



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MARCH 11, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: CANYON WALK, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0037-MOD1	Staff recommends APPROVAL.	
25-0037-VAR1	Staff recommends DENIAL, if approved subject to conditions:	25-0037-MOD1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 1456

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

25-0037-VAR1 CONDITIONS

Planning

1. Conformance to the approved conditions for General Plan Amendment (24-0432-GPA1), Rezoning (24-0432-ZON1), Directors Items for the Development Agreement (24-0432-DIR1) and Parks Agreement (24-0432-DIR2), Vacation (24-0432-VAC1), Vacation (24-0432-VAC2), Vacation (24-0432-VAC3), and Tentative Map (24-0432-TMP1) shall be required.
2. A Variance of Title 20 is hereby approved to allow earthen material or rip-rap to be utilized for privately maintained drainage facilities, through an approved Drainage Study, where such is not allowed in the Skye Summit Master Planned Development and LVMC Title 20.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is an application for a Major Modification to the Skye Summit Master Planned Community to amend the Skye Summit Design Guidelines, Master Land Use Plan, Phase Map, and the Parks Agreement including Associated Exhibits, and a Variance to allow for earthen material or rip-rap to be utilized for privately maintained drainage facilities, through an approved Drainage Study, where such is not allowed under Title 20.

ISSUES

- A Major Modification (25-0037-MOD1) to the Skye Summit Master Planned Community is requested to amend the Skye Summit Design Guidelines, Master Land Use Plan, Phase Map, and the Parks Agreement including Associated Exhibits. Staff supports this request.
- A Variance (25-0037-VAR1) is requested to allow earthen material or rip-rap to be utilized for privately maintained drainage facilities, through an approved Drainage Study, where such is not allowed under Title 20. Staff does not support this request.

BACKGROUND

The subject site is approximately 515 gross acres on the west side of the Sheep Mountain Parkway alignment with Farm Road as the northern boundary, Tropical Parkway as the southern boundary, and the Red Rock National Conservation area as the western boundary within the La Madre Foothills area of the 2050 Master Plan. The 515 gross-acre site was annexed (67313-ANX) into the City of Las Vegas as a part of a larger request in 2017. The subject site was nominated for disposal by the City of Las Vegas and was subsequently auctioned to the highest bidder in November of 2023 through the Southern Nevada Public Lands Management Act (SNPLMA) process. The site is currently undeveloped except for flood control and Las Vegas Valley Water District facilities. The applicant, acting as Master Developer, has executed a development agreement (24-0432-DIR1) to facilitate the development the site. That Development Agreement was approved by the City Council on 11/06/24, along with a General Plan Amendment (24-0432-GPA1), Rezoning (24-0432-ZON1), Parks Agreement (24-0432-DIR2), three Vacation applications (24-0432-VAC1 through VAC3), and a Parent Tentative Map (24-0432-TMP1).

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ANALYSIS

Consideration and possible action regarding a Major Modification to the Skye Summit Development Standards and Design Guidelines and Conceptual Land Use Plan.

A Variance to allow earthen material or rip-rap to be utilized for privately maintained drainage facilities, through an approved Drainage Study, where such is not allowed under Title 20 is requested for the project as well.

The Major Modification process for the Skye Summit Development Agreement is described in subsection 3.04(d) of the Development Agreement. Under those provisions, the Master Developer may request a Major Modification for a change or modification to a Land Use designation or other related changes to the Land Use Plan. Any application for a modification to the Skye Summit Development Standards and Design Guidelines that does not qualify as a Minor Modification under subsection 3.04(b) is a Major Modification.

In summary, the requested changes to the Skye Summit Master Planned Community and Development Standards and Design Guideline include:

- A relocation of the east to west trail [P1.9 and P1.10] between Street A and Street B; as a part of that relocation this includes re-numbering the parcels so that the park trail parcel P1.9 is now relocated to park and trail parcels P.14, P1.5, and P1.6
- An increase in the size of the parks at the entrance to the trail on both the east and west side of Street A;
- A relocation of the park on the east side of Street B to the north side of Centennial Parkway at parcel 2.2.;
- Revised development standards for R-1 (Single Family Residential) Skye Summit Special Land Use Designation and R-TH (Single Family Attached) Summit Special Land Use Designation.

The Development Phasing Exhibit [Exhibit A], Conceptual Land Use Plan [Exhibit C], Trail & Park Exhibit [Park Agreement Exhibit B], Phased Infrastructure Plan [Exhibit N], Kyle Canyon Detention Basin and Bureau of Land Management Grant Area Vacation Exhibit [Exhibit L], and Master Drainage Map [Exhibit O] have been updated to reflect the proposed changes to parcel configuration and park spaces.

