

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

Brianna Pascual Mendoza

From: Contact the City Form <noreply@formstack.com>
Sent: Thursday, January 23, 2025 9:55 PM
To: Masterplan
Subject: CLV Contact Form: Master Plan

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JAN 24 2025
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Formstack Submission For: Contact the City
Submitted at 01/23/25 9:55 PM

Who to contact?:	Master Plan
Your name:	Matthew Pfeffer
Comments:	In order to amend or change the master plan 2050, who must vote for approval?
Phone:	(760) 535-8811
Email:	matt6g@gmail.com

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Submitted after final agenda

Item 43

Brianna Pascual Mendoza

From: Marco Velotta
Sent: Monday, February 3, 2025 7:42 AM
To: Brianna Pascual Mendoza
Subject: FW: Klye Canyon

Please include as part of the record.

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From: Bavaria Guardian <Bavaria112@outlook.com>
Sent: Sunday, February 2, 2025 4:09:12 PM
To: Ward 6 <Ward6@LasVegasNevada.GOV>
Subject: Klye Canyon

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I have looked at the Kyle Canyon plans. I believe you are about to build a future slum. First, the 2-story + housing has the potential of turning into a New York City tenement. I would suggest that before you buy into this development, a group of you decisionmakers jump on a plane, if you have the courage to fly after the last week, and fly to NYC then Baltimore and tour urban housing. It looks a lot like what you are planning to build. For a cheap view of the future, check out the "Manhattan" development on the south Las Vegas Strip. Second, the streets and street parking sound and look romantic in these drawings, but in fact they pose huge problems. If the spaces are not assigned or permitted, you will soon see "chair" space holders. This is typical in east coast cities. People put a chair they don't mind having stolen in the parking space they want to "reserve" and that chair saves the spot until the spot "owner" returns. This usually leads to shouting, then fighting and then shooting unless these areas are very well policed and that is not the typical situation in Vegas. And, how many people west of the Mississippi know how to parallel park?

Next, comes the issue of maintenance. Drive around areas of Vegas not contained in an HOA development. Not pretty sights, are they? Upkeep is expensive and the City of Las Vegas appears to have grown accustomed to HOA residents shelling out the cash not just for internal maintenance but also for external areas around the HOA developments, and those costs along with the constantly increasing property taxes are wearing thin. We pay property taxes and receive no benefits . . . I know you will say we are supporting schools but the students being turned out by the public schools reflect a quality not commensurate with the monies spent. Police do not routinely patrol HOAs – they come only when called. We recently had a drunk pile into our perimeter wall and knock out several plants and a utility pole. The City thought we should pay for the damage (minus the utility pole); our insurance company said the rates would go up; the HOA Board is terrified the City will fine the HOA community for not immediately putting in the exact same plants which we were going to tear out in a year to accommodate new, drought tolerant landscaping. So, the taxes we dump into the City doesn't even trickle back to the HOAs in accident repairs. But that's unrelated to Kyle Canyon, right?.

Here is what I suggest: Instead of creating quaint East Coast slums-in-waiting, how about looking at housing in a new way? Look at Los Angeles and create the opposite. If we have learned anything from the recent fires it is that infrastructure is critical. For example, California residents have been moving to Pahrump in sizable numbers and are digging wells for water. Apparently, that sensational aquifer in Pahrump – that never ending source of water – is diminishing. When "zero" hits then what happens? Is Vegas ready to fight California for the Colorado River water we currently get only something like 4 percent of before it flows to California where

it is allowed to flow into the Pacific Ocean? I admit I must have missed the water source for this Kyle Master Community. Where is it coming from?

Basically, what I am saying is this masterplan will be an unimagined slum in 20 years. Want a preview? Drive to the Ice Age Fossil Museum on Decatur. When it opened about a year ago, the place looked wonderful and now look at the urban "creep" of "desert pastel repetitive "things" surrounding that stunning Ice Age "wilderness." The imagination must fight to subtract the houses from the mastodon and sabretooth tiger metal images.

Perhaps looking back is looking forward. Has anyone looked at the Mesa Verde cave dweller structures? These designs are fantastic. They still stand and their design is beautiful. Could that be a source of inspiration? Or what about the model of old Vegas when housing developments were built around unique small parks? Anything is better than the Kyle design, which we all know will not look like the concept.

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Brianna Pascual Mendoza

From: LISA HAHN <headrush.hahn@gmail.com>
Sent: Tuesday, January 14, 2025 10:44 PM
To: Masterplan
Subject: Skye canyon project

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You all just can't leave ANYTHING alone huh? The last thing we need in this area is another lame crap bringing casino let alone anywhere near our beautiful mount Charleston.

