

1 **BILL NO. 2026-1**

2 **ORDINANCE NO. 6938**

3 AN ORDINANCE TO ADOPT THAT CERTAIN DOCUMENT ENTITLED "DEVELOPMENT
4 AGREEMENT FOR MONUMENT HILLS MASTER PLANNED COMMUNITY," INCLUDING THE
5 INCORPORATED "MONUMENT HILLS DEVELOPMENT STANDARDS AND DESIGN
6 GUIDELINES," "MONUMENT HILLS PARKS AGREEMENT" AND OTHER INCORPORATED
7 ELEMENTS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

8 Sponsored by: Councilwoman Nancy E. Brune

9 Summary: Adopts that certain document entitled
10 "Development Agreement for Monument Hills
11 Master Planned Community," including the
12 incorporated "Monument Hills Development
13 Standards and Design Guidelines," "Monument
14 Hills Parks Agreement" and other incorporated
15 elements, regarding approximately 940 acres on
16 the north side of Moccasin Drive, approximately
17 1,600 feet east of US Highway 95.

18 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS

19 FOLLOWS:

20 SECTION 1: That certain document entitled "Development Agreement for Monument
21 Hills Master Planned Community," including the incorporated "Monument Hills Development Standards
22 and Design Guidelines," "Monument Hills Park Agreement" and other incorporated elements, which was
23 approved by the City Council on November 19, 2025, is hereby adopted in conformance with the provisions
24 of NRS Chapter 278.

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

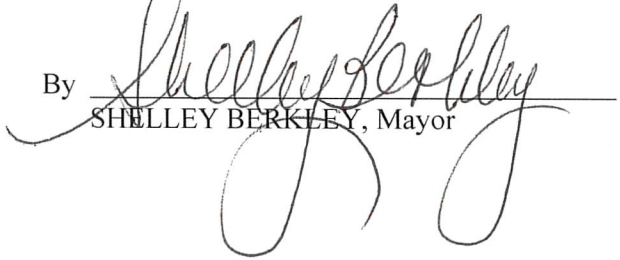
SECTION 3: If any section, subsection, subdivision, paragraph, sentence, clause or phrase
in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by
any court of competent jurisdiction, such decision shall not affect the validity or effectiveness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

1 sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

2 SECTION 4: All ordinances or parts of ordinances or sections, subsections, phrases,
3 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983
4 Edition, in conflict herewith are hereby repealed.

5 PASSED, ADOPTED and APPROVED this 21st day of January, 2026.


6 APPROVED:

7
8 By 
SHELLEY BERKLEY, Mayor

9 ATTEST:

10 
11 DR. LUANN D. HOLMES, MMC
City Clerk

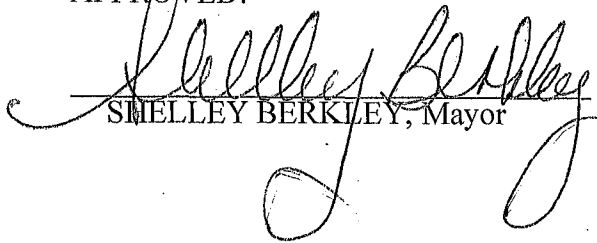
12 APPROVED AS TO FORM:

13  12/15/25
14 Gillian Block Segerblom, Date
15 Deputy City Attorney
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1 The above and foregoing ordinance was first proposed and read by title to the City
2 Council on the 7th day of January, 2026, and referred to a committee for recommendation;
3 hereafter the committee reported favorably on said ordinance on the 21st day of January
4 2026, which as a regular meeting of said Council; that at said regular meeting, the
5 proposed ordinance was read by title to the City Council and adopted by the following
6 vote:

7 VOTING "AYE": Mayor Berkley, and Councilmembers, Knudsen,
8 Diaz, Allen-Palenske, Brune, Summers-Armstrong and
9 VOTING "NAY": None
10 EXCUSED: None
11 ABSTAINED: None

15 APPROVED:

16 
17 _____
18 SHELLEY BERKLEY, Mayor

18 ATTEST:

19 
20 _____
21 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
347559

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 01/08/2026 to 01/08/2026, on the following day(s):

01/08/2026

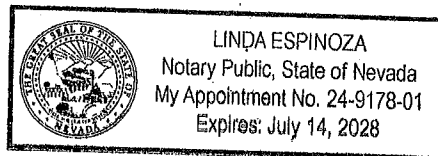
Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this January 8, 2026

Notary

Linda Espinoza



BILL NO. 2026-1

AN ORDINANCE TO ADOPT THAT CERTAIN DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT FOR MONUMENT HILLS MASTER PLANNED COMMUNITY," INCLUDING THE INCORPORATED "MONUMENT HILLS DEVELOPMENT STANDARDS AND DESIGN GUIDELINES," "MONUMENT HILLS PARKS AGREEMENT" AND OTHER INCORPORATED ELEMENTS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilwoman Nancy E. Brune. Summary: Adopts that certain document entitled "Development Agreement for Monument Hills Master Planned Community," including the incorporated "Monument Hills Development Standards and Design Guidelines," "Monument Hills Parks Agreement" and other incorporated elements, regarding approximately 940 acres on the north side of Moccasin Drive, approximately 1,600 feet east of US Highway 95.

At the City Council meeting of January 7, 2026

BILL NO. 2026-1 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: Jan. 8, 2026
LV Review-Journal



**BILL NO. 2026-1
ORDINANCE NO. 6938**

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Sponsored by: Councilwoman Nancy E. Brune
Summary: Adopts that certain document entitled "Development Agreement for Monument Hills Master Planned Community," including the Incorporated "Monument Hills Development Standards and Design Guidelines," "Monument Hills Parks Agreement" and other incorporated elements, regarding approximately 940 acres on the north side of Moccasin Drive, approximately 1,600 feet east of US Highway 95.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 7th day of January, 2026, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 21st day of January, 2026, 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: Jan. 24, 2026
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
348396

IMAGE ON NEXT PAGE(S)

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 01/24/2026 to 01/24/2026, on the following day(s):

01/24/2026

Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this January 24, 2026

Notary

Linda Espinoza

