

**CITY OF NORTH LAS VEGAS MEETING  
AGENDA ITEM**

NUMBER: 10.

**SUBJECT:**

Approve Release of Covenants to NB Development Corporation, Third Decade, LLC, BMB Properties and Management, LLC, JTT Property Management, LLC, COLFIN 2018-11 Industrial Owner, LLC, and LIT Industrial Limited Partnership that were Required to Guarantee Construction of Improvements Connecting Tropical Parkway to the CC-215/I-15 Interchange Adjacent to APNs 123-28-311-002 Through 006, and APN 123-28-710-001. (Ward 1-Barron) (For Possible Action)

**REQUESTED BY:**

Dale Daffern, Director of Public Works

**WARD:**

1 - Councilman Barron

**RECOMMENDATION OR RECOMMEND MOTION:**

Staff recommends that City Council authorize the Mayor to execute the Release of Covenants and hereby consent that such covenants be discharged of record.

**FISCAL IMPACT:**

AMOUNT: None

EXPLANATION: N/A

**ACCOUNT NUMBER:**

N/A

**STAFF COMMENTS AND BACKGROUND INFORMATION:**

On June 18, 2007, Northern Beltway Industrial Center LLC, executed a restrictive covenant to defer off-site improvements in conjunction with the development of their 40-acre, more or less, parcel generally located on Tropical Parkway south of the CC-215/I-15 Interchange. The restrictive covenant was required to guarantee construction of improvements connecting Tropical Parkway to the CC-215/I-15 Interchange and other improvements adjacent to the property.

Construction of the improvements adjacent to these parcels and covered by the restrictive covenant have since been completed and inspected by the City. It is desirable to effectuate a release of the properties covered by the restrictive covenant. 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:	Respectfully Submitted	MEETING DATE:
Dale Daffern Public Works Director	Ryann Juden City Manager	8/18/2021