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CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101

702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

December 10, 2025

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

**RE: 25-0286-TMP1
PLANNING COMMISSION MEETING OF DECEMBER 9, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *DECEMBER 9, 2025* voted to **APPROVE** the following Land Use Entitlement project request for a 31-LOT TENTATIVE MAP 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).

This approval is subject to the following conditions:

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Street names must be provided in accordance with the City's Street Naming Regulations.
3. Development shall conform to the Monument Hills Development Agreement (25-0286-DIR1), Monument Hills Parks Agreement (25-0286-DIR2) and Monument Hills Development Standards and Guidelines.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. In no case shall a Final Map for any Designated Builder Parcel record a residential lot over an existing City of Las Vegas Bureau of Land Management (BLM) grant. Prior to or concurrent with the recordation of the appropriate Phased Final Map for this site, a Petition of Vacation, such as 25-0286-VAC1 shall be recorded to eliminate the BLM Grants in conflict with this proposed site.

6. Prior to or concurrent with development of each parcel/village, appropriate right of way dedications, street improvements, drainage plan/study submittals, drainage improvements, sanitary sewer collection system extensions and traffic impact analyses including traffic mitigation plans along with signal participation schedules and pedestrian circulation plans may be required by the Department of Public Works. Provide appropriate easements for all public facilities (sewer, drainage, sidewalk, traffic signal, street lighting, etc.) as required by the Department of Public Works. Comply with such requirements when imposed and/or when compliance is indicated. Corridors intended for regional flood control facilities must be dedicated as Drainage Right-of-Way. If required to provide maintenance paths for public infrastructure, such path shall meet all City of Las Vegas requirements for drivable access.
7. All shared driveways must provide shared reciprocal access rights and such rights shall record on each Development Phase Final Map. The full width of shared driveways must be constructed by whichever site develops first. Provide delineated easements where one Designated Builder Parcel requires access through another.
8. Construct all Village Street concurrent with each related phase in accordance with Section 3.05 of the Monument Hills Development agreement. Bonds for improvements related to this site are required prior to the recordation of each Development Phase Final Map for this site with a contingency percentage allowed in the Monument Hills Development Agreement. As described in the Development Agreement, if actual bonding is significantly more than conceptual bonding, the required contingency percentage will be increased.
9. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. Site Visibility Restriction Zones (SVRZs) must be calculated using American Association of State Highway and Transportation Officials (AASHTO) standards based on the posted speed limit. Landscaping and public on-street parking within calculated SVRZs will be limited by the City Traffic Engineer.
10. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works. No walls, signs, lights, parking area, buildings or other structures, or permanent landscaping having a mature height of greater than 3 feet shall be placed anywhere in any Public Sewer Easement or in the vehicle ingress or egress pathways to such easements. Additionally, comply with the approved Master Sewer Study.
11. Design of horizontal and vertical distance separations for public sewer and flood control infrastructure must meet the City of Las Vegas' design criteria prior to the issuance of permits for this site, unless otherwise allowed by the City Engineer. This may require streets to be wider than what is shown on the approved Tentative Map. Per Table 6.1 of the Development Standards and Design Guidelines, streets with three underground utilities must be a minimum of 40 feet from back of curb to back of curb.

12. Pursuant to Chapter 167 of the 1947 Statutes of Nevada, which established the Las Vegas Valley Water District (LVVWD) and grants it the authority to provide potable water service within the City of Las Vegas, the developer of this site shall be responsible for the design, construction, and installation of all necessary water infrastructure improvements, as required by the LVVWD. This includes, but is not limited to, the construction of pipelines, storage facilities, and other required water system enhancements to ensure adequate service capacity. The developer shall also be responsible for connecting these improvements to the existing water infrastructure in compliance with LVVWD standards and specifications. All water infrastructure improvements shall be determined and approved prior to the issuance of any off-site permits for the development. Phased compliance may be allowed if approved by LVVWD.
13. An update to the previously approved Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, the submittal of any construction drawings, or the recordation of a Final Map, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development
14. A Master Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. Additionally, the drainage study may also be used for the relinquishment of BLM R/W grant(s) provided that all areas currently encumbered by grants are addressed by the study. Any new easements indicated by the approved study must be recorded consecutively and before the order of relinquishment records.
15. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.

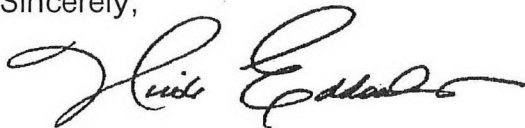
16. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

Fire & Rescue

17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

This action by the Planning Commission on **December 9, 2025** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after **December 16, 2025**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required seven day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp