



**City Council Regular Meeting
AGENDA ITEM**

NUMBER: 23

SUBJECT: Release of Covenants to Hylo Park QOZB, LLC Related to Improvements on Allen Lane Between Coran Lane and W Lake Mead Blvd Affecting Parcels with APNs 139-19-602-002 and 139-19-502-003. (Ward 2-Garcia - Anderson) (For Possible Action; Recommendation – Approve)	
REQUESTED BY: Michael Hudgeons, Director of Public Works	WARD: (Ward 2 - Garcia-Anderson)
RECOMMENDATION OR RECOMMEND MOTION: Authorize the Mayor to execute the Release of Covenants.	
FISCAL IMPACT:	ACCOUNT NUMBER: N/A

STAFF COMMENTS AND BACKGROUND INFORMATION:

On November 22, 1994, the previous property owner, Frank J. Fertitta and Victoria K. Fertitta Revocable Family Trust, recorded a restrictive covenant to defer off-site improvements required in conjunction with the parcel map generally located at the northwest corner of Allen Lane and Coran Lane. The restrictive covenant was required for the construction of the full half-street improvements of Allen Lane.

The original lots or parcels attached to this covenant have subdivided into two parcels. Hylo Park QOZB, LLC, the current property owner of APNs 139-19-602-002 and 139-19-502-003, has requested that the covenant be released. Construction of the improvements adjacent to these parcels that was covered by the restrictive covenant have since been completed and inspected by the City. It is desirable to effectuate a release of the covenants affecting the subject parcels. Approval of this item will allow staff to record the necessary documentation.

CIP No.	Related Item:	
LIST CITY COUNCIL GOAL(S): Well - Planned Quality Growth, Quality Municipal Services		
PREPARED BY: Michael Hudgeons, Director of Public Works	Respectfully Submitted Micaela R. Moore, City Manager	MEETING DATE: November 6, 2024