



## AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: NOVEMBER 6, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: CANYON WALK, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0432-GPA1	Staff recommends APPROVAL.	
24-0432-ZON1	Staff recommends APPROVAL.	24-0432-GPA1
24-0432-DIR1	Staff recommends APPROVAL.	24-0432-GPA1 24-0432-ZON1 24-0432-VAC1 24-0432-VAC2 24-0432-VAC3 24-0432-TMP1
24-0432- DIR2	Staff recommends APPROVAL.	24-0432-GPA1 24-0432-ZON1 24-0432-VAC1 24-0432-VAC2 24-0432-VAC3 24-0432-TMP1
24-0432-VAC1	Staff recommends APPROVAL, subject to conditions:	24-0432-GPA1 24-0432-ZON1 24-0432-DIR1 24-0432-DIR2
24-0432-VAC2	Staff recommends APPROVAL, subject to conditions:	24-0432-GPA1 24-0432-ZON1 24-0432-DIR1 24-0432-DIR2
24-0432-VAC3	Staff recommends APPROVAL, subject to conditions:	24-0432-GPA1 24-0432-ZON1 24-0432-DIR1 24-0432-DIR2
24-0432-TMP1	Staff recommends APPROVAL, subject to conditions:	24-0432-GPA1 24-0432-ZON1 24-0432-DIR1 24-0432-DIR2 24-0432-VAC1 24-0432-VAC2 24-0432-VAC3

**24-0432 [GPA1, ZON1, DIR1, DIR2, VAC1, VAC2, VAC3, AND TMP1]  
AGENDA MEMO - COMMUNITY DEVELOPMENT (continued)**

**PLANNING COMMISSION MEETING DATE: NOVEMBER 6, 2024  
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**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 20

**NOTICES MAILED** 1295 [GPA1, ZON1, DIR1, DIR2, AND TMP1] (by City Clerk)  
185 [VAC1, VAC2, AND VAC3] (by City Clerk)

**PROTESTS** 0

**APPROVALS** 0

**\*\* CONDITIONS \*\***

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**24-0432-VAC1 CONDITIONS**

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1. The limits of this Petition of Vacation shall be the unused portions of Bureau of Land Management Grant N-77772, as depicted on the approved Proof of Concept plan, generally located north of Tropical Parkway and west of Sheep Mountain Parkway, on Assessor Parcel Number 126-26-101-003.
2. The Order of Relinquishment shall record in phases. Each phase shall coincide with the Phasing Map in the Skye Summit Development Agreement.
3. Prior to the Order of Relinquishment, dedicate any portions of the agreed upon geometry for Sheep Mountain Parkway to coincide with the Phasing Map.
4. In accordance with the Development Agreement for Skye Summit, a conceptual bond with a 30% contingency for the ultimate grading and the approved cross section coinciding with the approved Phasing Map must be posted prior to the recordation of each phase of the Order of Relinquishment.
5. In lieu of granting Slope Easements, the applicant shall post a bond for retaining walls coinciding with the approved Phase Plan where such Slope Easements would be required prior to the recordation of each phase of the Order of Relinquishment in accordance with the Skye Summit Development Agreement. This bond shall not be released until all retaining walls along the segment requested for vacation has passed a final inspection.
7. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors or other easements that would/should cross any right-of-way being vacated must be retained.

8. All development shall be in conformance with code requirements and design standards of all City Departments.
9. If the Order of Relinquishment of Interest is not recorded within four (4) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Director of Community Development, then approval will terminate and a new petition must be submitted.

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### **24-0432-VAC2 CONDITIONS**

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1. The limits of this Petition of Vacation shall be an unused triangular portion of Sheep Mountain Parkway right-of-way (approximately 5,975 SF) as depicted on the approved Proof of Concept plan west of Sheep Mountain Parkway and south of Dorrell Lane, on Assessor Parcel Number 126-23-699-002.
2. The Order of Vacation shall reserve easements for the facilities of all City of Las Vegas Franchise Holders unless written verifiable letters of consent without reservation are received prior to recordation.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Title 19. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

6. If the Order of Vacation is not recorded within four (4) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Director of Community Development, then approval will terminate and a new petition must be submitted.

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### **24-0432-VAC3 CONDITIONS**

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1. The limits of this Petition of Vacation shall be the unused portions of Bureau of Land Management Grant N-55999 generally located north of Tropical Parkway and west of Sheep Mountain Parkway, on Assessor Parcel Number 126-26-101-003.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment for this application. Appropriate Drainage Easements shall be reserved if recommended by the approved Drainage Plan/Study.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors or other easements that would/should cross any right-of-way being vacated must be retained.
6. If the Order of Relinquishment of Interest is not recorded within four (4) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Director of Community Development, then approval will terminate and a new petition must be submitted.

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## **24-0432-TMP1 CONDITIONS**

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### **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. Approval of General Plan Amendment (24-0432-GPA1), Rezoning (24-0432-ZON1), Director's Item (24-0432-DIR1), Director's Item (24-0432-DIR2), Petition to Vacate (24-0432-VAC1), Petition to Vacate (24-0432-VAC2), and Petition to Vacate (24-0432-VAC3) shall be required, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

**Public Works**

6. Petitions of Vacation, such as 24-0432-VAC1 and 24-0432-VAC3, within this site should record immediately prior to (concurrent with) the appropriate Development Phase Final Map for this site. If the related Vacation application(s) have not recorded prior to the recordation of the associated Development Phase Final Map, the Bureau of Land Management (BLM) grants shall be shown on the related Development Phase Final Map, and the vacation shall record prior to the the recordation of any Designated Builder Parcel Final Map overlying the grant area. In no case shall a Final Map for any Designated Builder Parcel record a residential lot over an existing City of Las Vegas (BLM) grant.
7. If not already dedicated, dedicate Sheep Mountain Parkway based upon the agreed geometry as depicted on the approved Proof of Concept plan prior to or concurrent with the appropriate Development Phase Final Map for this site. Dedicate public streets, and grant all appropriate public easements for future common lot areas, with each Development Phase Final Map.
8. Prior to the recordation of the each Development Phase Final Map for this site, construct all public streets to meet the Skye Summit standards in accordance with Phasing Map in the Skye Summit Development Agreement. In accordance with the Skye Summit Development Agreement, a 30% conceptual bond for off-site improvements with each Development Phase Final Map may be used in lieu of constructing these improvements for purposes of recording a large lot Final Map.
9. Construct a minimum 12-foot paved access for required public sewer servicing this site in the Sheep Mountain Public right-of-way. Grant appropriate Public Sewer Easements, if needed.
10. Provide easements for all required public infrastructure (sewer, drainage, traffic, etc.) that are located outside of the public rights-of-way. The City Traffic Engineer reserves the right to require sidewalk ramps and associated easements throughout this site to improve walkability.
11. The proposed sewer design shall adhere to the requirements of the conceptually approved BLM 505 (Skye Summit) Wastewater Masterplan. 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 easement or in the vehicle ingress or egress pathways to such easements.
12. A minimum two lanes of asphalt pavement on all public streets providing the main access to Designated Builder Parcels and a working sanitary sewer connection shall be provided prior to a final inspection of any individual dwelling units within this Tentative Map.

