



Recommending Committee Agenda

1. Call to Order
2. Announcement Regarding: Compliance with Open Meeting Law
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.
4. For possible action to approve the Final Minutes by reference of the May 18, 2026 Recommending Committee Meeting
5. Bill No. 2026-22 - For possible action - Grants to Light Source Communications, LLC, a non-exclusive franchise for the purpose of installing, operating and maintaining within the City communications services, including broadband internet service, broadband infrastructure access, and/or telecommunications service, subject to and in accordance with the terms and conditions of the Franchise Agreement incorporated by reference into this Ordinance. Proposed by: Mike Janssen, City Manager
6. Bill No. 2026-23 - For possible action - Revises the current income levels required to be eligible for a public utility refund pursuant to LVMC 6.67.120, ties the eligibility requirements to the U.S. Department of Health and Human Services Federal Poverty Guidelines, and allows the Department of Finance to extend the filing date for applications for such refunds. Proposed by: Gayle Lloyd-Leakos, Director of Finance
7. Bill No. 2026-24 - For possible action - Amends LVMC 19.06, 19.12 and 19.18 related to Accessory Dwelling Units within residential zoning districts, including changes to development standards, permitted land uses, and conditional use regulations, to conform with Assembly Bill 396 of the 83rd session of the Nevada Legislature (2025). Proposed by: Seth T. Floyd, Executive Director of Community Development
8. Bill No. 2026-25 - For possible action - Adopts that certain document entitled "Second Amendment to Development Agreement for the Summerlin West Area" between the City of Las Vegas and The Howard Hughes Corporation, regarding the development of the Summerlin West area. Sponsored by: Councilwoman Kara Kelley
9. 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.
10. Adjournment

Facilities are provided throughout City Hall for the convenience of persons with disabilities. 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.

THIS MEETING HAS BEEN 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



AGENDA SUMMARY PAGE
Recommending Committee
Meeting of: June 15, 2026

Agenda Item No.:
1

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
Call to Order



AGENDA SUMMARY PAGE
Recommending Committee
Meeting of: June 15, 2026

Agenda Item No.:
2

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
Announcement Regarding: Compliance with Open Meeting Law



AGENDA SUMMARY PAGE
Recommending Committee
Meeting of: June 15, 2026

Agenda Item No.:
3

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:

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.



AGENDA SUMMARY PAGE
Recommending Committee
Meeting of: June 15, 2026

Agenda Item No.:
4

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:

For possible action to approve the Final Minutes by reference of the May 18, 2026
Recommending Committee Meeting



AGENDA SUMMARY PAGE
Recommending Committee
Meeting of: June 15, 2026

Agenda Item No.:
5

DEPARTMENT: City Attorney
DIRECTOR: Jeff Dorocak

DISCUSSION

SUBJECT:

Bill No. 2026-22 - For possible action - Grants to Light Source Communications, LLC, a non-exclusive franchise for the purpose of installing, operating and maintaining within the City communications services, including broadband internet service, broadband infrastructure access, and/or telecommunications service, subject to and in accordance with the terms and conditions of the Franchise Agreement incorporated by reference into this Ordinance. Proposed by: Mike Janssen, City Manager

FISCAL IMPACT:

None

PURPOSE/BACKGROUND:

If adopted into ordinance, this bill will grant to Light Source Communications, LLC, a non-exclusive franchise for the purpose of installing, operating and maintaining, within the City, communications services, including broadband internet service, broadband infrastructure access and/or telecommunications service, subject to and in accordance with the terms and conditions of the Franchise Agreement incorporated by reference into the ordinance. The terms of the Franchise Agreement are the subject of a resolution previously approved by the City Council and a corresponding public hearing required by law.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