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Community Open Space

<i>Park Parcel</i>	<i>Park Area</i>	<i>Approved Acreage (24-0432)</i>	<i>Proposed new Acreage (25-0037)</i>	<i>Probable Dwelling Units in Park Area</i>	<i>Park Construction Trigger (units)</i>
P1.7	1	1.36	2.16	897	250
P1.9	1	1.10	Removed	897	400
P1.5, 1.6, 1.8	1	N/A	3.52	897	400
P2.10	2	1.61	2.98	1,163	250
P2.12	2	7.78	8.16	1,163	400
P3.9	3	0.97	No Change	1,434	400
P3.8	3	0.92	No Change	1,434	250
P3.10	3	2.29	No Change	1,434	400
Total*		16.03 acres	21.33 acres		
Total including City Park		36.03 acres	41.33 acres		

**Does not include the 20-acre city park the Master Developer is obligated to contribute towards.*

In aggregate the proposed changes to parcel configuration and park spaces results in a 5.30 acre increase of park space from 16.03 acres to 21.33 acres. This represents a 33-percent increase in park space over the approved master plan. The City will additionally contribute a 20-acre park at the southwest corner of this Master Planned Community, which the Master Development is obligated to contribute to through the Development Agreement and Parks Agreement. That obligation has not been changed with this Major Modification.

The Skye Summit Development Standards and Design Guidelines [Exhibit F] have been updated to include the revised development standards for R-1 (Single Family Residential) Skye Summit Special Land Use Designation and R-TH (Single Family Attached) Summit Special Land Use Designation.

In addition to the specific standards listed below for each land use designation, the most substantial change proposed is the required Common Element from the R-TH (Single Family Attached) Summit Special Land Use Designation is made optional. This can be seen in Section 4 of the Development Standards and Design Guidelines. The option to not include a Common Element is depicted in Exhibit 4.3.4(b).

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Comparison of proposed Skye Summit R-1 (Single Family Residential) to approved Skye Summit R-1 (Single Family Residential) and to Title 19.06.070 R-1 (Single Family Residential)				
Standard	Required per UDC	Required per DA (24-0432)	Required per MOD (25-0037)	Compliance per UDC (25-0037)
Rear Setback				
1 st Story	15 Feet	15 Feet	15 Feet	Same
2 nd Story	15 Feet	20 Feet	5 Feet (for up to 20 percent of product)	More Restrictive
3 rd Story	15 Feet	25 Feet	25 Feet	More Restrictive

Comparison of proposed Skye Summit R-TH (Single Family Attached) to approved Skye Summit R-TH (Single Family Attached) and to Title 19.06.090 R-TH (Single Family Attached)				
Standard	Required per UDC	Required per DA (24-0432)	Required per MOD (25-0037)	Compliance to UDC
Minimum Lot Size	1,600 SF	1,280 SF	No Change	Less Restrictive
Minimum Lot Width	20 Feet	24 Feet	No Change	More Restrictive
Maximum Lot Coverage	95%	95%	No Change	Same
Building Height	3 stories; 45 feet	3 stories; 45 feet	No Change	Same
Front Setback				
Garage	18 Feet	5' or 20' to face of Garage Door (measured from back of sidewalk or back of curb where no sidewalk is provided).	5' or 20' to face of Front Entry Garage Door	Less Restrictive

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Comparison of proposed Skye Summit R-TH (Single Family Attached) to approved Skye Summit R-TH (Single Family Attached) and to Title 19.06.090 R-TH (Single Family Attached) (continued)				
Standard	Required per UDC	Required per DA (24-0432)	Required per MOD (25-0037)	Compliance to UDC
Porch	5 Feet	5 Feet	3 Feet	Less Restrictive
1 st Story	10 Feet	8 Feet	5 Feet	Less Restrictive
2 nd Story	10 Feet	12 Feet	2 Feet	Less Restrictive
Rear Setback (No Alley)				
Porch	5 Feet	10 Feet	3 Feet	Less Restrictive
Living Area	5 Feet	10 Feet	5 Feet	Same
Rear Setback (With Alley)				
Garage	5 Feet	5 or 20 Feet to face of Garage Door	None specified	Less Restrictive
Porch	5 Feet	5 Feet	3 Feet	Less Restrictive
1 st Story	5 Feet	5 Feet	No Change	Same
2 nd Story	5 Feet	8 Feet	5 Feet	Same
Accessory Structure (Patio Cover, Sundeck Balcony) Rear Setback	NA	5 Feet	3 Feet	More Restrictive
Side setback	NA	0 Feet at common wall 5 Feet at building end wall and 10 Feet between buildings.	No Change	No Change

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Comparison of proposed Skye Summit R-TH (Single Family Attached) to approved Skye Summit R-TH (Single Family Attached) and to Title 19.06.090 R-TH (Single Family Attached) (continued)				
Standard	Required per UDC	Required per DA (24-0432)	Required per MOD (25-0037)	Compliance to UDC
Accessory Structure (Patio Cover, Sundeck Balcony) Side Setback	NA	5 Feet	4 Feet	More Restrictive
Corner Setback	10 Feet	10 Feet	10 Feet to back of curb or sidewalk.	Less Restrictive
Distance Between Buildings	NA	15 Feet	10 Feet	More Restrictive
Common Element Required	Not Required	Required per Exhibit 4.3.4(a)	Not Required	Same

Other changes to the Development Standards and Design Guidelines include (1) measuring private open space at the builder parcel under Section 4.1.8., (2) revisions to several standard details, and (3) revised drainage facility language.