13. 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.
14. If a Special Improvement District is desired, contact the City's Special Improvement District Section of the Department of Public Works at 702-229-2136 to begin the process towards establishing a Special Improvement District.
15. A Traffic Impact Analysis in compliance with approved Master Traffic Study 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 map whichever may occur first. The Traffic Impact Analysis shall include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. 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 of this site.
16. In accordance with the Skye Summit Development Agreement, Mapping and further entitlements for areas currently encumbered by the detention basin may not be submitted until it is determined that the detention basin easement may be vacated. If such easements cannot be vacated, a new Tentative Map may be required.
17. Portions of the site are in a Federal Emergency Management Area (FEMA) designated flood zone. A 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, or the recordation of a Final Map, 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, when required, a Conditional Letter of Map Revision (CLOMR) must be obtained from FEMA prior to the issuance of construction permits in areas currently designated as in a flood zone.

18. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Cross Sections provided may be used in construction provided that their uses in roadway designs are acceptable to the Department of Public Works. 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. Roadway locations and parcel entries are schematic and final studies and engineering improvements designs will determine the approval of such items. Geometric design of Parcel entry points must be approved through the development review of each parcel.

**Fire & Rescue**

19. 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.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

Consideration and possible action regarding the General Plan Amendment, Rezoning, Development Agreement, and Parks Agreement for the Skye Summit Master Planned Community on 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. A 24-lot Parent Tentative Map and Vacations of Bureau of Land Management (BLM) drainage right-of-way grant, a BLM right-of-way grant for Sheep Mountain Parkway, and a portion of public right-of-way located adjacent to the property south of Dorrell Lane are requested for the project as well.

**ISSUES**

- A General Plan Amendment has been requested to amend the land use designation from DR (Desert Rural Density Residential) and PF (Public Facilities) to PCD (Planned Community Development). Staff recommends approval of this request.
- A Rezoning has been requested to amend the zoning on the site from U (Undeveloped) [DR (Desert Rural Density Residential) and C-V (Civic) to PD (Planned Developed). Staff recommends approval of this request.
- This Development Agreement and Parks Agreement intends to provide for an orderly and consistent plan for the development for the approximate 515 gross-acre site, with up to 3,500 residential units and an overall density of 6.8 dwelling units/acre (DUA). Staff recommends approval of this request.
- A Petition to Vacate has been requested for a Bureau of Land Management (BLM) drainage right-of-way grant on the subject site, a BLM right-of-way grant on the subject site for Sheep Mountain Parkway, and a portion of public right-of-way located adjacent to the property south of Dorrell Lane. Staff recommends approval of this request, subject to conditions.
- A Tentative Map has been requested for Skye Summit, a 24-lot Parent Tentative Map. Staff recommends approval of this request, subject to conditions.

## **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, is requesting an entitlement package and development agreement to facilitate the development the site.

### ***City of Las Vegas Master Plan***

The subject site is located in the La Madre Foothills Area of the Las Vegas 2050 Master Plan. The La Madre Foothills Area consists of predominately master-planned communities, large-lot residential estates, and traditional suburban single-family development in the area. Growth and development factors in the community indicate the need for additional single-family residential development. As the City continues to increase in population, new subdivisions should be developed to create additional housing stock. City-wide, Las Vegas is at a unique turning point in its history as a city where its future economy will be driven less by new subdivision growth at its periphery and more by redeveloping within existing areas. Within the Northwest area of the city and La Madre Foothills area, however, there is still land supply for new subdivision growth at the periphery.

The Las Vegas 2050 Master Plan goals for new subdivisions includes having the following elements implemented into the development agreements: complete street design, common neighborhood elements such as open space, sidewalks, and cultural amenities, housing and density appropriate to the context, and site design elements such as prominent front porches and smaller front yards to promote a less isolating suburban model. Each of these elements was considered for the Skye Summit Master Planned Community plan as appropriate.

## **ANALYSIS**

### ***General Plan Amendment***

A General Plan Amendment is requested to amend the land use designation on the site from DR (Desert Rural Residential Density) and PF (Public Facilities) to PCD (Planned Community Development). The PCD (Planned Community Development) land use designation is consistent with the PD (Planned Development) zoning district.

### ***Rezoning***

A Rezoning has been requested change the zoning on the site from U (Undeveloped) [DR (Desert Rural Density Residential)] and C-V (Civic) to PD (Planned Developed). The intent of the Planned Development (PD) District is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, and cultural enrichment or to provide a single-purpose or multi-use planned development. A Master Development Plan and Development Standards are required for a PD (Planned Development) rezoning. The Development Plan will minimize uncertainty in planning for and securing orderly, cohesive development of the Site. The proposed development is consistent with the Planned Development (PD) district goals listed in Title 19.10.040(A) by providing an orderly arrangement of land uses and development phasing, by providing a variety of housing types, and by encouraging area-sensitive site planning and design. Area-sensitive site planning and design was particularly important for the Skye Summit Master Planned Community plan due to the western boundary of the subject site abutting the Red Rock National Conservation area.

### ***Tentative Map and Vacations***

The applicant is proposing to configure the property into 24 lots with nine common lots. This would be a parent tentative map to allow for the future Final Map application and further subdivision of development parcels. To remove the existing encumbrances from the southern portion of the site, the applicant is petitioning to Vacate a Bureau of Land Management (BLM) drainage right-of-way grant on the subject site, a BLM right-of-way grant on the subject site for Sheep Mountain Parkway, and a portion of public right-of-way located adjacent to the property south of Dorrell Lane.

Section 7.07.f of the Development Agreement prohibits mapping of large lot parcels that are encumbered by a City of North Las Vegas BLM Drainage grant until the City of Las Vegas, Clark County Regional Flood Control District, and City of North Las Vegas are in agreement as to the disposition of the existing easement. However, to remove the existing encumbrances from the southern portion of the site, which will be the first phase to develop per the Phasing Map (Exhibit A), the applicant is petitioning to Vacate a Bureau of Land Management (BLM) drainage right-of-way grant on the subject site, a BLM right-of-way grant on the subject site for Sheep Mountain Parkway, and a portion of public right-of-way located adjacent to the property south of Dorrell Lane. Both the Tentative Map and the Vacations meet Title 19, NRS 278, and technical requirements, and staff supports both mapping actions, subject to conditions.

***Development Agreement Statutory Requirements***

Nevada Revised Statutes (NRS) Section 278.0201 governs the minimum content of Development Agreements. The following analysis demonstrates the proposed development agreement's compliance with the minimum standards as required by NRS; criteria 1 through 4 below must be provided, while criteria 4 through 14 may be provided.

