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DIRECTOR

**CITY HALL**  
495 S. MAIN ST.  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
711 | TTY



October 14, 2024

City of Las Vegas Department of Planning  
495 South Main Street  
Las Vegas, NV 89101

RE: Justification Letter: LVMPD Skye Canyon Substation and Adjacent City Park

The City of Las Vegas is requesting a Land Use Permit for the construction of a new Las Vegas Metropolitan Police Department (LVMPD) Substation and City of Las Vegas Park located on the Southwest corner parcel at Grand Teton Drive and Hualapai Way; APN: 126-13-201-020. The 7.5 acre parcel is currently zoned at PD (Planned Development) and is located within the Cliff's Edge Master Development. This parcel was master planned for Public Facilities (PF) in accordance with the Quadrant Planning Plan of the Cliff's Edge Master Development Design Guidelines, which was approved by City Council on September 19, 2007.

The parcel is an L-shaped piece of property and is being divided into two areas. The long leg of the L-parcel will house the LVMPD substation which faces Hualapai Way and the short side the L-parcel will house the park and it face Grand Teton.

- The LVMPD substation is considered a mini substation as it will house a reduced number of functions than a standard substation. It is LVMPD desire to get more mini stations to help reduce the "area" that a patrol car has to cover, reducing their response time to emergency calls. This is the first of the new proposed mini substations to be built in the valley. This substation is approximately 13,000 SF and will have a public lobby to serve the neighborhood through a service window for report taking and fingerprinting activities. Lieutenants and Sergeants will report here. In addition to their offices and breakrooms, the substation will include an interview room, evidence vault, and armory room. The substation will have ample locker rooms as well as a specific area with charging racks for Tasers and body cameras. There is public parking in the front and a large secure lot in the back to house the patrol vehicles.
- There is a City (unnamed) Park on approximately 2 acres. The park will have amenities to accommodate children of different ages. There will also be 3 other picnic pavilions, skate park, and restroom building. A newer element the city is incorporating into their parks are more creative exercise opportunities. In addition to the walking trail, the park has a functional turf area. While not a programmed field, it can accommodate larger scale outdoor recreational activities. The park will be fully lit and have its own parking lot for patrons. The park will incorporate extensive landscaping including water-efficient shrubs and trees.

This project is being designed through a design build contract. CORE is the contractor and Simpson Coulter Design Studios will be the designer of record.

If you have an additional comments please do not hesitate to contact me or email me. Thanks for your assistance (702) 229-3249 or [shayden@lasvegasnevada.gov](mailto:shayden@lasvegasnevada.gov).

Sincerely,

Shelly Hayden, AIA  
Architectural Project Manager  
City of Las Vegas

**24-0593**  
11/21/2024