1. Bill No. 2026-22

BILL NO. 2026-22

ORDINANCE NO. _____

AN ORDINANCE GRANTING TO LIGHT SOURCE COMMUNICATIONS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, A NON-EXCLUSIVE FRANCHISE FOR COMMUNICATIONS SERVICES, INCLUDING BROADBAND INTERNET SERVICE, BROADBAND INFRASTRUCTURE ACCESS AND/OR TELECOMMUNICATIONS SERVICE WITHIN THE CORPORATE LIMITS OF THE CITY OF LAS VEGAS, SUBJECT TO AND IN ACCORDANCE WITH THAT CERTAIN FRANCHISE AGREEMENT ENTERED INTO BETWEEN THE CITY OF LAS VEGAS AND LIGHT SOURCE COMMUNICATIONS, LLC; AND PROVIDING FOR OTHER RELATED MATTERS.

Proposed by: Mike Janssen, City Manager

Summary: Grants to Light Source Communications, LLC, a non-exclusive franchise for the purpose of installing, operating and maintaining within the City communications services, including broadband internet service, broadband infrastructure access, and/or telecommunications service, subject to and in accordance with the terms and conditions of the Franchise Agreement incorporated by reference into this Ordinance.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: The City of Las Vegas, Nevada, hereby grants to Light Source Communications, LLC, the non-exclusive right, privilege, authority and permission to install, operate and maintain communications services, including broadband internet service, broadband infrastructure access, and/or telecommunications service, in, upon, along, across, above, over and under all present and future public ways (excluding railroad rights-of-way), highways, streets, avenues and alleys within the corporate limits of the City of Las Vegas, subject to and in accordance with the terms and conditions of the Franchise Agreement between the City of Las Vegas and Light Source Communications, LLC, a copy of which Franchise Agreement is on file with the Clerk of the City of Las Vegas and by this reference incorporated herein. For the purposes of this Section, the term "telecommunications service" has the meaning of that term as defined in the United States Code at 47 U.S.C. §153(53), the term "broadband internet service" means "broadband internet access service" as described in 47 C.F.R. § 8.1(b), and the term "broadband infrastructure access" means the provision of open access network or other wholesale signal transmission

1 service for the provision of broadband services.

2 SECTION 2: If any section, subsection, subdivision, paragraph, sentence, clause or phrase
3 in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by
4 any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the
5 remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby
6 declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase
7 thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs,
8 sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

9 SECTION 3: All ordinances or parts of ordinances or sections, subsections, phrases,
10 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983
11 Edition, in conflict herewith are hereby repealed.

12 PASSED, ADOPTED and APPROVED this ____ day of _____, 2026.

13 APPROVED:

14
15 By _____
SHELLEY BERKLEY, Mayor

16 ATTEST:

17 _____
18 DR. LUANN D. HOLMES, MMC
City Clerk

19 APPROVED AS TO FORM:

20  5/18/20
21 Gillian Block Segerblom, Date
Deputy City Attorney

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the ____ day
2 of _____, 2026, and referred to a committee for recommendation, the committee being
3 composed of the following members _____;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 _____, 2026, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council as first
7 introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11 APPROVED:

12
13 By _____
SHELLEY BERKLEY, Mayor

14 ATTEST:

15 _____
16 DR. LUANN D. HOLMES, MMC
City Clerk

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AGENDA SUMMARY PAGE
Recommending Committee
Meeting of: June 15, 2026

Agenda Item No.:
6

DEPARTMENT: City Attorney
DIRECTOR: Jeff Dorocak

DISCUSSION

SUBJECT:

Bill No. 2026-23 - For possible action - Revises the current income levels required to be eligible for a public utility refund pursuant to LVMC 6.67.120, ties the eligibility requirements to the U.S. Department of Health and Human Services Federal Poverty Guidelines, and allows the Department of Finance to extend the filing date for applications for such refunds. Proposed by: Gayle Lloyd-Leakos, Director of Finance

FISCAL IMPACT:

None

PURPOSE/BACKGROUND:

This bill will revise the current income levels that are required to be eligible for a public utility refund pursuant to LVMC 6.67.120. The City of Las Vegas' current guidelines were last updated in 1996. The income levels used by the City will be tied to the U.S. Department of Health and Human Services Federal Poverty Guidelines. This approach will put the City in line with other jurisdictions in the Las Vegas Valley. This bill will also allow the Department of Finance, or its designee, to temporarily extend the filing date for applications for public utility refunds.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

1. Bill No. 2026-23

BILL NO. 2026-23

ORDINANCE NO. _____

AN ORDINANCE TO REVISE THE CURRENT INCOME LEVELS REQUIRED TO BE ELIGIBLE FOR A PUBLIC UTILITY REFUND PURSUANT TO LVMC 6.67.120, TO TIE THE ELIGIBILITY REQUIREMENTS TO THE U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES FEDERAL POVERTY GUIDELINES, TO GRANT THE DEPARTMENT OF FINANCE THE DISCRETION TO EXTEND THE FILING DATE FOR APPLICATIONS FOR SUCH REFUNDS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Gayle Lloyd-Leakos, Director of Finance

Summary: Revises the current income levels required to be eligible for a public utility refund pursuant to 6.67.120, ties the eligibility requirements for the City's public utility refund program to the U.S. Department of Health and Human Services Federal Poverty Guidelines, and allows the Department of Finance to extend the filing date for applications for public utility refunds.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Title 6, Chapter 67, Section 120, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

6.67.120: A refund pursuant to Section 6.67.100 will be granted for the amount of any such license fee surcharges paid on any public utility customer billing to [any of the following:

(A) A husband and wife whose combined total income from all sources, for the year for which the refund is claimed, was no more than eighteen thousand nine hundred dollars, and either person was at least sixty years of age by the end of the year for which the refund is claimed;

(B) An unmarried individual whose income from all sources for the year from which the refund is claimed, was no more than sixteen thousand five hundred dollars, and such person was at least sixty years of age by the end of the year for which the refund is claimed.] an individual or household whose income does not exceed 150% of the Federal Poverty Level guidelines, as set by the United States Department of Health and Human Services, provided that the primary utility account holder was at least sixty years of age by the end of the year for which the refund is claimed.

1 SECTION 2: Title 6, Chapter 67, Section 130, of the Municipal Code of the City of Las
2 Vegas, 1983 Edition, is hereby amended to read as follows:

3 **6.67.130:** Applications for refunds pursuant to Section 6.67.100 may be made on a calendar-year basis
4 only, and must be filed with the Manager of the Senior Citizen Programs Division of the City not later than
5 the fifteenth day of March following the calendar year for which the refund is claimed; provided, however,
6 that the Director of the Department of Finance or a designee may extend the filing date in his or her discretion.

7 In the event that no refund is applied for within the time prescribed, all right to claim such refund shall be
8 considered to be void and permanently extinguished.

9 SECTION 3: If any section, subsection, subdivision, paragraph, sentence, clause or phrase
10 in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by
11 any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the
12 remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby
13 declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase
14 thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs,
15 sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

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SECTION 4: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2026.

APPROVED:

By _____
SHELLEY BERKLEY, Mayor

ATTEST:

DR. LUANN D. HOLMES, MMC
City Clerk

APPROVED AS TO FORM:

 5/18/26
Gillian Block Segerblom Date
Deputy City Attorney

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the ____ day
2 of _____, 2026, and referred to a committee for recommendation, the committee being
3 composed of the following members _____;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 _____, 2026, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council as first
7 introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11 APPROVED:

12
13 By _____
SHELLEY BERKLEY, Mayor

14 ATTEST:

15 _____
16 DR. LUANN D. HOLMES, MMC
City Clerk

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AGENDA SUMMARY PAGE
Recommending Committee
Meeting of: June 15, 2026

Agenda Item No.:
7

DEPARTMENT: City Attorney
DIRECTOR: Jeff Dorocak

DISCUSSION

SUBJECT:

Bill No. 2026-24 - For possible action - Amends LVMC 19.06, 19.12 and 19.18 related to Accessory Dwelling Units within residential zoning districts, including changes to development standards, permitted land uses, and conditional use regulations, to conform with Assembly Bill 396 of the 83rd session of the Nevada Legislature (2025). Proposed by: Seth T. Floyd, Executive Director of Community Development

FISCAL IMPACT:

None

PURPOSE/BACKGROUND:

This bill will authorize the development of Accessory Dwelling Units in every residential zone and allow administrative reviews and approval. It will bring LVMC Title 19 into conformance with Assembly Bill 396, which was adopted by the Nevada Legislature in 2025 with the goal of reducing barriers to the construction of new residential units. This bill will promote the goals and objectives identified in the City of Las Vegas 2050 Master Plan with respect to encouraging infill development and increasing housing supply.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

1. Bill No. 2026-24

BILL NO. 2026-24

ORDINANCE NO. _____

AN ORDINANCE TO AMEND LVMC 19.06, 19.12 AND 19.18 RELATED TO ACCESSORY DWELLING UNITS WITHIN RESIDENTIAL ZONING DISTRICTS, INCLUDING CHANGES TO DEVELOPMENT STANDARDS, PERMITTED LAND USES, AND CONDITIONAL USE REGULATIONS, TO CONFORM WITH ASSEMBLY BILL 396 OF THE 83RD SESSION OF THE NEVADA LEGISLATURE (2025)

Proposed by: Seth T. Floyd, Executive Director,
Community Development

Summary: Amends LVMC 19.06, 19.12 and 19.18 related to Accessory Dwelling Units within residential zoning districts, including changes to development standards, permitted land uses, and conditional use regulations, to conform with Assembly Bill 396 of the 83rd session of the Nevada Legislature (2025).

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS
FOLLOWS:

SECTION 1: Ordinance No. 6289 and the Unified Development Code adopted as Title 19 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby amended as set forth in Sections 2 to 8, inclusive, of this Ordinance. The amendments are deemed to be amendments to Ordinance No. 6289 and to the Unified Development Code adopted as Title 19.

SECTION 2: Section 19.06.040 is amended to read as follows:

C. Accessory Structures

In addition to the standards listed for accessory structures in the tables provided for each district, accessory structures on any lot subject to the standards provided in this Chapter shall conform to the following:

1. No Residential [a]Accessory [s]Structure or Residential, Accessory Dwelling Unit shall be erected or moved onto any lot prior to construction of the main building unless a building permit has been issued for the construction of the main building.

2. No Residential [a]Accessory [s]Structure or Residential, Accessory Dwelling Unit is permitted in front of the primary structure unless the structure is a side-loaded garage that is used strictly as an ancillary use or Residential, Accessory Dwelling Unit with side entry and does not encroach into the front setback area.

3. No setback is required for a detached Residential [a]Accessory [s]Structure or Residential, Accessory Dwelling Unit from a property line which abuts an alley.

4. Residential [a]Accessory [s]Structures or Residential, Accessory Dwelling Units must be aesthetically compatible with the principal dwelling unit.

5. Residential [a]Accessory [s]Structure may contain any type of room use but may not contain any kitchen except as otherwise specifically provided in this Title with respect to a [Class I accessory structure] Residential [a]Accessory [s]Structure or Residential, Accessory Dwelling Unit.

6. The roof of a[n] Residential [a]Accessory [s]Structure may be attached to the main dwelling, if there is a minimum six foot separation between the walls of the Residential [a]Accessory [s]Structure and the main building and provided that at least two sides of the breezeway are open. A gate or fence which is at least 50 percent open construction may be attached to one end of the breezeway, except as otherwise specifically provided in this Title with respect to a Residential, Accessory Dwelling Unit use.

7. An attached Residential, Accessory Dwelling Unit shall conform to Table 1-Building Placement standards applicable to the existing underlying zoning district. An attached Residential, Accessory Dwelling Unit is not required to have interior access to the primary dwelling unit.