LEAVE THIS AREA ALONE

NO CASINO NO SHOPPING CENTERS STOP IT

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Item 43
P

Brianna Pascual Mendoza

From: Jathbiyya <jathbiyya756@gmail.com>
Sent: Tuesday, January 14, 2025 11:27 AM
To: Masterplan
Subject: Kyle Canyon

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I vote to keep your greedy hands away from Kyle canyon. No one wants casinos or anything but yet you people are wanting to ruin beautiful land. Just build houses because no one wants that yo here. Maybe instead of being greedy politicians ask the people who actually live here what they want. You're trying to push the indigenous ppl out.

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Item 43
P

Brianna Pascual Mendoza

From: Charise L. Balls <c.lemontime@gmail.com>
Sent: Friday, January 10, 2025 2:10 PM
To: Masterplan
Subject: Kyle Canyon Master Plan

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Hi there,

Just a question:

Has land and space been set aside for a community recreation center in the area?

The closest centers currently are the Mirabelli and Veteran's Memorial Community Centers.

The parks are amazing, but it gets too hot in summer and too cold in the winter to enjoy them at certain times.

Recreation centers provide entertainment and a sense of community for all ages. Children develop skills and talents that they can use life long.

Recreation centers provide a safe place with wholesome activities for children, teens, adults, and families.

These activities can help keep teens from getting into trouble and keep crime rates lower.

We will definitely need another large scale community recreation center in the northwest area in the near future.

Thank you for your time.

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Ham 43

Brianna Pascual Mendoza

From: PHILIP CARREIRO <picarr@cox.net>
Sent: Friday, January 24, 2025 12:18 PM
To: Masterplan
Subject: Kyle Canyon plan

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My Name is Phil Carreiro, I am a resident of Sky Canyon and have the following feedback for the Kyle Canyon plan.

1. Please make the intersection of Shaumber Road and Kyle Canyon a round-about. That would ensure a smooth flow of traffic
2. Once upon a time I heard a rumor of a Costco going in, that would be great. ABSOLUTELY NO WALMART.
3. Family centered sit down restaurants, we have plenty bar and grills and fast food joints.
4. Age restricted housing that doesn't cost over \$600K. Seems like condos or some type of attached low maintenance housing, (small square footage suitable for retired couples) could be built and sold for less than \$500K. Or even rental apartments for people over 55.
5. An active senior center offering events for retirees
6. More day care centers for children, there never seems to be enough of these available
7. Something that could offer after school activities and tutoring service for school age children
8. Medical offices

I've lived in Las Vegas for almost 28 years now, most of the items listed above seems to be in short supply all over the valley. My wife and really love living in the Skye Canyon area, as we get older and want to downsize it would be great if there was housing in the area that would support a low maintenance retiree life style that doesn't cost as much as the condos being built in Sunstone Trilogy.

Thank you for allowing me to share my feedback with you

Phil Carreiro

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Brianna Pascual Mendoza

From: Timothy J Crabb <timothyjcrabb55@gmail.com>
Sent: Friday, January 24, 2025 5:57 PM
To: Masterplan
Subject: Hummmmm

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If we "really " have a water problem, how can you continue to allow more residential and commercial building. Ah, i know why, because the water shortage scare is a lie!!😞😞😞😞

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Item 43

Brianna Pascual Mendoza

From: Nona Narcisse <narcisse.nona@gmail.com>
Sent: Tuesday, January 21, 2025 8:55 AM
To: Masterplan
Subject: Kyle canyon expansion

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In the wake of the fire devastation in Los Angeles, it's high time we learn from our overconsumption + overdevelopment mistakes and not continue repeating them. The Rainbow and Spring Mountains must be protected; even at the cost of development.

The blatant disregard for the delicate nature of our ecosystems in ever expanding Las Vegas needs to be reconciled. This expansion needs to be more cognizant of this needed reconciliation and take great care and make real world measures to protect wildlife, create "green" spaces and cause as minimal harm to the environment as is possible; even if it costs more.

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Item 43

Brianna Pascual Mendoza

From: jeffkrol <jeffkrol@zoho.com>
Sent: Wednesday, January 22, 2025 8:28 AM
To: Masterplan
Subject: Kyle Canyon Development Plan

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While development and amenities for the population growth are important needs for the Kyle Canyon area of Las Vegas, I would request that the rural nature of the land starting 2 miles west of 95 can remain. No houses should be permitted on less than 2 acres once you get past the immediate area adjacent to the highway. This will allow the amenities and development of the area, while maintaining the rural charm of the area leading to Mount Charleston.

Thanks,

Jeff Krol

(949) 322-3734 (mobile)

“Once the people find they can vote themselves money, that will herald the end of the Republic.” – Benjamin Franklin

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Hem 43

Brianna Pascual Mendoza

From: Marisa Peterson <mars90909@aol.com>
Sent: Wednesday, January 15, 2025 12:08 PM
To: Masterplan
Subject: Kyle Canyon Special Area Plans Comment

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Hello,

I wanted to offer my opinion for what I would like to see developed in this area (I live adjacent to the area).