1. Description of the Land.

*The land being utilized for development is defined in Exhibit E of the Development Agreement.*

2. Duration of the Agreement.

*Per Section 11.01, the agreement commences on the effective date and terminates in 20 years unless extended or terminated pursuant to the terms of the agreement. The developer may request a five-year extension of time for the agreement thereafter.*

3. Specifying What Events Will Constitute Breach of the Agreement.

*The expectations for both parties are located within Section 10 of the Development Agreement.*

4. Providing Periods During Which Any Breach May Be Cured.

*Section 10 outlines the dispute resolution criteria and process.*

5. Permitted Uses of Land.

*The list of permitted uses is provided as part of Exhibit F for the residential and commercial land use categories. Section 3.02 outlines a list of permitted and prohibited uses and Exhibit F Section 1.5 declares that other proposed land uses defer to what is allowed within the C-1 (Limited Commercial) district in the UDC as provided in Exhibit G applies.*

6. Density/Intensity of Use.

*Section 3.02 of the Development Agreement states that the maximum number of units is 3,500, resulting in a gross density of the subject site is 6.8 dwelling units per acre. The Skye Summit Development Standards and Design Guidelines (Exhibit F) indicate which types of buildings and land uses are permitted.*

7. Maximum Height and Size of Proposed Buildings.

*The maximum building heights and building size are governed by the Skye Summit Development Standards and Design Guidelines, which is included as Exhibit F of the Development Agreement.*

8. Any Provisions for the Dedication of any Portion of the Land for Public Use.

*Section 6 of the Parks Agreement outlines how park space must be made available for the public to use on a non-discriminatory basis. Section 1 of the Development Agreement specifies that the Smart City improvements provided along Village Streets will be dedicated to the City. Section 7 of the Development Agreement further outlines how utility improvements shall be dedicated to the City where applicable.*

9. The Protection of Environmentally Sensitive Lands.

*The proposed development uses a trail to create a buffer from urban encroachment between the Red Rock Canyon National Conservation Area and adjacent lands. The allowable plant list limits the use of invasive species to protect environmentally sensitive lands. Further, the parks and trails plan for Skye Summit incorporate the Red Rock National Conservation Area into the park and recreation system. This project will improve access and connectivity of open spaces for ecological, social, health, and quality of life benefits, and will strengthen recreation opportunities for residents and visitors across the City.*

10. The Preservation and Restoration of Historic Structures.

*This requirement does not apply to the agreement.*

11. The phasing or timing of construction of development on the land, including without limitation, the dates on which all or any part of the construction or development must commence and be completed, and the terms on which any deadline may be extended.

*Section 3.03 outlines the time for construction and completion of the site. The overall project consists of four phases. Improvement milestones are tied to development milestones outlined in both Section 3.03 and Section 7 of the Development Agreement, and Section 5 of the Parks Agreement. A corresponding phasing map is provided in Exhibit A. As stated in Section 7.05, the phasing plan may be modified based upon the proposed development in the Community, as outlined in Section 3.03(b).*

12. The conditions, terms, restrictions, and requirements for infrastructure on the land and the financing of the public infrastructure by a person having a legal or equitable interest in the land.

*Sections 4 (Maintenance), 5 (Public Facilities), 6 (Open Spaces), and 7 (Infrastructure) outline the infrastructure requirements for both parties.*

13. The conditions, terms, restrictions, and requirements for the annexation of land by the city or county and the phasing or timing of annexation by the city or county.

*This requirement does not apply to the agreement. The 515 gross-acre site was annexed (67313-ANX) into the City of Las Vegas as a part of a larger request in 2017.*

14. The conditions, terms, restrictions, and requirements relating to the intent of the governing body to include the land in an improvement district created pursuant to chapter 271 of NRS.

*Section 8 of the agreement outlines the creation of a Special Improvement District. (Exhibit M)*

### **DEVELOPMENT AGREEMENT ANALYSIS**

Notable terms of the Skye Summit Development Agreement are summarized below by section.

#### **Section 3**

Section 3 of the Development agreement fulfills the requirements of Nevada Revised Statutes (NRS) Section 278.0201. This section indicates the permitted uses, height, and size of structures, project phasing, the modification and deviation procedures, and entitlement and review procedures.

Specifically, the Master Developer is proposing to construct up to a maximum of 3,500 dwelling units on the Property, for a maximum average density of 6.8 dwelling units per acre. The Development Standards and Design Guidelines (Exhibit F) accompanies this section of the Development Agreement.

Specific permitted and prohibited land uses are detailed in Section 3 and heightened in the below Development Standards and Design Guidelines (Exhibit F) analysis section. Examples of prohibited uses include but are not limited to: off-premises advertisement signs (billboards), cannabis establishments, auto title loan, auto pawn, pawnshops, short-term rental, and sexually oriented business. One of the key differences in the use requirements for Skye Summit is the removal of distance separation requirements traditionally applied toward alcohol-related uses and gaming.

The phasing of the development is detailed in the Phasing Map (Exhibit A). The Phasing Map (Exhibit A) accompanies Section 3.03 of the Development Agreement. The Phasing Map consists of four phases that generally follow the drainage encumbrances currently on the site. The project phases are generally proposed starting in the southern portion of the property and moving north.

The modification and deviation procedures are outlined in Section 3.04 and Section 3.05 of the Development Agreement, respectively. These sections generally describe the criteria and specifics for processing major (public hearing) or minor (administrative) deviations and modifications. Notably, the Development Agreement allows for any land use change in the Skye Summit community that reduces commercial intensity or residential density on that subject property to be processed as a Minor Modification administratively.

Section 3.14 stipulates that Telecommunication Facilities located on the located on the 10.03 acre commercial designated parcel, are permitted by-right. Telecommunication are not to exceed seventy (70) feet in height and are not subject to residential adjacency standards or distance separation requirements set forth in the UDC. Telecommunication Facilities within the Community that are not located on the commercial parcel may be approved by a special use permit.

Under Section 3.21, the Development agreement acknowledges that market conditions may change over time, and if the City Manager and Master Developer mutually agree in writing, all or a portion of Commercial Parcel P1.3 shall revert to match the adjacent Medium-Low Attached designation of Parcel P1.8 through a Minor Modification of the Land Use Plan. If only a portion of Parcel P1.3 is to be reverted, a legal lot or lots shall be created corresponding with the area to be reverted prior to the Minor Modification of the Land Use Plan.

#### ***Section 4***

Section 4.01 outlines the process and requirement for the Master Developer to form a Master Community Home Owners Association (HOA). The Master Developer acknowledges and agrees that the Master HOA and Sub-HOA are common-interest communities created and governed by declarations as such term is defined by NRS 116.037.

In Section 4.03, the City's obligation to maintain all permanent flood control facilities as identified on the Regional Flood Control District Master Plan Updated subject to Title 20.10 and all City dedicated public streets, excluding landscaping in the right-of-way, once those are accepted by the City. The Master Developer will maintain all temporary or interim drainage facilities identified in the Master Drainage Study or Technical Drainage Study. The City agrees to cooperate with the Master Developer and will diligently work with the Clark County Regional Flood Control District to obtain acceptance of all permanent drainage facilities.

### ***Section 5***

Section 5 details several contributions that the Master Developer agrees to make towards public facilities. The Master Developer agrees to stub utilities to a school site and school flasher conduit. The Master Developer and/or its designated builder agrees to provide a monetary contribution of \$1,000.00 per residential unit for the benefit of Las Vegas Fire & Rescue, and \$250.00 per residential unit for use in the construction of a Metro substation to serve the Community and the surrounding area. Such payment shall be made concurrent with the building permit issued for each residential unit.

### ***Section 6***

In Section 7 the Master Developer and City agree to establish responsibilities regarding the design, construction, ownership and maintenance responsibilities for the open space, parks, trails and other recreational amenities. The Parks agreement (Exhibit K) specifies how the Master Developer will construct park facilities in lieu of paying the residential construction tax for the construction of residential dwelling units. The Parks Agreement establishes the amount and nature of the parks and recreational facilities to be constructed by Master Developer as part of its obligations with respect to the development of Skye Summit, establishes the ownership and maintenance of the Qualified Parks by the City and Master HOA, and establishes the procedure by which the right is reserved or granted to the public for use of the Qualified Parks.

### ***Section 7***

In Section 7 the Master Developer agrees to construct and dedicate to City or other governmental or quasi-governmental entity or appropriate utility company, all infrastructure necessary for the development of the Community as required by the Master Studies (Exhibits B and D). In Section 7.04, the Master Developer agrees to design, construct, and dedicate sanitary sewer facilities identified as the Applicant's responsibility in the Master Sanitary Sewer Study (Exhibit D).

A major traffic improvement that is required of the Master Developer as a part of this Development Agreement is the portion of Sheep Mountain Parkway which abuts the eastern side of the subject site. This portion is approximately 2.4 miles. Section 7.06 provides a schedule for the design and construction of the interim improvements of SMP from Shaumber Road to Farm Road. Further, Section 7.06 provides regulations on how dust control and embankment slope easements will be processed through the grading and construction process.

In regard to flood control, the Master Developer is responsible for the appropriate flood control facilities identified in the Conceptual Drainage Study or Technical Drainage Study, and for all temporary or interim drainage facilities as specified in Subsection 7.07(e). In Subsection 7.07(f), the City details how the Kyle Canyon Detention Basin and Bureau of Land Management Grant areas (N-55696 and N-55999) drainage easement areas encumber the site, and how the City will accept certain applications for mapping and entitlement where encumbered. Except for Parent Tentative Map, Master Developer shall not file and the City shall not accept any applications from the Master Developer for land use entitlements or mapping actions for any Property located near BLM Drainage Grant Areas (N-55696 and N-55999) prior to an Alternative Assessment Plan for the detention basins being approved by Clark County Regional Flood Control and the City.

### ***Section 8***

Section 8 outlines the process and ability for the Master Developer to submit application for a Special Improvement District pursuant to Nevada Revised Statutes (NRS) Chapter 271. The Special Improvement District Guidelines (Exhibit M), accompanies this section of the Development Agreement. The City agrees to review any application for the reimbursement for an SID, including subsequent reviews within forty-five days after a complete package is submitted. The City agrees to meet and confer regularly with Master Developer in connection with any application and approval of an SID for the Project. Within 30 days after receipt of final approval and signatures, the City shall reimburse Master Developer the approved SID reimbursement amount. The City shall cooperate with the Master Developer to include all eligible projects for an SID.

### ***Sections 9, 10, and 11***

Sections 9 through 11 specify the frequency of required reviews, the duration of the agreement and the party's obligations in the case of assignment or default, respectively. Per Section 11.01, the agreement commences on the effective date and terminates in 20 years unless extended or terminated pursuant to the terms of the agreement. The developer may request a five-year extension of time for the agreement thereafter.

***Skye Summit Phasing Map (Exhibit A)***

The phasing of the development is detailed in the Phasing Map (Exhibit A). The Phasing Map (Exhibit A) accompanies Section 3.03 of the Development Agreement. The Phasing Map consists of four phases that generally follow the drainage encumbrances currently on the site. The project phases are generally proposed starting in the southern portion of the property and moving north.

***Master Drainage and Traffic Studies (Exhibit B) and Master Sewer Study (Exhibit D)***

Master studies are provided for the overall community's drainage (Exhibit B), traffic (Exhibit B), and sanitary sewers (Exhibit D). The Master Studies (Exhibit B and D) have been conceptually approved, and technical studies will follow with future entitlements as detailed in the Development Agreement, Subsections 7.07(e) and 7.07(f).

In Section 7 of the Development Agreement, the Master Developer agrees to construct and dedicate to City or other governmental or quasi-governmental entity or appropriate utility company, all infrastructure necessary for the development of the Community as required by the Master Studies (Exhibits B and D). In Section 7.04, the Master Developer agrees to design, construct, and dedicate sanitary sewer facilities identified as the Applicant's responsibility in the Master Sanitary Sewer Study.

Traffic Improvements will be required to be improved to be adequate in size to meet the requirements of both local and regional traffic impacts including the traffic circulation from the Skye Summit Community. The improvements required by the Master Study on the traffic impact of the project will be provided by the Master Developer. The Sheep Mountain Parkway traffic improvements will be a regional transportation corridor that is designed to connect the northern and southern geographic areas of the City to address both local and regional impacts from the northern and southern geographic traffic circulation. Additional street facilities will be constructed to provide access throughout the site.

***Skye Summit Land Use Plan (Exhibit C)***

Exhibit C depicts the major trails system and the land use designations for each development parcel. The land use designations depicted in Exhibit C correspond with the zoning district standards as listed in the Exhibit F Section 1.6 table Skye Summit Land Use/Zoning Districts. In total the Land Use Plan depicts 10.03 acres of commercial in the southeast corner of Centennial Parkway and Street A, 121.28 acres of public improvements including flood control, streets, and open space, and the remaining 383.7 acres dedicated to residential land uses for an overall density of 6.8 units per acre.

The Sky Summit Land Use Designations are summarized as follows:

- *Residential Low (maximum 15 du/ac; average 6.5 du/ac)* provides for single-family detached dwellings and duplex units with maximum density not to exceed 15 du/ac.
- *Residential Medium Low (maximum 15 du/ac; average 8 du/ac)* provides for the development of single-family detached dwellings, duplex units, townhomes with an average density across all Residential Medium Low parcels not to exceed 8 du/ac, maximum density not to exceed 15 du/ac.
- *Residential Medium Low Attached (maximum 25 du/ac; average 16 du/ac)* provides for the development of single-family detached dwellings, duplex units, townhomes, and other customary residential uses on a smaller lot size with an average density not to exceed 16 du/ac.
- *Public Facility (PF)* provides for the development of civic uses, public and utility facilities, and parks and open space as prescribed by the Civic (C-V) zoning district within the static Unified Development Code as provided in Exhibit G. For-profit schools are a permitted use in the Public Facility land use designation.
- *Commercial (C)* provides for the development of commercial uses to support the Sky Summit Master Planned Community. The Development Agreement Section 3.02(g) includes a list of permitted land uses and Section 3.02.(f) include a list of prohibited land uses. Where a land use is not mentioned, the commercial zoning district will apply the C-1 (Limited Commercial) allowed uses within the static Unified Development Code as provided in Exhibit G.

The compatible zoning categories for Sky Summit Land Use Designations are as follows:

<b>Land Use Designation</b>	<b>R-1</b>	<b>R-CL</b>	<b>AA-1</b>	<b>R-TH</b>	<b>C-V</b>	<b>C-1</b>
<i>Commercial (C)</i>						X
<i>Public Facility (PF)</i>					X	
<i>Residential Medium Low Attached</i>	X	X	X	X		
<i>Residential Medium Low</i>	X	X	X			
<i>Residential Low</i>	X	X	X			

X = Allowed Zoning Category

***Skye Summit Development Standards (Exhibit F)***

In order to ensure orderly and consistent development and provide flexibility to fulfill the Master Developer's vision for the redevelopment of the Property, the Master Developer

has proposed a unique set of standards, procedures, and permitted uses as part of the Development Agreement. Where the proposed development standards are silent, the static Unified Development Code as provided in Exhibit G applies.