8. A detached Residential, Accessory Dwelling Unit shall conform to Table 2 and 3 – Accessory Structure standards for the existing underlying zoning district.

SECTION 3: The table in Section 19.06.050 Table 2, regarding Accessory Structures, is amended as follows:

Table 2 – ACCESSORY STRUCTURES ^{1,2} (See Figure 2)		
A.	Separation from Main Bldg.	6 feet
B.	Minimum Corner Side Yard Setback	15 feet
C.	Minimum Real Yard Setback	5 feet
D.	Minimum Side Yard Setback	5 feet
E.	Size and Coverage	Not to exceed 50% of the rear and side yard areas

Footnotes:

1. In the case of a stable, corral or aviary, the structure must be placed at least 50 feet from any dwelling on an adjacent residential lot.

2. In the case of a Residential, Accessory Dwelling Unit, the unit shall not exceed 50% of the floor area of the principal dwelling.

SECTION 4: The table in Section 19.06.060 Table 2, regarding Accessory Structures, is

amended as follows:

Table 2 – ACCESSORY STRUCTURES ^{1,2}
(See Figure 2)

A.	Separation from Main Bldg.	6 feet
B.	Minimum Corner Side Yard Setback	15 feet
C.	Minimum Real Yard Setback	5 feet
D.	Minimum Side Yard Setback	5 feet
E.	Size and Coverage	Not to exceed 50% of the rear and side yard areas

Footnotes:

1. In the case of a stable, corral or aviary, the structure must be placed at least 50 feet from any dwelling on an adjacent residential lot.

2. In the case of a Residential, Accessory Dwelling Unit, the unit shall not exceed 50% of the floor area of the principal dwelling.

SECTION 5: The table in Section 19.06.065 Table 2, regarding Accessory Structures, is

amended as follows:

Table 2 – ACCESSORY STRUCTURES ^{1,2}
(See Figure 2)

A.	Separation from Main Bldg.	6 feet
B.	Minimum Corner Side Yard Setback	15 feet
C.	Minimum Real Yard Setback	3 feet
D.	Minimum Side Yard Setback	3 feet
E.	Size and Coverage	Not to exceed 50% of the rear and side yard areas

Footnotes:

1. In the case of a stable, corral or aviary, the structure must be placed at least 50 feet from any dwelling on an adjacent residential lot.

2. In the case of a Residential, Accessory Dwelling Unit, the unit shall not exceed 50% of the floor area of the principal dwelling.

SECTION 6: The table in Section 19.12.010 Table 2, regarding Permitted Use, is amended as follows:

	U	R-E	R-D	R-1	R-SL	R-CL	R-T H	R-2	R-3	R-4	R-MH	P-O	O	C-D	C-1	C-2	C-PB	C-M	M
Residential, Accessory Dwelling Unit	[S] C	[S] C	[S] C	[S] C	C	C	C	C	C	C	C								

SECTION 7: Section 19.12.070 is amended by amending the entry for the use “Residential, Accessory Dwelling Unit” at the appropriate location, to read as follows:

Residential, Accessory Dwelling Unit

Description: [An accessory] A structure which is accessory to the principal dwelling, which is either detached, attached or built within the primary residence and located on the same residential parcel as a principal dwelling and which, as an ancillary use, provides an independent living [quarters] space, including [full] kitchen facilities, for the occupants of the principal dwelling or their tenants, domestic employees or temporary guests.

[Minimum Special Use Permit Requirements:

*1. In the U, R-E, R-D and R-1 Zoning Districts, the minimum size of the lot or parcel must be at least 6500 square feet.

*2. No more than one Residential, Accessory Dwelling Unit is permitted on a single lot. The unit is subject to the development standards of the zoning district in which it is located; provided, however, that in no case shall the unit exceed the total gross floor area of the primary dwelling unit.

3. Unless the principal dwelling is owner-occupied, a Residential, Accessory Dwelling Unit may not be offered or occupied as a rental unit.]

