



**LAS VEGAS
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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EXECUTIVE DIRECTOR

CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

November 20, 2025

Fred Solis
City of Las Vegas
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101

**RE: 25-0286 [ZON1, VAC1, DIR1, AND DIR2]
CITY COUNCIL MEETING OF NOVEMBER 19, 2025**

Dear Applicant:

The City Council at a regular meeting held on *November 19, 2025* voted to **APPROVE** 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).

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

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

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

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

This approval is subject to the following conditions:

25-0286-VAC1 CONDITIONS:

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.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 20, 2025.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp