City Council Regular Meeting
AGENDA ITEM

	NUMBER: **13**

SUBJECT: Release of Covenants to Brooks North Las Vegas, LLC Detailed in the Restrictive Covenant Regarding Water Service Recorded Against the Real Property Located at 2955 Clayton St. (APN: 139-17-611-006). (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 April 25, 2011, the City of North Las Vegas entered into a Restrictive Covenant Regarding Water Service with the original property owners, Coleman Airpark II, LLC & Coleman Airpark III, LLC. The original property owners completed off-site improvements to the satisfaction of the City and did not complete on-site improvements.

The original parcel attached to this covenant, APN 139-17-611-001, has since subdivided into several parcels. The current property owner of APN 139-17-611-006, Brooks North Las Vegas LLC, has constructed and developed off-site and on-site improvements. The current property owner has also complied with water commitment requirements as required by the Restrictive Covenant. All other terms, conditions, and covenants outlined in the Restrictive Covenant Regarding Water Service have been satisfied by either the original property owners or the current property owner. The current property owner of APN 139-17-611-006 has requested that the covenant be released.

It is desirable to effectuate a release of the restrictive covenant impacting the property. Approval of this item will allow staff to record the necessary documentation.

CIP No.	Related Item:

LIST CITY COUNCIL GOAL(S): Innovative, Efficient, and Stable Government

PREPARED BY:	Respectfully Submitted	MEETING DATE:
Michael Hudgeons, Director of Public Works	Micaela R. Moore, City Manager	April 2, 2025