The tables below indicates where the proposed standards meet, exceed, or are less restrictive than Title 19.

The Sky Summit Zoning Designations are summarized as follows:

- *R-1 (Single Family Residential District)* allows for Single Family Detached housing, front-loaded and rear-loaded off an alley. Accessory Dwelling Unit may include full kitchen facilities. The R-1 district is comparable to the Title 19.06.075 R-SL (Residential Small Lot) zoning district and is consistent with the Residential Medium Low Attached, Residential Medium Low, and Residential Low Skye Summit land use designations.
- *R-CL (Medium-Low Density Residential District)* allows for Single Family Detached housing and Duplexes, which may be configured conventionally, clustered or rear-loaded off an alley. Accessory Dwelling Unit may include full kitchen facilities. The R-CL district is comparable to the Title 19.06.080 R-CL (Single Family Compact-Lot) zoning district and is consistent with the Residential Medium Low Attached, Residential Medium Low, and Residential Low Skye Summit land use designations.
- *AA-1 (Active Adult Single Family Detached)* allows for Single Family Detached housing. Accessory Dwelling Unit may include full kitchen facilities. The AA-1 district is comparable to the Title 19.06.075 R-SL (Residential Small Lot) zoning district and is consistent with the Residential Medium Low Attached, Residential Medium Low, and Residential Low Skye Summit land use designations.
- *R-TH (Single Family Attached Residences)* allows for Single Family Attached housing. The R-TH district is comparable to the 19.06.090 R-TH (Single Family Attached) zoning district and is consistent with the Residential Medium Low Attached land use designation.
- *C-V (Civic)* allows for the uses and development standards for the Public Facility parcels as prescribed by the Civic (C-V) zoning district. The C-V zoning district is consistent with the Public Facility land use designation.

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- *C-1 (Commercial)* allows for the uses are listed in Section 3.02 of the Development Agreement, and, unless otherwise prescribed, Title 19.12, C-1 (Limited Commercial) allowed uses in the static Unified Development Code as provided in Exhibit G. The C-1 zoning district defers to Title 19.08.120, C-1 (Limited Commercial) sign standards and Title 19.08.070, C-1 Development Standards in the static Unified Development Code as provided in Exhibit G. The C-1 zoning district is consistent with the Commercial land use designation.

<b>Comparison of Skye Summit AA-1 (Active Adult), R-1 Wide/Shallow and R-1 (Single Family Residential) to Title 19.06.075 R-SL (Residential Small Lot)</b>					
<b><i>Standard</i></b>	<b><i>Required per UDC [R-1]</i></b>	<b><i>Required per DA [R-1]</i></b>	<b><i>Required per DA [R-1 Wide/Shallow]</i></b>	<b><i>Required per DA [AA-1]</i></b>	<b><i>Compliance per UDC</i></b>
Minimum Lot Size	4,000	3,500	3,500	3,500	Less Restrictive
Minimum Lot Width	40; 45 on corner	40 feet	40 Feet	40 feet	Less Restrictive
Minimum Lot Depth	NA	NA	80 feet	NA	More restrictive
Maximum Lot Coverage	50%	70%	70%	70%	Less Restrictive
Building Height	2 stories; 35 feet	3 stories; 35 feet	3 stories; 35 feet	3 stories; 35 feet	Less Restrictive

<b>Comparison of Skye Summit R-CL (Single Family Compact-Lot) to Title 19.06.080 R-CL (Single Family Compact-Lot)</b>			
<b><i>Standard</i></b>	<b><i>Required per UDC</i></b>	<b><i>Required per DA</i></b>	<b><i>Compliance per UDC</i></b>
Minimum Lot Size	3,000	2,000	Less Restrictive
Density	1 per lot (equivalent to 14 units per acre)	6-12 units per acre	More Restrictive
Maximum Lot Coverage	70%	NA	Less Restrictive
Building Height	3 stories; 35 feet	3 stories; 38 feet	Less Restrictive

<b>Comparison of Skye Summit R-TH (Single Family Attached) to Title 19.06.090 R-TH (Single Family Attached)</b>			
<b><i>Standard</i></b>	<b><i>Required per UDC</i></b>	<b><i>Required per DA</i></b>	<b><i>Compliance per UDC</i></b>
Minimum Lot Size	1,600 SF	1,280 SF	Less Restrictive
Minimum Lot Width	20 Feet	24 Feet	More Restrictive
Maximum Lot Coverage	95%	95%	Same
Building Height	3 stories; 45 feet	3 stories; 45 feet	Same

The commercial zoning district defers to C-1 (Limited Commercial) development standards in Title 19.08 in the static Unified Development Code as provided in Exhibit G.

The Development Agreement Section 3.02(g) includes a list of permitted land uses and Section 3.02.(f) include a list of prohibited land uses. Where a land use is not mentioned, the commercial zoning district will apply the C-1 (Limited Commercial) allowed uses. The following tables below indicate the permitted use discrepancies between Title 19.12 C-1 (Limited Commercial) zone and the proposed commercial zoning district.

<b>Permitted Use Table: Deviations from LVMC Title 19.12</b>		
<b>Use</b>	<b>C-1 (Limited Commercial)</b>	<b>Skye Summit</b>
Off-premise Advertisement Signs (Billboards)	Special Use Permit	Not Permitted
Cannabis Consumption Lounge	Special Use Permit	Not Permitted
Cannabis Cultivation	Not Permitted	Not Permitted
Cannabis Dispensary	Special Use Permit	Not Permitted
Cannabis Production	Not Permitted	Not Permitted
Financial Institution, Specified (Check Cashing)	Special Use Permit	Not Permitted
Auto Title Loan	Special Use Permit	Not Permitted
Auto Pawn	Not Permitted	Not Permitted
Pawn Shop	Special Use Permit	Not Permitted
Short Term Rental	Conditionally Allowed Use	Not Permitted
Sexually Oriented Business	Not Permitted	Not Permitted
Alcohol, Off-Premise, Ancillary	Permitted	Permitted
Alcohol, Off-Premise Beer/Wine	Special Use Permit	Permitted
Alcohol, Off-Premise, Full	Special Use Permit	Permitted
Alcohol, On-Premise Beer/Wine	Conditionally Allowed Use	Permitted
Alcohol On-Premise Full	Special Use Permit	Permitted
Auto Repair, Minor	Special Use Permit	Permitted
Car Wash, Full Service or Auto Detailing	Special Use Permit	Permitted
Car Wash Self-Service	Special Use Permit	Permitted
Convenience Store with Gas Station: Liquefied Petroleum Gas Installation (288 Gallons or Less)	Conditionally Allowed Use	Permitted
Convenience Store with Gas Station: Liquefied Petroleum Gas Installation (Over 288 Gallons)	Special Use Permit	
Financial Institution, General	Permitted	Permitted

Permitted Use Table: Deviations from LVMC Title 19.12 (cont.)		
Use	C-1 (Limited Commercial)	Skye Summit
Gaming Establishment, Restricted	Special Use Permit	Permitted
Hotel and Hotel Suites	Special Use Permit	Permitted
Restaurant.	Permitted	Permitted

The Development Agreement further stipulates that on Parcel P1.3 for “Alcohol Related Uses” and Gaming Establishment, Restricted and other proximity controlled businesses, per Section 3.02(h) these uses shall have no specified spacing requirements between similar and protected uses in Skye Summit.