For the change to how private open space is measured, the proposed text affects how sites are measured procedurally for the required 125 square-feet of open space per lot. The intent of the Development Standards and Design Guidelines to provide private open space is retained with the proposed changes. As such, staff recommends approval.

Existing Text	Proposed Text
4.1.8. Private Open Space for Single Family Attached Developments. A. Single family attached units are required to have a minimum of one hundred twenty-five (125) square feet of private open space	4.1.8. Private Open Space for Single Family Attached Developments. A. Single family attached units are required to have a minimum of one hundred twenty-five (125) square feet of private open space. <u>Open space is calculated per builder parcel.</u>

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Secondly, changes to the standard details within the Development Standards and Design Guidelines are proposed for wall heights, wall setbacks, landscape buffers along bus turnouts, hammerhead terminus, driveway geometrics, curb and gutters, stub streets, private alleys, private drives, private streets, gate entries, and the public street sections proposed throughout the master planned community. The affected pages of the Development Standards and Design Guidelines with the standard detail changes include pages 2-14 thorough 2-42, and pages 5-2, 5-11 through 5-22.

Finally, changes to the Landscape Design Guidelines section within the Development Standards and Design Guidelines are proposed to allow earthen material and rip-rap for privately maintained drainage facilities.

<i>Existing Text</i>	<i>Proposed Text</i>
<p>8.1 Public Realm Grading And Drainage</p> <p>A. Planting areas shall be graded at a maximum of 3:1 to facilitate drainage away from buildings and hardscape.</p> <p>B. Hardscape areas shall be graded at a minimum of one (1) percent to facilitate drainage away from buildings, but in accordance with ADA guidelines for access/egress and path-of-travel.</p> <p>C. Subsurface drains shall be provided where minimum grades, as described herein, cannot be accommodated or where required by field conditions to prevent ponding or over saturation of surface or subsurface soils.</p>	<p>8.1 Public Realm Grading And Drainage</p> <p>A. Planting areas shall be graded at a maximum of 3:1 to facilitate drainage away from buildings and hardscape.</p> <p>B. Hardscape areas shall be graded at a minimum of one (1) percent to facilitate drainage away from buildings, but in accordance with ADA guidelines for access/egress and path-of-travel.</p> <p>C. Subsurface drains shall be provided where minimum grades, as described herein, cannot be accommodated or where required by field conditions to prevent ponding or over saturation of surface or subsurface soils.</p> <p><u>D. Drainage facilities that are privately maintained may be earthen material, rip-rap or concrete</u></p>

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FINDINGS (25-0037-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing channels not be concrete lined. Proposing concrete lined channels in accordance with Title 20 would allow conformance to the Title 19 requirements. The differences in maintenance obligation and function support the Title 20 policy to require concrete-lined channels. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (25-0037-MOD1)

The proposed Major Modification to the Skye Summit Master Planned Community as detailed above will result in amendments to the Skye Summit Design Guidelines, Master Land Use Plan, Phase Map, and the Parks Agreement including Associated Exhibits.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
01/10/17	The City Council approved annexing (67313-ANX) 4503.00 acres, including the subject site, through Ordinance #6563.
11/06/24	The City Council approved a Development Agreement (24-0432-DIR1), a General Plan Amendment (24-0432-GPA1), Rezoning (24-0432-ZON1), Parks Agreement (24-0432-DIR2), a Vacation of a BLM right-of-way grant (24-0432-VAC1), a Vacation of a public right of way (24-0432-VAC2), a Vacation of a BLM drainage right-of-way grant (24-0432-VAC3), and a master Tentative Map (24-0432-TMP1 on 515.00 acres located at the terminus of Centennial Parkway, west of Clark County 215.

<i>Most Recent Change of Ownership</i>	
05/24/24	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No relevant building permits or business licenses.	

<i>Pre-Application Meeting</i>	
01/06/24	A pre-application meeting was held to discuss the submittal requirements and submittal process for a Major Modification and Variance.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	515.01
Net Acres	514.87
Vacation Area in Acres*	0.14

*A Vacation (24-0432-VAC1) of public right-of-way was approved by City Council on 11/06/25 but has yet to be recorded.

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
North	Drainage Basin	PF (Public Facility)	C-V (Civic)
South	Drainage Basin and Undeveloped land	PF (Public Facility) DR (Desert Rural Density Residential)	C-V (Civic) Undeveloped (Desert Rural)
East	Single Family, Attached and Single Family, Detached.	PCD (Planned Community Development)	PD (Planned Development)
West	Red Rock National Conservation Area	NA	NA

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: La Madre Foothills	Y
Centennial Hills Sector Plan	Y
Las Vegas Valley Perimeter Open Space Plan	Y
Northwest Open Space Plan	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
PD (Planned Development) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A