I would love to see:

1. Library
2. Walking paths
3. Hiking trails
4. Park, shared outdoor spaces for children and adults (playground, pickleball courts, picnic areas)
5. Dog poop canisters and bags throughout the area

Thank you!
Marisa Lindsey
Sent from my iPhone

Item 43

Brianna Pascual Mendoza

From: Ty Sivertsen <ty@silverstonetax.com>
Sent: Wednesday, January 15, 2025 10:37 AM
To: Masterplan
Subject: Library Request

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Good morning, my family and I have lived in the Northwest area of town for several years, and I know there's a lot of discussion on construction, future builds, amenities, etc. I think it would be great to have a new library built somewhere in the area. We frequent the Centennial library often but it is one public service we feel would be a great addition to the area. Thank you for your consideration and help!

-D. Ty Sivertsen

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item 43
A

Brianna Pascual Mendoza

From: John Santaniello <john@theturleyteam.com>
Sent: Thursday, January 23, 2025 11:38 AM
To: Masterplan
Subject: Kyle Canyon

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Dear Planning Commission,

I'm writing to express my interest in the Kyle Canyon Master Plan and to request that I be included in future communications and meeting invitations related to the project.

I believe that my Resort Real Estate background would be valuable to the discussions surrounding the master plan. I would be grateful for the opportunity to stay informed and contribute to the planning process.

Thank you for your time and consideration.

Sincerely,
John Santaniello
s.0199853

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City of Las Vegas

Item 43



KYLE CANYON SPECIAL AREA PLAN

24-0615-DIR1
ITEM 43
PLANNING COMMISSION
MARCH 11, 2025

Submitted At Meeting

Date 3/11/25 Item 43

By: Staff

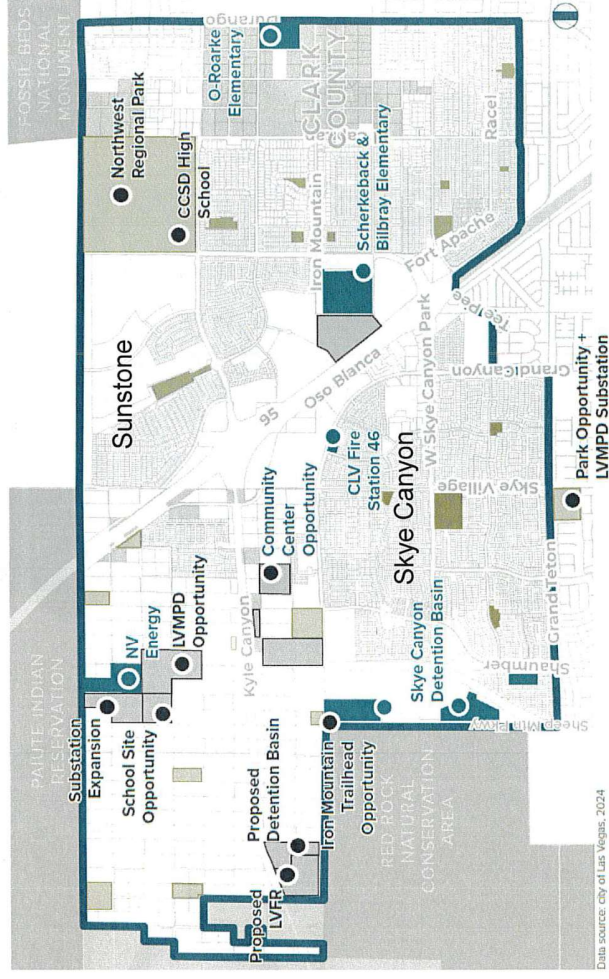
AREAS OF THE CITY

- 16 unique planning areas, each comprised of neighborhoods that can build identity and a sense of place.
- Implement an infill, redevelopment, and transit-oriented development (TOD) land use strategy that incorporates RTC and SNWA considerations
- Geographical-based implementation teams + strategies



KYLE CANYON

- Kyle Canyon is comprised of developing and existing master planned communities and undeveloped land.
 - Skye Canyon
 - Sunstone
- Northwestern gateway to Las Vegas Valley and Spring Mountains
- Community challenges:
 - Fast growth area
 - Housing types and costs
 - Socio-economic changes
 - Infrastructure, lack of services, employment areas, and amenities

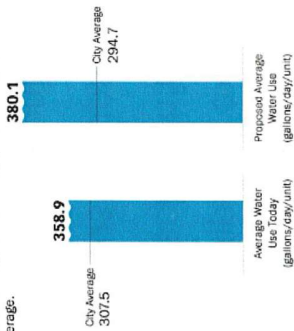


COMMUNITY PROFILE

2050 MASTER PLAN

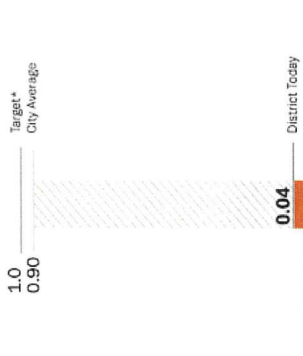
WATER USAGE

The average water consumption of residents in the planning area will increase with the currently approved developments. If the area develops with denser, more traditional neighborhood design, that will help lower the average.



JOB SUPPLY IN DISTRICT

Average job opportunity per residential unit in the planning district



*equivalent of one full-time worker per unit

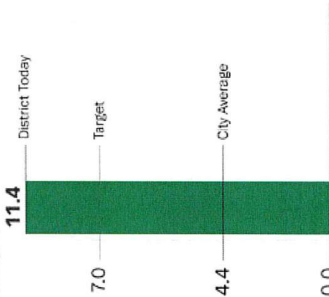
JOB PROXIMITY

Average job opportunity in proximity to the planning district

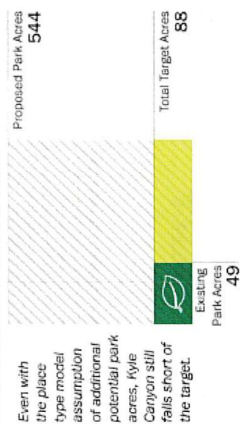


PARK ACCESS

Acres of accessible park space per 1,000 residents within 1/4 mile of the planning district



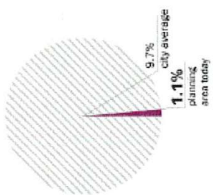
PARK ACRES NEEDED TO ACHIEVE TARGET



Even with the place type model assumption of additional potential park acres, Kyle Canyon still falls short of the target.

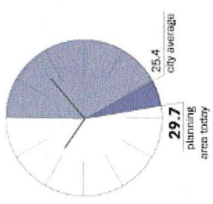
VEHICLE OWNERSHIP

Percentage of households without cars within the district



COMMUTE TIME TO WORK

Average commute time (in minutes) within the City

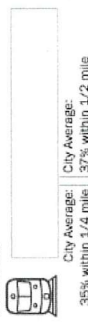


TRANSPORTATION ACCESS & EQUITY

% of residents in planning area within 1/2 mile of bike facility



% of residents in planning area within 1/4 or 1/2 mile of transit stop



OUTREACH

AGE OF SURVEY-TAKERS



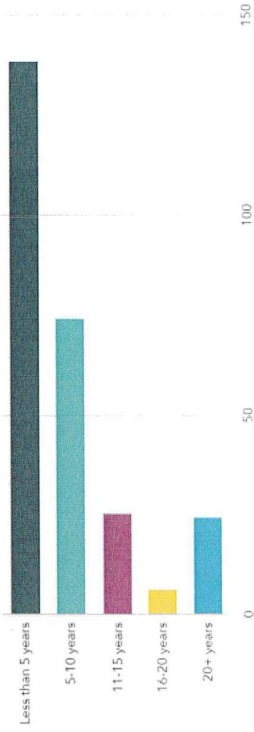
RELATIONSHIP TO THE AREA



GETTING AROUND TOWN



TIME LIVED IN KYLE CANYON



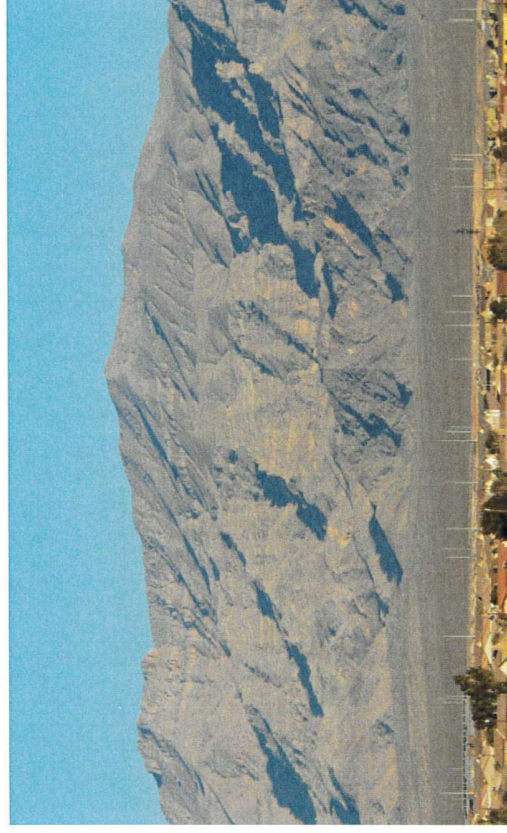
OUTREACH

Public Engagement invited input from the public, staff, officials, and stakeholders, to hear values and needs of Kyle Canyon that build toward achieving a shared Community Vision:

The Kyle Canyon Area Plan will guide development of a cohesive connected community that provides resilient infrastructure, resource management, and serves as a gateway to Mount Charleston and the city of Las Vegas. As the gateway to Mt. Charleston, the Kyle Canyon area is poised to take full advantage of Las Vegas' outdoor resources while providing a vibrant, resilient community for the valley's adventure minded residents. With views of the heights and the lights, this commitment embodies the city's future.