The signage within the commercial zoning district in Skye Summit will follow the same standards set forth under the C-1 (General Commercial) zoning district in the static version of the UDC included as Exhibit G.

Staff is supportive of the amended development standards and uses provided in the Skye Summit Development Standards and Design Guidelines, as they are conducive to a suburban neighborhood with residential character as proposed.

### ***Skye Summit Street and Trail Sections (Exhibit F Section 2)***

Exhibit F Section 2 visually displays the streetscape and trail/path cross sections. The location of the corresponding street sections is contained on Exhibit F Section 2, Exhibit 2.3.4: Street & Trail Sections.

In summary, the trail alignments and street sections include:

- Trail Section A for along Red Rock National Conservation Area consists of a 10-foot wide path on a variable minimum 30-foot wide right-of-way.
- Trail Section B consists of a 10-foot wide path on a minimum 40-foot wide right-of-way.
- The public street cross sections range between 47 (half-street) and 200 feet and generally include bike lanes with detached sidewalks and street trees located within access easements on the adjacent properties.
- The private street cross sections range between 32 and 46 feet, with different configurations which add or remove on-street parking and attached sidewalks.

As specified within the Design Guidelines (Exhibit F) Section 8, street trees will be used at an average rate of one tree per 30 linear feet, exceeding Title 19 requirements. Those trees will be, at a minimum, 25 percent 24"-box or greater, 40 percent 36-inch box or greater, and 35 percent 48"-box or greater. Tree species selection will be per Exhibit F Section 8 acceptable planting standards.

Street lighting will be provided in accordance with the design in Skye Summit Street Light Design (Exhibit J). Section 3.13 of the Development Agreement accompanies Exhibit J in describing the streetlight design and the Master Developers' contribution. The streetlights will be LED technology for energy efficiency. Banners may be allowed in the streets of Skye Summit for community identification, special events, or seasonal identification through provisions outlined in Section 3.13 of the Development Agreement.

***Unified Development Code (UDC) (Exhibit G)***

As permitted by NRS 278.0201, the Master Developer intends to “freeze” the standards and processes contained within LVMC Title 19 (Unified Development Code) in order to maintain consistency of development throughout the life of the Agreement. The version of the UDC in effect at the time of City Council approval of the Agreement would become the basis for all plan review and procedural activity not explicitly contained within the Agreement or Development Standards. This includes all amendments approved prior to the Effective Date of the Agreement that have not been yet published in the UDC.

If the City adopts a new rule, regulation, policy, resolution, or ordinance, the Master Developer has the option, with limitation pursuant to Section 2 of the Development Agreement, to accept such new or amended rules by providing written notice to the City.

***Development Impact Notice and Assessment (Exhibit H)***

Pursuant to 1999 Statutes of Nevada, Chapter 481, (“Chapter 481”), a person who proposes to develop a project of significant impact is generally required to submit an impact statement to the local zoning authority before specified actions can be taken regarding the project. To that end, the Development Impact Notice and Assessment impact statement is provided as Exhibit H. Section 3.08 of the Development Agreement accompanies this Exhibit.

***Parks Agreement (Exhibit K)***

The Parks agreement (Exhibit K) specifies how the Master Developer will construct park facilities in lieu of paying the residential construction tax for the construction of residential dwelling units. The Parks Agreement establishes the amount and nature of the parks and recreational facilities to be constructed by Master Developer as part of its obligations with respect to the development of Skye Summit, establishes the ownership and maintenance of the Qualified Parks by the City and Master HOA, and establishes the procedure by which the right is reserved or granted to the public for use of the Qualified Parks.

Skye Summit was designed with sensitivity to the Red Rock National Conservation Area and the community's proximity to public lands. The community open space consists of system of connected trails and seven parks totaling approximately 16 acres. In addition, the Master Developer has committed to providing a substantial contribution towards a

twenty-acre City park adjacent to the southwest boundary of the site. The City of Las Vegas 2050 Master Plan identifies a goal of seven acres of open space per every 1,000 residents. Calculating at an average of 2.5 residents per unit, approximately 61.25 acres of open space is recommended to meet the goal outlined in the master plan. With the inclusion of the 20-acre City park, Skye Summit will contain approximately 36 acres of publicly accessible open space within the community.

Section 6 of the Parks Agreement outlines how park space must be made available for the public to use on a non-discriminatory basis. Section 12 of the Parks Agreement discusses the 20-acre City Park in the southwest corner of the community along the edge of Red Rock National Conservation Area, a shared venture between the City and the developer.

The Parks Agreement is consistent with the Las Vegas 2050 Master Plan Land Use & Environment Chapter 3, Goal “B” for improved access and connectivity of open spaces for ecological, social, health, and quality of life benefits; and Land Use & Environment Chapter 2-2.M La Madre Foothills key implementation strategy, for the development of more park space west of the beltway to connect to natural features.

***Developer Special Improvement Guidelines (Exhibit M)***

Exhibit M provides guidelines for Special Improvement Districts. Section 8 outlines the process and ability for the Master Developer to submit application for a Special Improvement District.

***Flood Control Phasing Plan (Exhibit N) and MPU Exhibit (Exhibit O)***

The Flood Control Phasing Plan (Exhibit N) provides the limits of permanent and temporary drainage facilities for four phases of flood control infrastructure. The Phasing Map consists of four phases that generally follow the drainage encumbrances currently on the site. The project phases are generally proposed starting in the southern portion of the property and moving north. The exact location of drainage facilities will be determined through future technical studies. The MPU Exhibit (Exhibit O) provides the ultimate on-site drainage plan.

**Summary**

Staff recommends approval of all entitlement requests as the project furthers the goals of the 2050 Master Plan by providing a Master Planned Community, which provides for orderly development at the western frontier of the city.

Through these entitlements, the City can ensure an appropriate land uses and mix of housing types for the community's location, with robust open space programming throughout the community. The allowable residential, commercial, and civic uses are compatible with the surrounding region and support a suitable balance of jobs and housing.

A unique set of street designs and zoning standards provide for complete street design, common neighborhood elements such as open space, sidewalks, housing and density appropriate to the context, and site design elements such as prominent front porches, recessed and visually understated garages, and smaller front yards to promote a less isolating suburban model.

Open space and trails are proposed to develop a gateway to the Red Rock National Conservation Area, which improves access and connectivity of open spaces for ecological, social, health, and quality of life benefits, and which will strengthen recreation opportunities for residents and visitors across the City. The keystone of these park improvements will be a 20-acre City Park in the southwest corner of the community along the edge of Red Rock National Conservation Area.

Overall, the proposed development is consistent with the goals of community development by providing an orderly arrangement of land uses and development phasing, by providing a variety of housing types, and by encouraging area-sensitive site planning and design.

### **FINDINGS (24-0432-GPA1)**

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

- 1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The proposed PCD (Planned Community Development) land use designation is in conformance with the PD (Planned Development) zoning district.

- 2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The intent of the Planned Development (PD) District is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, and cultural enrichment or to provide a single-purpose or multi-use planned development. The proposed development is consistent with the Planned Development (PD) district goals listed in Title 19.10.040(A) by providing an orderly arrangement of land uses and development phasing, by providing a

variety of housing types, and by encouraging area-sensitive site planning and design. Area-sensitive site planning and design was particularly important for the Skye Summit development plan due to the western boundary of the subject site abutting the Red Rock National Conservation area. This zoning district is compatible with the adjacent zoning districts, with the development adjacent to the east of the subject site also zoned PD (Planned Development).