Conditional Use Regulations:

1. No more than one Residential, Accessory Dwelling Unit is permitted on a single lot. The unit is subject to the development standards of the zoning district in which it is located; provided, however, that in

1 no case shall the unit exceed the total gross floor area of the primary dwelling unit.

2 2. The Special Use Permit provisions of LVMC 19.12.040(B) do not apply to this use.

3 **On-site Parking Requirement:** One additional parking space must be provided beyond the number of
4 spaces normally required.

5 SECTION 8: Section 19.18.020 is amended to read as follows:

6 **[Accessory Structure.** A residential structure that is:

- 7 1. Located on the same lot as a principal structure;
- 8 2. Either detached from or, pursuant to LVMC 19.06.040(C)(6), attached to the principal structure; and
- 9 3. Incidental or subordinate to the principal structure.]

10 **[Accessory Structure (Class I).** An accessory structure which is located on the same residential parcel as a
11 principal dwelling and which, as an ancillary use, provides living quarters, including full kitchen facilities,
12 for the occupants of the principal dwelling or their tenants, domestic employees or temporary guests.]

13 **[Accessory Structure (Class II).** An accessory structure which is located on the same lot as a principal
14 structure, is detached therefrom, is incidental or subordinate thereto, and does not qualify as an “Accessory
15 Structure (Class I).”]

16 **Kitchen Facilities.** That portion of a dwelling unit devoted to the cooking or preparation of food for the
17 purpose of consumption by residents of the dwelling unit. The term includes [a “kitchenette,” “wet bar” or
18 any area equipped with items such as a counter-top hot plate, counter-top grill, or microwave oven, together
19 with an under-counter refrigerator and sink. “Full Kitchen Facilities” indicates the presence of complete
20 cooking facilities (i.e., stove or oven, refrigerator and sink). The presence within any food preparation area
21 of a ventilation hood, gas stub, two hundred-twenty volt electrical outlet or wiring, or any combination
22 thereof, shall be considered “full kitchen facilities.”], without limitation, a sink, refrigerator and a significant
23 cooking appliance such as a range, stove or oven.

24 **Residential Accessory Dwelling Unit.** [An accessory] A structure which is accessory to the principal
25 dwelling, which is either detached, attached or built within the primary residence and located on the same
26 residential parcel as a principal single family dwelling and which, as an ancillary use, provides an

1 independent living [quarters] space, including full kitchen facilities, for the occupants of the principal
2 dwelling or their tenants, domestic employees or temporary guests.

3 SECTION 9: For purposes of Section 2.100(3) of the City Charter, Sections 19.06.40,
4 19.06.050, 19.06.060, 19.06.065, 19.12.010, 19.12.070 and 19.18.020 are deemed to be subchapters rather
5 than sections.

6 SECTION 10: The Department of Community Development is authorized and directed to
7 incorporate into the Unified Development Code the amendments set forth in Sections 2 to 8, inclusive of this
8 Ordinance.

9 SECTION 11: If any section, subsection, subdivision, paragraph, sentence, clause or phrase
10 in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by
11 any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the
12 remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby
13 declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase
14 thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs,
15 sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

16 SECTION 12: Whenever in this ordinance any act is prohibited or is made or declared to
17 be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of any act is required
18 or the failure to do any act is made or declared to be unlawful or an offense or a misdemeanor, the doing of
19 such prohibited act or the failure to do any such required act shall constitute a misdemeanor and upon
20 conviction thereof, shall be punished by a fine of not more than \$1,000.00 or by imprisonment for a term of
21 not more than six months, or by any combination of such fine and imprisonment. Any day of any violation
22 of this ordinance shall constitute a separate offense.

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1 SECTION 13: All ordinances or parts of ordinances or sections, subsections, phrases,
2 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983
3 Edition, in conflict herewith are hereby repealed.