LAND – PLACE – REC – STREETS – INVEST



All development, right of way, parks, and neighborhoods in the Kyle Canyon should reduce nighttime lighting, use of wrought iron, metal, or ornamental fencing in-lieu of solid-block walls, incorporate drought tolerant native or adaptive landscaping that increases tree canopy coverage. All species with low resistance to identified climate hazards, according to the city's Urban Forestry Program and SNWA Regional Plant list standards should not be approved.

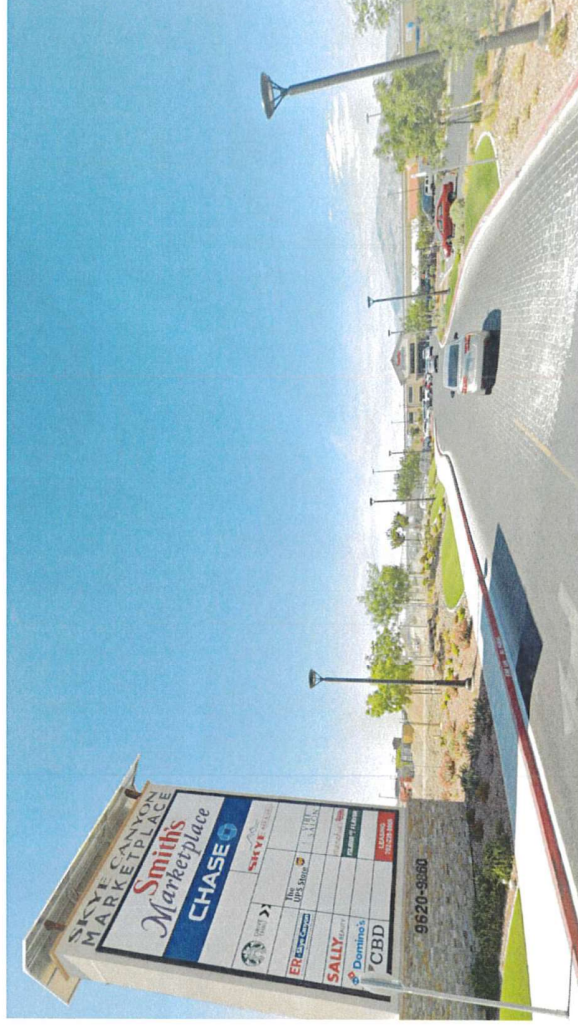
LAND – PLACE – REC – STREETS – INVEST

- Range of housing opportunities
- Provide nodes for commercial and mixed-use space
- Land use and density
- Placemaking



LAND – PLACE – REC – STREETS – INVEST

- Range of housing opportunities
- Provide nodes for commercial and mixed-use space
- Land use and density
- Placemaking