- 3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

Upon approval of the Master Traffic Study as required by the Development Agreement for Skye Summit, any improvements needed to provide adequate transportation facilities will be identified and the proposed development will provide the required site access. Utility facilities will need to be expanded to provide for the proposed residential densities, and the development will need to provide those facilities.

- 4. The proposed amendment conforms to other applicable adopted plans and policies.**

The proposed General Plan Amendment is consistent with the City of Las Vegas 2050 Master Plan and other applicable adopted plans.

### **FINDINGS (24-0432-ZON1)**

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

- 1. The proposal conforms to the General Plan.**

The proposed PD (Planned Development) zoning district is in conformance with the PCD (Planned Community Development) land use designation.

- 2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

Most of the surrounding land which is incorporated to the east of the site is zoned PD (Planned Development). The proposed development is consistent with the Planned Development (PD) district goals listed in Title 19.10.040(A) by providing an orderly arrangement of land uses and development phasing, by providing a

variety of housing types, and by encouraging area-sensitive site planning and design. Area-sensitive site planning and design was particularly important for the Skye Summit Master Planned Community plan due to the western boundary of the subject site abutting the Red Rock National Conservation area. A Master Development Plan and Development Standards are required for a PD (Planned Development) rezoning. The Development Plan will minimize uncertainty in planning for and securing orderly, cohesive development of the Site.

**3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

Growth and development factors in the community indicate the need for additional neighborhood development. As the City continues to increase in population, new subdivisions can be developed to create additional housing. City-wide, Las Vegas is at a unique turning point in its history as a city where its future economy will be driven less by new subdivision growth at its periphery and more by redeveloping within existing areas. Within the Northwest area of the city and La Madre Foothills area, however, there is still land supply for new subdivision growth at the periphery. This project will not contribute to the Master Plan's goal of having at least 60 percent of new residential and non-residential development occurring in designated redevelopment place types, infill, and redevelopment areas by 2050.

**4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

The adjacent streets and highway facilities were subject to a master traffic study, which has been conceptually approved. Traffic Improvements will be required to be adequate in size to meet the requirements of both local and regional traffic impacts including the traffic circulation from the Skye Summit Community. The improvements required by the Master Study on the traffic impact of the project will be provided by the Master Developer. The Sheep Mountain Parkway traffic improvements will be a regional transportation corridor that is designed to connect the northern and southern geographic areas of the City to address both local and regional impacts from the northern and southern geographic traffic circulation. Additional street facilities will be constructed to provide access throughout the site.

**FINDINGS (24-0432- DIR1)**

The proposed Development Agreement conforms to the requirements of NRS 278 regarding the content of development agreements. Through the proposed development and design standards, the proposed development will be compatible with the surrounding

area. Furthermore, the development as proposed would be consistent with the goals, objectives, and policies of the City of Las Vegas 2050 Master Plan for quality neighborhoods and orderly development. Staff, therefore, recommends approval of the proposed Development Agreement.

**FINDINGS (24-0432- DIR2)**

The proposed Parks Agreement advances the City of Las Vegas 2050 Master Plan objective to establish 7.0 acres of accessible park spaces for every thousand residents within ¼ mile of the Master Plan district. Through the agreement, the city is accepting the provision of parks and amenities in-lieu of collecting the residential construction tax on the residential units within Skye Summit up to the 3,500 maximum number of residential units. The qualified parks provided by the master developer will be available for use by the public on a non-discriminatory basis. With the inclusion of the 20-acre City park, Skye Summit will contain approximately 36 acres of publicly accessible open space within the community. As a result, the park amenities will benefit the city as a whole and Skye Summit. Staff, therefore, recommends approval of the proposed Development Agreement.

**FINDINGS (24-0432- VAC1)**

The petition to vacate a BLM right-of-way grant on the subject site for Sheep Mountain Parkway meets Title 19, NRS 278, and technical requirements. Staff recommends approval, with conditions.

**FINDINGS (24-0432- VAC2)**

The petition to vacate a portion of public right-of-way located adjacent to the property south of Dorrell Lane meets Title 19, NRS 278, and technical requirements. Staff recommends approval, with conditions.

**FINDINGS (24-0432- VAC3)**

The petition to vacate a Bureau of Land Management (BLM) drainage right-of-way grant on the subject site meets Title 19, NRS 278, and technical requirements. In Subsection 7.07(f) of the Development Agreement, the City details how the Kyle Canyon Detention Basin and Bureau of Land Management Grant areas (N-55696 and N-55999) drainage easement areas encumber the site, and how the City will accept certain applications for mapping and entitlement where encumbered. Except for Parent Tentative Map, Master

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Developer shall not file and the City shall not accept any applications from the Master Developer for land use entitlements or mapping actions for any Property located near BLM Drainage Grant Areas (N-55696 and N-55999) prior to an Alternative Assessment Plan for the detention basins being approved by Clark County Regional Flood Control and the City. Staff recommends approval, with conditions.

**FINDINGS (24-0432-TMP1)**

The proposed 24-lot parent tentative map meets Title 19, NRS 278, and technical requirements. Language has been added to this Tentative Map to clarify how the areas encumbered by drainage infrastructure may become unencumbered through future action. Staff recommends approval, with conditions.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
01/10/17	The City Council approved annexing (67313-ANX) 4503.00 acres, including the subject site, through Ordinance #6563.
10/08/24	<p>The Planning Commission (7-0 vote) to recommend APPROVAL on the following Land Use Entitlement project requests on 515.00 acres located at the terminus of Centennial Parkway, west of Clark County 215 (APN 126-26-101-003), Ward 4 (Allen-Palenske).</p> <p>24-0432-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY DEVELOPMENT)</p> <p>24-0432-ZON1 - REZONING - FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT)</p> <p>24-0432-DIR1 - DIRECTOR'S BUSINESS - REGARDING THE ADOPTION OF THE SKYE SUMMIT DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND CANYON WALK, LLC</p> <p>24-0432-DIR2 - DIRECTOR'S BUSINESS - REGARDING THE ADOPTION OF THE SKYE SUMMIT PARK AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND CANYON WALK, LLC</p>

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<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
10/08/24	<p>The Planning Commission (7-0 vote) to recommend APPROVAL on the following Land Use Entitlement project requests on 515.00 acres located at the terminus of Centennial Parkway, west of Clark County 215 (APN 126-26-101-003), Ward 4 (Allen-Palenske). (continued)</p> <p>24-0432-VAC1 - VACATION - PETITION TO VACATE A BLM RIGHT-OF-WAY GRANT GENERALLY LOCATED AT THE TERMINUS OF CENTENNIAL PARKWAY, WEST OF CLARK COUNTY 215</p> <p>24-0432-VAC2 - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY GENERALLY LOCATED WEST OF SHEEP MOUNTAIN PARKWAY AND SOUTH OF DORRELL LANE</p> <p>24-0432-VAC3 - VACATION - PETITION TO VACATE A BLM DRAINAGE RIGHT-OF-WAY GRANT GENERALLY LOCATED AT THE TERMINUS OF CENTENNIAL PARKWAY, WEST OF CLARK COUNTY 215</p> <p>24-0432-TMP1 - TENTATIVE MAP - SKYE SUMMIT - FOR A PROPOSED 24-LOT SUBDIVISION (PARENT TENTATIVE MAP)</p>

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

<b><i>Related Building Permits/Business Licenses</i></b>	
No relevant Building Permits or Business Licenses.	

