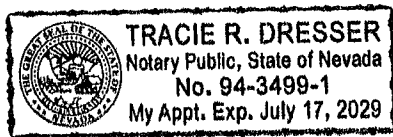
3. Receipts from the certified mailing and this affidavit will be retained in the records of the City for Districts 607, 609, 610, 611, 612, 613, 808, 810, 812, 813, 814, 815, 816, 817, 818 and various other districts until all of the assessments for those Districts and all bonds pertaining thereto have been paid in full.

Dated this 28<sup>th</sup> day of January, 2025. 2026

  
Dr. LuAnn D. Holmes, MMC, City Clerk

2024  
SUBSCRIBED AND SWORN TO before me this 28<sup>th</sup> day of January, 2025, by LuAnn D. Holmes, City Clerk, City of Las Vegas, Nevada.

(SEAL)




  
Notary Public

EXHIBIT I

STATE OF NEVADA )  
 :ss.  
COUNTY OF CLARK )

AFFIDAVIT OF MAILING  
NOTICE OF SALE

The undersigned Allen Gardner, Senior Director of Assessment Management Group of the City of Las Vegas, Nevada, hereby swears on oath or affirmation:

1. Pursuant to Section 3 of the resolution attached hereto, I mailed a Notice in substantially the form attached on the attachment hereto marked Exhibit 2 to the persons described in paragraph 2 hereof on or before January 7, 2026, being at least 20 days before the sale, which was held on January 27th, 2026.

2. The Notice was mailed by certified mail to each owner of a parcel which was subject to the sale, and to each person who has property interest in any of the property subject to the sale that is recorded in the records of the County Recorder.

3. Receipts from the certified mailing and this affidavit will be retained in the records of the City for Districts 607, 609, 610, 611, 612, 613, 808, 810, 812, 813, 814, 815, 816, 817, 818 and various others until all of the assessments for those Districts and all bonds pertaining thereto have been paid in full.

Dated this 28th day of January, 2026.

ASSESSMENT MANAGEMENT GROUP



Title: Senior Director

SUBSCRIBED AND SWORN TO before me this 28th day of January, 2026, by Allen Gardner, Senior Director of Assessment Management Group.



Notary Public

# Memorandum

## City of Las Vegas Department of Finance

To: Mayor Shelley Berkley  
Mayor Pro Tem Brian Knudsen  
Councilwoman Kara Kelley  
Councilwoman Olivia Diaz  
Councilwoman Francis Allen-Palenske  
Councilman Shondra Summers-Armstrong  
Councilwoman Nancy E Brune

From: Gayle Lloyd-Leakos, Finance Director



Cc: Mike Janssen, City Manager  
Susan Heltsley, Chief Financial Officer  
Jeff Dorocak, City Attorney  
LuAnn D. Holmes, City Clerk

Date: January 28, 2026

On December 3, 2025, the City Council approved the delinquency list and foreclosure notices were mailed to delinquent property owners for Special Improvement Districts 607, 609, 610, 611, 612, 613, 808, 810, 812, 813, 814, 815, 816, 817, 818 and various other districts. On January 8, 2026, the first of three weekly publications of the Notice of Sale occurred. Of the 44 parcels publicized, 35 either paid their assessment current or paid it off in full prior to the January 27, 2026 sale, and certificates on 9 parcels were sold.

Pursuant to this statute and the resolution as adopted by the regular City Council, the following Report of Sale has been prepared.

Parcel #	Certificate Buyer	Address	Amount
137-27-724-021 District: 810	CHEANKUMAR PATEL	9634 QUARTERHORSE LANE LAS VEGAS NV 89178	\$3,744.19
137-27-819-011 District: 810	WILLIAM CASTRO	564 RADWICK DR, LAS VEGAS NV 89110	\$6,765.71
137-33-412-068 District: 812	JENNIFER SAHIN	3620 CITADEL CIRCLE LAS VEGAS NV 89118	\$13,276.55
137-33-412-092 District: 812	MICHAEL BEEDE	PO BOX 530337 HENDERSON NV 89053	\$13,276.55
137-33-817-064 District: 812	JOHN RYAN BEEDE	2657 WINDMILL PKWY 373 HENDERSON NV 89074	\$17,506.56
137-14-716-037 District: 813	JACQUELINE L BEEDE	PO BOX 530337 HENDERSON NV 89053	\$5,801.59
137-27-620-019 District: 814	HAI THANH NGUYEN	619 PARADISE VALLEY CT S DANVILLE CA 94526	\$18,456.51
137-22-817-064 District: 815	RICHARD STAUBS	6256 ELTON AVE LAS VEGAS NV 89107	\$13,556.92
137-14-415-013 District: 816	ELEANOR R BEEDE	PO BOX 50366 HENDERSON NV 89016	\$13,821.98

**EXHIBIT II**

**(Attach Copy of Notice as Mailed)**

**EXHIBIT I**

STATE OF NEVADA        )  
                                  :ss.  
COUNTY OF CLARK        )

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**NOTICE OF SALE**

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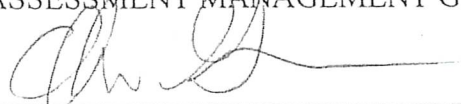
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ASSESSMENT MANAGEMENT GROUP



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Title: Senior Director

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\_\_\_\_\_  
Notary Public