LAND – PLACE – REC – STREETS – INVEST



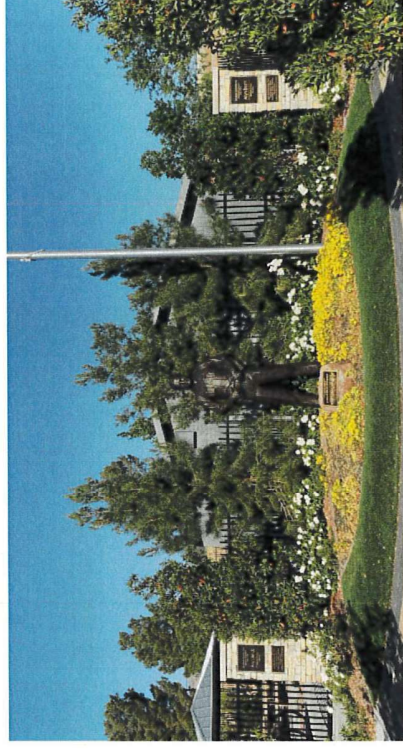
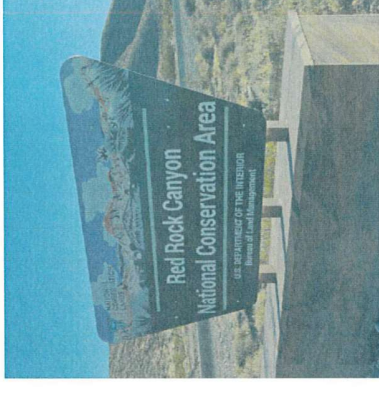
2050 Plan Use Type	General Plan Category	Compatible Title 19 Zoning	Description	Dwelling Unit/Acre	Total Units
COMMERCIAL	SC (Special Community)	C, L, O, P, U	Low intensity commercial offices, business, or retail	N/A	N/A
NEIGHBORHOOD MIXED-USE	NMOU (Neighborhood Mixed-Use Center)	C, L, O, P, U, R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12, R-13, R-14, R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-22, R-23, R-24, R-25, R-26, R-27, R-28, R-29, R-30, R-31, R-32, R-33, R-34, R-35, R-36, R-37, R-38, R-39, R-40, R-41, R-42, R-43, R-44, R-45, R-46, R-47, R-48, R-49, R-50, R-51, R-52, R-53, R-54, R-55, R-56, R-57, R-58, R-59, R-60, R-61, R-62, R-63, R-64, R-65, R-66, R-67, R-68, R-69, R-70, R-71, R-72, R-73, R-74, R-75, R-76, R-77, R-78, R-79, R-80, R-81, R-82, R-83, R-84, R-85, R-86, R-87, R-88, R-89, R-90, R-91, R-92, R-93, R-94, R-95, R-96, R-97, R-98, R-99, R-100	Moderate intensity mixed-use commercial and residential	10-25	1883
MEDIUM DENSITY RESIDENTIAL	ML (Medium Density) MLA (Medium Density Attached)	R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12, R-13, R-14, R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-22, R-23, R-24, R-25, R-26, R-27, R-28, R-29, R-30, R-31, R-32, R-33, R-34, R-35, R-36, R-37, R-38, R-39, R-40, R-41, R-42, R-43, R-44, R-45, R-46, R-47, R-48, R-49, R-50, R-51, R-52, R-53, R-54, R-55, R-56, R-57, R-58, R-59, R-60, R-61, R-62, R-63, R-64, R-65, R-66, R-67, R-68, R-69, R-70, R-71, R-72, R-73, R-74, R-75, R-76, R-77, R-78, R-79, R-80, R-81, R-82, R-83, R-84, R-85, R-86, R-87, R-88, R-89, R-90, R-91, R-92, R-93, R-94, R-95, R-96, R-97, R-98, R-99, R-100	Medium density housing attached, semi-detached, detached single family residential, and small lot detached single family residential with attached garage, carport, or semi-detached carport	8-12.5	2,620
LOW DENSITY RESIDENTIAL	ML (Medium Density) MLA (Medium Density Attached)	R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12, R-13, R-14, R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-22, R-23, R-24, R-25, R-26, R-27, R-28, R-29, R-30, R-31, R-32, R-33, R-34, R-35, R-36, R-37, R-38, R-39, R-40, R-41, R-42, R-43, R-44, R-45, R-46, R-47, R-48, R-49, R-50, R-51, R-52, R-53, R-54, R-55, R-56, R-57, R-58, R-59, R-60, R-61, R-62, R-63, R-64, R-65, R-66, R-67, R-68, R-69, R-70, R-71, R-72, R-73, R-74, R-75, R-76, R-77, R-78, R-79, R-80, R-81, R-82, R-83, R-84, R-85, R-86, R-87, R-88, R-89, R-90, R-91, R-92, R-93, R-94, R-95, R-96, R-97, R-98, R-99, R-100	Single family housing, attached and detached single family, compact to small lot	4-8.5	2,484
PUBLIC FACILITIES	PF (Public Facilities)	C, V	Public and semi-public buildings and facilities, event, open and spaces, recreational, and utilities	N/A	N/A
PARKS & OPEN SPACE	PO (Open Space)	C, V	Parks, recreational facilities, golf courses, open spaces, and open spaces	N/A	N/A
				TOTAL	4,000- 7,500

Land cover types are based on the 2019 aerial photograph and the 2019 land cover map. The land cover map is based on the 2019 aerial photograph and the 2019 land cover map. The land cover map is based on the 2019 aerial photograph and the 2019 land cover map.

