



**LAS VEGAS  
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October 15, 2025

Fred Solis  
City of Las Vegas  
495 South Main Street  
Las Vegas, Nevada 89101

**RE: 25-0286 [ZON1, VAC1, TMP1, DIR1, AND DIR2]  
PLANNING COMMISSION MEETING OF OCTOBER 14, 2025**

Dear Applicant: The Planning Commission at a regular meeting held on **October 14, 2025** voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on approximately 940 acres on the north side of Moccasin Road, approximately 1,600 feet east of US Highway 95 (APNs: Multiple), Ward 6 (Brune). Staff recommends APPROVAL on the Land Use Entitlement project.

ABEYANCE - **25-0286-ZON1** - REZONING - FROM: U (UNDEVELOPED) [TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: T-D (TRADITIONAL DEVELOPMENT)

ABEYANCE - **25-0286-VAC1** - VACATION - PETITION TO VACATE PORTIONS OF BLM RIGHT-OF-WAY GRANT EASEMENTS ON THE NORTH SIDE OF MOCCASIN ROAD NEAR THE N SKYE CANYON PARK DRIVE ALIGNMENT

ABEYANCE - **25-0286-DIR1** - DIRECTOR'S BUSINESS - REGARDING THE ADOPTION OF THE MONUMENT HILLS DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND MONUMENT HILLS PARTNERS, LLC

ABEYANCE - **25-0286-DIR2** - DIRECTOR'S BUSINESS - REGARDING THE ADOPTION OF THE MONUMENT HILLS PARKS AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND MONUMENT HILLS PARTNERS, LLC

The Planning Commission at a regular meeting held on **October 14, 2025** voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on approximately 940 acres on the north side of Moccasin Road, approximately 1,600 feet east of US Highway 95 (APNs: Multiple), Ward 6 (Brune). Staff recommends APPROVAL on the Land Use Entitlement project.

ABEYANCE - **25-0286-TMP1** - TENTATIVE MAP - BLM 940 - FOR A PROPOSED 29-LOT SUBDIVISION [PARENT TENTATIVE MAP]

This item is scheduled to be heard again at the **December 9, 2025** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative choose not to attend, the Planning Commission may act in your absence without your input.

This approval is subject to the following conditions:

**25-0286-VAC1 CONDITIONS**

**Planning**

1. The limits of this Petition of Vacation shall be the Peaking Basin portion of Bureau of Land Management (BLM) Grant N-83860 and BLM Grants along the Moccasin Road alignment. Any other portion of this BLM grant required through a Master Study is specifically removed from the limits of this vacation.
2. This Order of Relinquishment shall record immediately prior to and concurrent with a mapping action that subdivides this site.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment. Portions of the existing drainage easements may be retained, if recommended by the approved Drainage Plan/Study. The drainage study required by 25-0286-TMP1 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. The Order of Vacation shall not be recorded until all the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with Title 19. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed.

25-0286 [ZON1, VAC1, TMP1, DIR1, AND DIR2] - Page Three  
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This item will be considered by the City Council on November 19, 2025. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:jr