



## Recommending Committee Agenda

1. Call to Order
2. Announcement Regarding: Compliance with Open Meeting Law
3. Public Comment: Comment during this portion of the agenda must be limited to matters on the agenda for action. If you wish to be heard, come forward and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.
4. For possible action to approve the Final Minutes by reference of the January 5, 2026 Recommending Committee Meeting
5. Bill No. 2026-1 - For possible action - 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. Sponsored by: Councilwoman Nancy E. Brune
6. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Recommending Committee. No subject may be acted upon by the Recommending Committee unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.
7. Adjournment

Facilities are provided throughout City Hall for the convenience of persons with disabilities. Reasonable efforts will be made to assist and accommodate persons with disabilities or impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 702-229-6311 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS  
IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN NRS 241.020:

The City of Las Vegas website – [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)  
The Nevada Public Notice website – [notice.nv.gov](http://notice.nv.gov)  
City Hall, 495 South Main Street, 1st Floor



**AGENDA SUMMARY PAGE**  
**Recommending Committee**  
**Meeting of: January 20, 2026**

Agenda Item No.:  
**1**

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**DEPARTMENT:** City Clerk  
**DIRECTOR:** LuAnn Holmes

**SUBJECT:**  
Call to Order



**AGENDA SUMMARY PAGE**  
**Recommending Committee**  
**Meeting of: January 20, 2026**

Agenda Item No.:  
**2**

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**DEPARTMENT:** City Clerk  
**DIRECTOR:** LuAnn Holmes

**SUBJECT:**  
Announcement Regarding: Compliance with Open Meeting Law



**AGENDA SUMMARY PAGE**  
**Recommending Committee**  
**Meeting of: January 20, 2026**

Agenda Item No.:  
**3**

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**DEPARTMENT: City Clerk**  
**DIRECTOR: LuAnn Holmes**

**SUBJECT:**

Public Comment: Comment during this portion of the agenda must be limited to matters on the agenda for action. If you wish to be heard, come forward and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.



**AGENDA SUMMARY PAGE**  
**Recommending Committee**  
**Meeting of: January 20, 2026**

Agenda Item No.:  
**4**

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**DEPARTMENT: City Clerk**  
**DIRECTOR: LuAnn Holmes**

**SUBJECT:**

For possible action to approve the Final Minutes by reference of the January 5, 2026  
Recommending Committee Meeting



**AGENDA SUMMARY PAGE**  
**Recommending Committee**  
**Meeting of: January 20, 2026**

Agenda Item No.:  
**5**

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**DEPARTMENT: City Attorney**  
**DIRECTOR: Jeff Dorocak**

**DISCUSSION**

**SUBJECT:**

Bill No. 2026-1 - For possible action - 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. Sponsored by: Councilwoman Nancy E. Brune

**FISCAL IMPACT:**

None

**PURPOSE/BACKGROUND:**

This bill will 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, regarding approximately 940 acres on the north side of Moccasin Drive, approximately 1,600 feet east of US Highway 95. The Development Agreement and incorporated elements were approved by the City Council on November 19, 2025. This bill will formalize the adoption of the Development Agreement in accordance with State law.

**RECOMMENDATION:**

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

**BACKUP DOCUMENTATION:**

1. Bill No. 2026-1
2. Submitted at Meeting - Economic Development Parcel Clarification Language for Bill No. 2026-1 by Staff

1 **BILL NO. 2026-1**

2 **ORDINANCE NO. \_\_\_\_\_**

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 \_\_\_\_ day of \_\_\_\_\_, 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  
Deputy City Attorney

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the \_\_\_\_ day  
2 of \_\_\_\_\_, 2026, and referred to a committee for recommendation, the committee being  
3 composed of the following members \_\_\_\_\_;  
4 thereafter the said committee reported favorably on said ordinance on the \_\_\_\_ day of  
5 \_\_\_\_\_, 2026, which was a \_\_\_\_\_ meeting of said Council; that at said  
6 \_\_\_\_\_ meeting, the proposed ordinance was read by title to the City Council as first  
7 introduced and adopted by the following vote:

8 VOTING "AYE": \_\_\_\_\_

9 VOTING "NAY": \_\_\_\_\_

10 ABSENT: \_\_\_\_\_

11 APPROVED:

12  
13 By \_\_\_\_\_  
SHELLEY BERKLEY, Mayor

14 ATTEST:

15 \_\_\_\_\_  
16 DR. LUANN D. HOLMES, MMC  
City Clerk

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Recommending Committee January 20, 2026

Agenda Item No., 5, Bill No. 2026-1

Economic Development Parcel Clarification Language

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Reference Page 24, Section 3.03(h). Add the following sentence to the end of the first paragraph:

*, or before expiration of seven years following the Effective Date, whichever occurs first.*

Reference Page 26, Section 3.30(h)(i). Add new subparagraph (h) as follows:

- (h) *If the Economic Development Partner does not commence construction on the Economic Development Parcel within 36 months of its acquisition, but before the expiration of seven years from the Effective Date, the City shall, for purposes of identifying an alternative Economic Development Partner, re-acquire the Economic Development Parcel from the Economic Development Partner. Within 90 days of the City re-acquiring the Economic Development Parcel from the Economic Development Partner, the City shall give Master Developer written notice of its intent to identify an alternative Economic Development Partner to develop the Economic Development Parcel (the "Notice"). If City does not provide Master Developer with its Notice, Master Developer shall have the right to acquire the Economic Development Parcel from the City for the original Economic Development Purchase Price. For avoidance of doubt, if construction has not commenced on the Economic Development Parcel at the end of seven years following the Effective Date, City shall immediately re-acquire the Economic Development Parcel from the Economic Development Partner and Master Developer shall give the City notice within 60 days of Master Developer's intent to purchase the Economic Development Parcel from the City for the original Economic Development Purchase Price.*

Submitted At  
Recommending Meeting

Date: 1/20/2026 Item: 5

By: staff



**AGENDA SUMMARY PAGE**  
**Recommending Committee**  
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Agenda Item No.:  
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**DEPARTMENT: City Clerk**  
**DIRECTOR: LuAnn Holmes**

**SUBJECT:**

Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Recommending Committee. No subject may be acted upon by the Recommending Committee unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.



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Agenda Item No.:  
**7**

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**DEPARTMENT:** City Clerk  
**DIRECTOR:** LuAnn Holmes

**SUBJECT:**  
Adjournment