

1 **BILL NO. 2025-38**

2 **ORDINANCE NO. 6931**

3 AN ORDINANCE TO ADOPT THAT CERTAIN DOCUMENT ENTITLED "DEVELOPMENT
4 AGREEMENT FOR DESERT PINES," INCLUDING THE INCORPORATED "DESERT PINES
5 DEVELOPMENT STANDARDS AND ARCHITECTURAL DESIGN GUIDELINES" AND OTHER
6 INCORPORATED ELEMENTS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

6 Sponsored by: Councilwoman Oliva Diaz

Summary: Adopts that certain document entitled
7 "Development Agreement for Desert Pines,"
8 including the incorporated "Desert Pines
9 Development Standards and Architectural
10 Guidelines" and other incorporated elements,
11 regarding property generally bounded by Pecos
12 Road to the east, Bonanza Road to the north,
13 Mojave Road to the west, and I-11 to the south.

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

13 SECTION 1: That certain document entitled "Development Agreement for Desert Pines,"
14 including the incorporated "Desert Pines Development Standards and Architectural Guidelines" and other
15 incorporated elements, which was approved by the City Council on July 16, 2025, is hereby adopted in
16 conformance with the provisions of NRS Chapter 278.

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

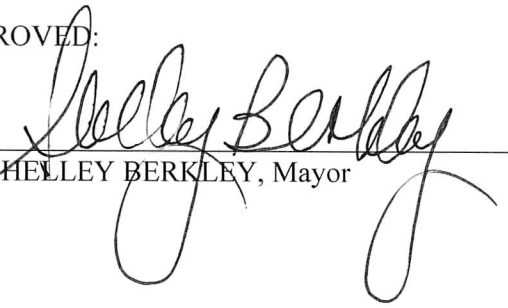
20 SECTION 3: If any section, subsection, subdivision, paragraph, sentence, clause or phrase
21 in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by
22 any court of competent jurisdiction, such decision shall not affect the validity or effectiveness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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26


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 19th day of November, 2025.

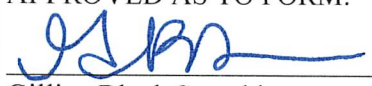
APPROVED:

By 
SHELLEY BERKLEY, Mayor

ATTEST:


DR. LUANN D. HOLMES, MMC
City Clerk

APPROVED AS TO FORM:

 9/30/25
Gillian Block Segerblom, Date
Deputy City Attorney

1 The above and foregoing ordinance was first proposed and read by title to the City
2 Council on the 15th day of October, 2025, and referred to a committee for
3 recommendation; hereafter the committee reported favorably on said ordinance on the 19th
4 day of November, 2025, which as a regular meeting of said Council; that at said regular
5 meeting, the proposed ordinance was read by title to the City Council and adopted by the
6 following vote:

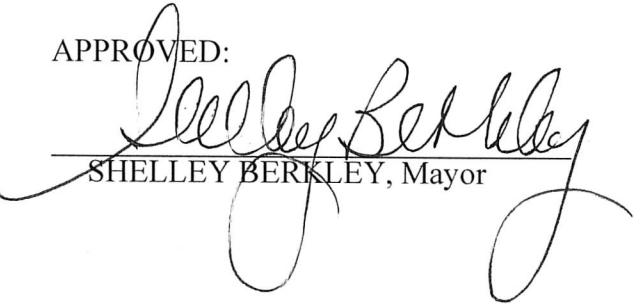
7 VOTING "AYE": Mayor Berkley, and Councilmembers, Knudsen,
8 Diaz, Allen-Palenske, Brune, Summers-Armstrong and
Kelley

9 VOTING "NAY": None

10 EXCUSED: None

11 ABSTAINED: None

15 APPROVED:

16 
17 _____
SHELLEY BERKLEY, Mayor

18 ATTEST:

19 
20 _____
DR. LUANN D. HOLMES, MMC City Clerk

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

LV CITY CLERK
ATTN: ARLENE
495 S MAIN ST
LAS VEGAS NV 89101

Account #
Order ID

104115
344707

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal/Las Vegas Sun, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal/Las Vegas Sun, in 1 edition(s) of said newspaper issued from 11/06/2025 to 11/06/2025, on the following day(s):

11/06/2025

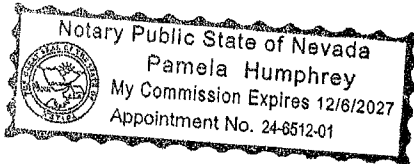
Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this November 6, 2025

Notary

Pamela Humphrey



BILL NO. 2025-38

AN ORDINANCE TO ADOPT THAT CERTAIN DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT FOR DESERT PINES," INCLUDING THE INCORPORATED "DESERT PINES DEVELOPMENT STANDARDS AND ARCHITECTURAL DESIGN GUIDELINES" AND OTHER INCORPORATED ELEMENTS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilwoman
Olivia Diaz

Summary: Adopts that certain document entitled "Development Agreement for Desert Pines," including the incorporated "Desert Pines Development Standards and Architectural Guidelines" and other incorporated elements, regarding property generally bounded by Pecos Road to the east, Bonanza Road to the north, Mojave Road to the west, and I-11 to the south.

At the City Council meeting of October 15, 2025

BILL NO. 2025-38 WAS READ BY TITLE AND REFERRED TO A RECOMMENDING COMMITTEE.

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 2ND FLOOR, 495 SOUTH MAIN STREET, LAS VEGAS, NEVADA.

PUB: Nov. 6, 2025
LV Review-Journal

**BILL NO. 2025-38
ORDINANCE NO. 6931**

AN ORDINANCE TO ADOPT THAT CERTAIN DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT FOR DESERT PINES," INCLUDING THE INCORPORATED "DESERT PINES DEVELOPMENT STANDARDS AND ARCHITECTURAL DESIGN GUIDELINES" AND OTHER INCORPORATED ELEMENTS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilwoman Oliva Diaz

Summary: Adopts that certain document entitled "Development Agreement for Desert Pines," including the Incorporated "Desert Pines Development Standards and Architectural Guidelines" and other incorporated elements, regarding property generally bounded by Pecos Road to the east, Bonanza Road to the north, Mojave Road to the west, and I-11 to the south.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 15th day of October, 2025, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 19th day of November, 2025, which was a regular meeting of said City Council; and that at said meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": Mayor Berkley and Councilmembers Knudsen, Diaz, Allen-Palenske, Brune, Summers-Armstrong and Kelley

VOTING "NAY": NONE

EXCUSED: NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 2ND FLOOR, 495 SOUTH MAIN STREET, LAS VEGAS, NEVADA

PUB: Nov. 22, 2025
LV Review-Journal

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

LV CITY CLERK
ATTN: ARLENE
495 S MAIN ST
LAS VEGAS NV 89101

Account #
Order ID

104115
345527



Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal/Las Vegas Sun, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal/Las Vegas Sun, in 1 edition(s) of said newspaper issued from 11/22/2025 to 11/22/2025, on the following day(s):

11/22/2025

Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this November 22, 2025

Notary

Kimberly Taormina

