

**RESOLUTION NO. R-27-2025**

**RESOLUTION ADOPTING THE “KYLE CANYON SPECIAL AREA PLAN”  
FOR THE KYLE CANYON AREA**

WHEREAS, the City of Las Vegas 2050 Master Plan (Ordinance 6788, adopted by the City Council on July 21, 2021) created sixteen areas of the City, comprised of neighborhoods, districts, and nodes of various parts of the City; and

WHEREAS, the City Council has adopted special area plans for other areas of the City, including the Downtown Las Vegas Vision 2045 Master Plan (R-25-2016 on June 15, 2016) for Downtown Las Vegas and the Nuestro Futuro Este Las Vegas Special Area Plan (R-30-2023 on June 21, 2023) for East Las Vegas; and

WHEREAS, the 2050 Master Plan contains an outcome to develop a special area plan for each area of the City and recognizes the need to work with residents, visitors, businesses, and other stakeholders of the community to develop a plan to establish priorities for implementing recommended improvements; and

WHEREAS, Kyle Canyon is an area with existing master planned communities in Skye Canyon, Sunstone, and other developing neighborhoods currently comprised of 22,000 residents, as well as land that is anticipated to develop, leading to significant demographic, socio-economic, and environmental changes that may double the area’s population by 2050; and

WHEREAS, parts of Kyle Canyon face challenges related to the lack of water, sewer, energy, flood control, and transportation infrastructure; city facilities and services; a need for employment centers and commercial amenities; a need for new schools; access to parks and open spaces; and multi-modal transportation choices; and

WHEREAS, extensive public outreach was conducted by the planning consultant team of SmithGroup to address the relationship among land-use planning, transportation infrastructure, and economic diversification, requiring feedback and participation from a diverse group of stakeholders to identify goals, objectives, and strategies to connect Kyle Canyon’s new economic and educational opportunities and housing and transportation options; and

WHEREAS, the result is the Kyle Canyon Special Area Plan, which identifies and establishes a

1 vision for Kyle Canyon, which is to create a resilient, healthy community that provides equitable access to  
2 services, education, and jobs, serving as a gateway to Mount Charleston and Tule Springs Fossil Beds  
3 National Monument, and poised to take advantage of surrounding outdoor resources; and

4 WHEREAS, the Plan recommends a number of implementation activities, programs, and catalytic  
5 projects, including designing neighborhoods to embrace the land and natural surroundings and ensure quality  
6 of place, prioritizing recreation and active lifestyles, designing and constructing complete streets with  
7 multimodal options, and strategically developing infrastructure and services for the future of Kyle Canyon.

8 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS  
9 VEGAS:

10 1. To adopt the Kyle Canyon Special Area Plan (attached to this Resolution) as a vision document to  
11 guide plan implementation and future development of Kyle Canyon. The Plan does not have any regulatory  
12 authority and does not bind the City Council to any funding obligation.

13 2. To direct the relevant departments of the City to:

14 A. Coordinate with the Nevada Department of Transportation and Regional Transportation  
15 Commission of Southern Nevada for projects on NV-157, Interstate 11 (US Highway 95), and Sheep  
16 Mountain Parkway;

17 B. Develop, establish, authorize, and/or fund one or more districts for the construction of  
18 necessary special or local improvements, including, but not limited to, water service and facilities of the Las  
19 Vegas Valley Water District, City sewer service, street and road improvements, and detention basins and  
20 conveyances identified by the Clark County Regional Flood Control District;

21 C. Ensure coordinated development of new schools by the Clark County School District and  
22 other public charter or private schools, a substation and area command of the Las Vegas Metropolitan Police  
23 Department, transmission and distribution services of NV Energy and Southwest Gas, and other public  
24 facilities including parks, trails, fire stations, or City facilities;

25 D. Establish means that help create a sense of place that embraces the natural environment and  
26 outdoor recreation and takes advantage of the views and proximity of Mount Charleston and the Spring

1 Mountain National Recreation Area, Gass Peak and the Desert National Wildlife Refuge, Tule Springs Fossil  
2 Beds National Monument, and Red Rock Canyon National Conservation Area;

3 E. Investigate means of ensuring and addressing coordinated growth with the Las Vegas Paiute  
4 Tribe, Bureau of Land Management, Clark County, and other regional entities; and

5 F. Work with developers on ensuring entitlement applications meet the vision and spirit of the  
6 Kyle Canyon Special Area Plan and the 2050 Master Plan, the Unified Development Code (LVMC Title 19),  
7 and applicable building codes adopted by the City.

8 3. To direct the Department of Community Development to review the 2050 Master Plan, the Unified  
9 Development Code (LVMC Title 19), and other plans, codes, and regulations, and to propose revisions that  
10 implement the goals, outcomes, key actions, and implementation strategies of the Plan where appropriate. In  
11 conducting the aforementioned reviews, the Department of Community Development shall consider potential  
12 actions to be taken by the City Council, City departments or other agencies to implement the intent of the  
13 Kyle Canyon Special Area Plan. Such potential actions might include, without limitation, the proposal of  
14 new zoning districts or overlay districts, new or updated regulations, and actions to rezone particular property.

15 4. To direct the Department of Community Development and the Public Works Department, with  
16 respect to new entitlement applications submitted to the City for development within the Kyle Canyon Area,  
17 to review the condition and availability of applicable infrastructure, including, but not limited to water,  
18 sanitary sewer, drainage and flood control, power, natural gas, and telecommunications necessary for  
19 development pursuant to the applicable Titles of Las Vegas Municipal Code. Such application review may  
20 also be coordinated between respective utility franchisees, the Las Vegas Valley Water District, and other  
21 local, regional, or state agencies, as may be applicable. Upon satisfactory review by staff, staff may  
22 recommend that the provision of adequate utility infrastructure be the responsibility of the applicant as a  
23 condition of approval of any such entitlement applications. Such conditions may include, but are not limited  
24 to:

25 A. Water Infrastructure: Under the Las Vegas Valley Water District Act of 1947, developers  
26 must construct and connect necessary water facilities to Las Vegas Valley Water District infrastructure to

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ensure service capacity.

B. Sanitary Sewer: Developers must extend and connect to the City's sewer system per the Wastewater Master Plan and address any required capacity upgrades.

C. Drainage and Flood Control: Developers are responsible for designing and constructing drainage systems in line with the required technical drainage study.

D. Energy facilities and other utilities: Developers must coordinate with utility franchisees to ensure the availability of adequate electrical, gas, and/or telecommunications infrastructure and service for the projects.

PASSED, ADOPTED, AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF LAS VEGAS

BY \_\_\_\_\_  
SHELLEY BERKLEY, Mayor

ATTEST:

\_\_\_\_\_  
LUANN D. HOLMES, MMC  
City Clerk

APPROVED AS TO FORM

 3/31/25  
Gillian Block Segerblom, Date  
Deputy City Attorney