4 PASSED, ADOPTED and APPROVED this ____ day of _____, 2026.

5 APPROVED:

6
7 By _____
SHELLEY BERKLEY, Mayor

8 ATTEST:

9 _____
10 DR. LUANN D. HOLMES, MMC
City Clerk

11 APPROVED AS TO FORM:

12  5/10/26
13 Gillian Block Segerblom, Date
Deputy City Attorney

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the ____ day
2 of _____, 2026, and referred to a committee for recommendation, the committee being
3 composed of the following members _____;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 _____, 2026, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council as first
7 introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11 APPROVED:

12
13 By _____
SHELLEY BERKLEY, Mayor

14 ATTEST:

15 _____
16 DR. LUANN D. HOLMES, MMC
City Clerk



AGENDA SUMMARY PAGE
Recommending Committee
Meeting of: June 15, 2026

Agenda Item No.:
8

DEPARTMENT: City Attorney
DIRECTOR: Jeff Dorocak

DISCUSSION

SUBJECT:

Bill No. 2026-25 - For possible action - Adopts that certain document entitled "Second Amendment to Development Agreement for the Summerlin West Area" between the City of Las Vegas and The Howard Hughes Corporation, regarding the development of the Summerlin West area. Sponsored by: Councilwoman Kara Kelley

FISCAL IMPACT:

None

PURPOSE/BACKGROUND:

This bill will formally adopt the document entitled "Second Amendment to Development Agreement for the Summerlin West Area" between the City of Las Vegas and The Howard Hughes Corporation, regarding the development of the Summerlin West area. The agreement is agendized for possible approval by the City Council at its meeting on June 3, 2026. This bill will formalize the adoption of the agreement in accordance with State law.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

1. Bill No. 2026-25

BILL NO. 2026-25

ORDINANCE NO. _____

AN ORDINANCE TO ADOPT THAT CERTAIN DOCUMENT ENTITLED "SECOND AMENDMENT TO DEVELOPMENT AGREEMENT FOR THE SUMMERLIN WEST AREA," AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilwoman Kara Kelley

Summary: Adopts that certain document entitled "Second Amendment to Development Agreement for the Summerlin West Area" between the City of Las Vegas and The Howard Hughes Corporation, regarding the development of the Summerlin West area.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: That certain document entitled "Second Amendment to Development Agreement for the Summerlin West Area," the substance of which was approved by the City Council on June 3, 2026, is hereby adopted in conformance with the provisions of NRS Chapter 278.

SECTION 2: Following adoption of this Ordinance, the document adopted by Section 1 shall be attached to this Ordinance and recorded in the office of the County Recorder in accordance with the provisions of NRS Chapter 278.

SECTION 3: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

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1 SECTION 4 All ordinances or parts of ordinances or sections, subsections, phrases,
2 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983
3 Edition, in conflict herewith are hereby repealed.

4 PASSED, ADOPTED and APPROVED this ____ day of _____, 2026.

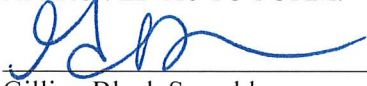
5 APPROVED:

6 By _____
7 SHELLEY BERKLEY, Mayor

8 ATTEST:

9 _____
10 DR. LUANN D. HOLMES, MMC
 City Clerk

11 APPROVED AS TO FORM:

12  5/19/26
13 _____
 Gillian Block Segerblom, Date
 Deputy City Attorney

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the ____ day
2 of _____, 2026, and referred to a committee for recommendation, the committee being
3 composed of the following members _____;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 _____, 2026, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council as first
7 introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11 APPROVED:

12
13 By _____
SHELLEY BERKLEY, Mayor

14 ATTEST:

15 _____
16 DR. LUANN D. HOLMES, MMC
City Clerk

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AGENDA SUMMARY PAGE
Recommending Committee
Meeting of: June 15, 2026

Agenda Item No.:
9

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:

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.



AGENDA SUMMARY PAGE
Recommending Committee
Meeting of: June 15, 2026

Agenda Item No.:
10

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
Adjournment