<b><i>Pre-Application Meeting</i></b>	
2024	A series of negotiations took place between the City and the Master Developer in which the specifics pertaining to the submittal of the development agreement application were outlined.

***Neighborhood Meeting***

A Neighborhood Meeting was held on September 26, 2024 at 5:30 p.m. at the Durango Hills YMCA at 3521 North Durango Drive, Las Vegas, NV 89129.

Meeting Start Time: 5:30 pm  
Meeting End Time: 6:30 pm

**Attendance:**

- 2 applicant representatives
- 12 members of the public
- 1 Department of Community Development staff member

The applicant representative opened the meeting by giving an overview of the proposed development. The floor was then opened for comments and questions.

**Comments/Questions:**

- How many lanes Sheep Mountain Parkway would be as a part of this project, and at total build-out.
- What is the distance between Sheep Mountain Parkway and existing development along the eastern boundary of the project, in the Skye Hills community?
- What are the rules regarding gaming and taverns in the commercial area.
- How was the property owner involved in previous development in the surrounding area?
- How Bureau of Land Management land is auctioned off for development, and how that is disclosed to residents.
- What is the status of surrounding land and future development?
- Question raised regarding Home Owners Association fees, and if the existing communities will be financially involved with the Skye Summit Master Planned Community.
- Comment made regarding property values and concern that the loss of views will decrease property values.
- Concern raised regarding traffic impact on Shaumber.
- Concern raised about drainage impact on existing communities.
- Question raised on the wildlife impact of the proposed development.

<b>Neighborhood Meeting (cont.)</b>	
<ul style="list-style-type: none"> <li>• Question raised about the status of nearby flight school activity.</li> <li>• Question raised about the process of school site selection.</li> <li>• Concern raised about student population impact.</li> <li>• Question raised regarding Special Improvement District taxes, and if the existing communities will be financially involved with the Skye Summit Master Planned Community.</li> <li>• Comment made regarding property values and concern that increased property values will increase the property tax assessment.</li> <li>• Question raised if there is a way to guarantee that the first portion of housing adjacent to the existing development remains at one-story.</li> </ul> <p>The applicant concluded the meeting by detailing the process going forward.</p>	

<b>Field Check</b>	
08/21/30	During a routine site visit, staff observed the largely undeveloped area with a collection of abandoned furniture and litter where the existing streets terminate. A large drainage basin with a few buildings associated to the utility and flood control uses was observed. This regional flood control facility captures run-off from Kyle Canyon and Mount Charleston.

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

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	Undeveloped (Desert Rural)
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)

**24-0432 [GPA1, ZON1, DIR1, DIR2, VAC1, VAC2, VAC3 AND TMP1]**  
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<b><i>Surrounding Property</i></b>	<b><i>Existing Land Use Per Title 19.12</i></b>	<b><i>Planned or Special Land Use Designation</i></b>	<b><i>Existing Zoning District</i></b>
East	Sky Hills Single Family, Attached and Single Family, Detached.	PCD (Planned Community Development)	PD (Planned Development)
West	Red Rock National Conservation Area	NA	NA

<b><i>Existing Zoning</i></b>	<b><i>Permitted Density</i></b>	<b><i>Units Allowed</i></b>
Undeveloped (Desert Rural)	2.49/acre	1283
<b><i>Proposed Zoning</i></b>	<b><i>Permitted Density</i></b>	<b><i>Units Allowed</i></b>
PD (Planned Development)	8/acre (6.8/acre requested)	4,120 (3,500 requested)

<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
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
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
PD (Planned Development) District	Y
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

***Community Open Space***

<b><i>Park Parcel</i></b>	<b><i>Park Area</i></b>	<b><i>Acreage</i></b>	<b><i>Probable Dwelling Units in Park Area</i></b>	<b><i>Park Construction Trigger (units)</i></b>
P1.7	1	1.36	897	250
P1.9	1	1.10	897	400
P2.10	2	1.61	1,163	250
P2.12	2	7.78	1,163	400
P3.9	3	0.97	1,434	400

**24-0432 [GPA1, ZON1, DIR1, DIR2, VAC1, VAC2, VAC3 AND TMP1]**  
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<b>Park Parcel</b>	<b>Park Area</b>	<b>Acreage</b>	<b>Probable Dwelling Units in Park Area</b>	<b>Park Construction Trigger (units)</b>
P3.8	3	0.92	1,434	250
P3.10	3	2.29	1,434	400
<b>Total*</b>		<b>16.03 acres</b>		
<b>Total including City Park</b>		<b>36.03 acres</b>		

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

**BLM 505 Master Planned Community**

Proposed master planned development with 3,246 residential units and 66.000 thousand square foot of commercial use.

**Traffic produced by proposed development:**

<b>First Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	2,388	9.43	22,519
AM Peak Hour			0.70	1,672
PM Peak Hour			0.94	2,245

(heaviest 60 minutes)

<b>Second Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
Average Daily Traffic (ADT)	SINGLE FAMILY ATTACHED [DU]	858	7.2	6,178
AM Peak Hour			0.48	412
PM Peak Hour			0.57	489

(heaviest 60 minutes)

**BLM 505 Master Planned Community**

Proposed master planned development with 3,246 residential units and 66.000 thousand square foot of commercial use.

**Traffic produced by proposed development (cont.):**

<b>Third Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
Average Daily Traffic (ADT)	SHOPPING PLAZA [40-150 KSF] [1000]	66.000	94.49	6,236
AM Peak Hour			3.53	233
PM Peak Hour			9.03	596

*(heaviest 60 minutes)*

<b>Total Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
Average Daily Traffic (ADT)	TOTAL		-	<b>34,933</b>
AM Peak Hour			-	<b>2,317</b>
PM Peak Hour			-	<b>3,330</b>

*(heaviest 60 minutes)*

**Existing traffic on all nearby streets:**

**Shaumber Road**

Average Daily Traffic (ADT)	8,961
PM Peak Hour	717

*(heaviest 60 minutes)*

**Centennial Parkway**

Average Daily Traffic (ADT)	4,565
PM Peak Hour	365

*(heaviest 60 minutes)*

**Traffic Capacity of adjacent streets:**

**BLM 505 Master Planned Community**

Proposed master planned development with 3,246 residential units and 66.000 thousand square foot of commercial use.

**Traffic produced by proposed development (cont.):**

	Adjacent street ADT Capacity
Shaumber Road	35,490
Centennial Parkway	33,800

This project is expected to add an additional 34,933 trips per day on Shaumber Road and Centennial Parkway. Currently, Shaumber Road is at about 25 percent of capacity and Centennial Parkway is at about 14 percent of capacity. With this project, Shaumber Road and Centennial Parkway are expected to be over capacity.

Based on Peak Hour use, this development will add into the area roughly 3,330 additional peak hour trips, or about fifty-five every minute.

Note that this report assumes all traffic from this development uses all named streets.