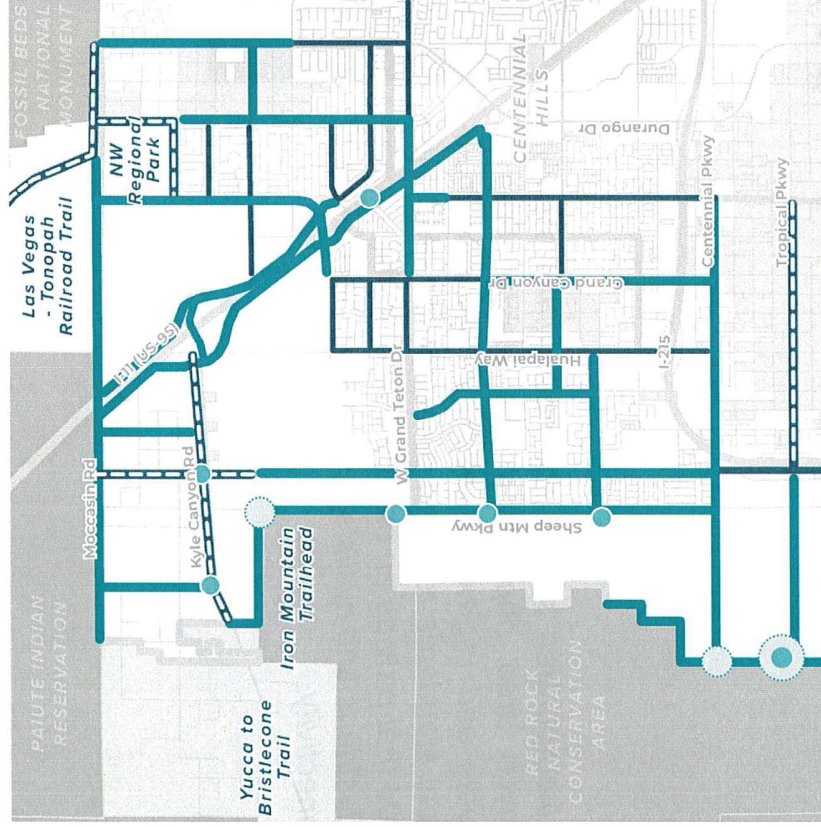
All proposed land use types and recommended transitional densities west of US 95 (I-11) and north of Iron Mountain Road will generally align with the proposed Kyle Canyon Proposed General Plan map, with a focus on scaled mixed-use commercial activities at I-11 and the Kyle Canyon Road and Skye Canyon Park interchanges. Proposed land use and entitlement applications, including General Plan Amendments and Rezoning applications, should be considered and be recommended for approval or denial based on an application's consistency with this policy.

LAND – PLACE – **REC** – STREETS – INVEST

- Increase parks and recreation opportunities
 - Incorporate into neighborhood design
 - Alyn Beck Memorial Park
 - Igor Soldo Memorial Park
 - Northwest Regional Park
- Ensure open space and public lands are accessible to park and trail system
 - Trailheads
 - Vegas Valley Rim Trail
 - Yucca to Bristlecone Trail



TRAIL SYSTEM



“ I AM AN AVID MOUNTAIN BIKER
AND I WANT TO BE ABLE TO
ACCESS THE TRAILS FROM MY
NEIGHBORHOOD ”

Advisory Meeting #2

LAND – PLACE – REC – INVEST – STREETS

- Design streets for people
 - Vision Zero / Safety for pedestrians, bicyclists, and motorists
 - Incorporate grid into design
 - Street hierarchy
 - Master Plan of Streets
- Ensure access to regional connections through carpooling and transit
- Support transportation electrification

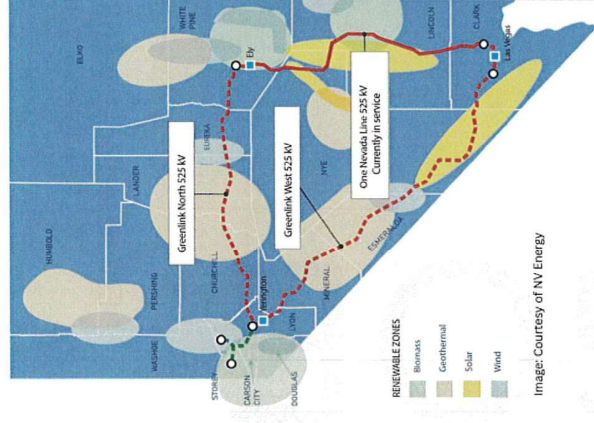


CLV Master Plan of Streets and Highways



LAND – PLACE – REC – STREETS – INVEST

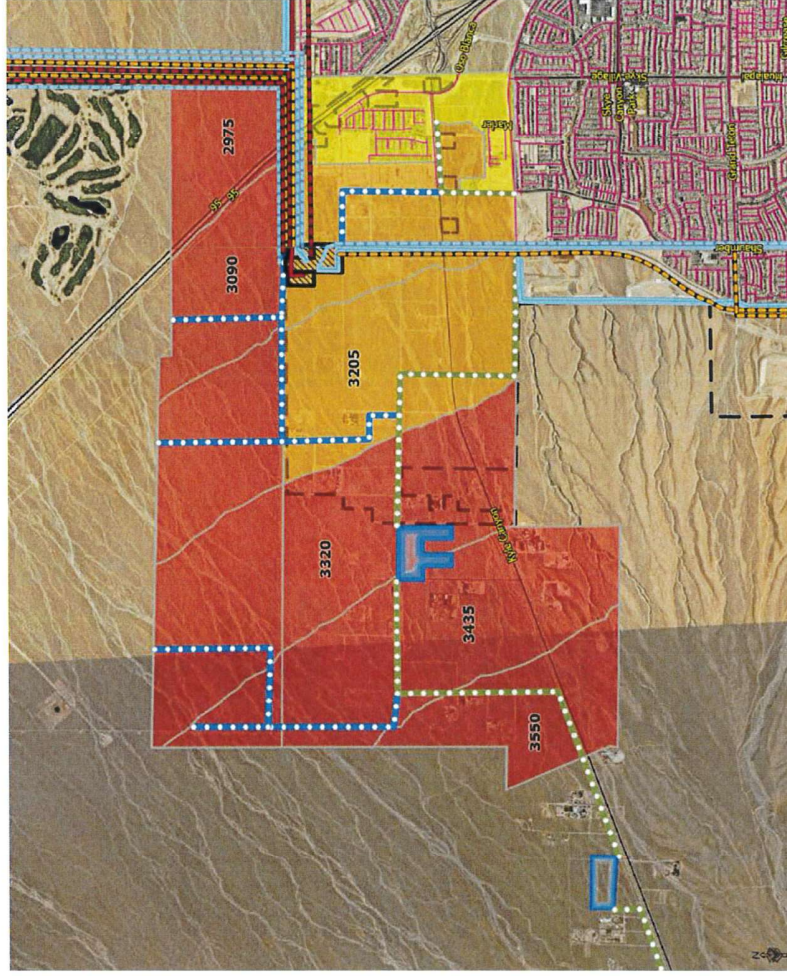
Development within the Kyle Canyon area should generally be phased to prevent leapfrog development to ensure necessary infrastructure, including LVWVD water facilities, sewer lines, regional flood control facilities, energy, telecommunications, police and fire services, and other services provided by the city of Las Vegas or regional entities, is adequately provided. The Northwest Substation, Greenlink West and branch transmission lines, and all development sharing a property line with these facilities should provide additional landscaping, buffering, or mitigating measures to reduce aesthetic impact.



LAND - PLACE - REC - STREETS -

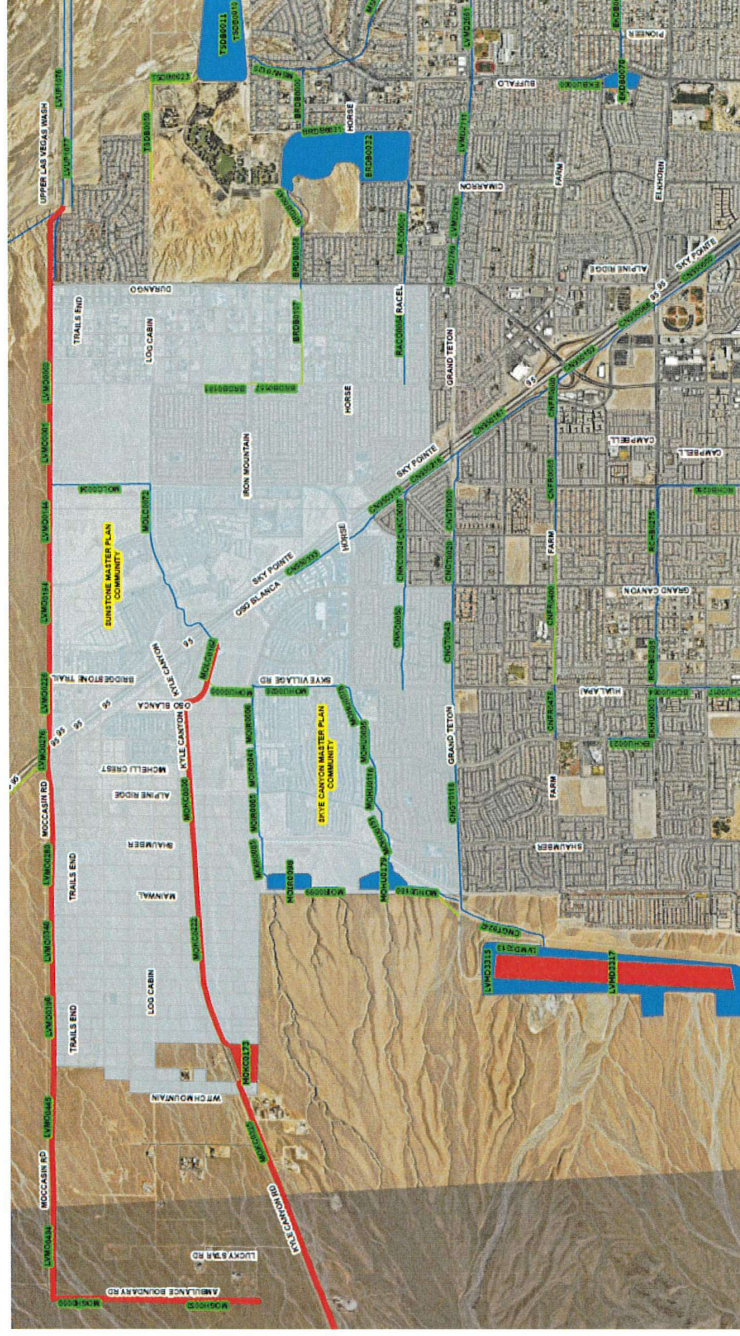
INVEST

City of Las Vegas
Kyle Canyon Utilities
Water, Sewer & Power



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FLOOD CONTROL





KYLE
CANYON
CITY OF LAS VEGAS

