

**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**

## Application Information

24-0432 - PUBLIC HEARING - APPLICANT/OWNER: CANYON WALK, LLC -  
For possible action 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).

24-0432-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT  
RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY  
DEVELOPMENT)

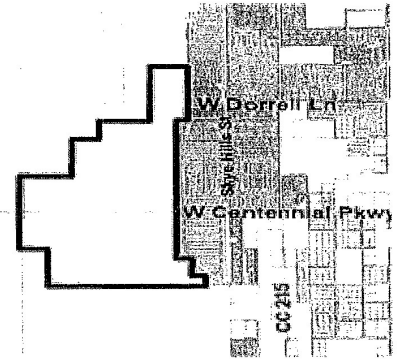
24-0432-ZON1 - REZONING - FROM: U (UNDEVELOPED) [DR (DESERT  
RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: PD  
(PLANNED DEVELOPMENT)

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

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

24-0432-TMP1 - TENTATIVE MAP - SKYE SUMMIT - FOR A PROPOSED 24-  
LOT SUBDIVISION (PARENT TENTATIVE MAP)

## Application Location



The proposed project may not pertain to the entire highlighted project site.

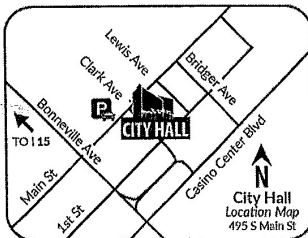
## Public Hearing Information

Meeting: Planning Commission  
Date: 10/08/2024  
Time: 6:00 PM  
Location: Council Chambers  
495 South Main St, 2nd Fl.  
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Community Development, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to [www.lasvegasnevada.gov/meetings](http://www.lasvegasnevada.gov/meetings).

City of Las Vegas, Department of Community Development  
495 South Main Street  
Las Vegas, Nevada 89101

### Return Service Requested Official Notice of Public Hearing



Scan or go to:  
[www.lasvegasnevada.gov/meetings](http://www.lasvegasnevada.gov/meetings)

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Community Development at the above address, fax this side of this card to (702) 464-7499 or make your comments at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov). To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT  
this Request

☒ I OPPOSE  
this Request

Oppose 2  
Support 2

Please use available blank space on card for your comments.

24-0432 and 24-0432-GPA1 and 24-0432-ZON1 and 24-0432-  
DIR1 and 24-0432-DIR2 and 24-0432-TMP1

Planning Commission Meeting of 10/08/2024

24-0432  
12623712021  
SEIP WALTER LEE II  
6556 CORSARI RIDGE ST  
LAS VEGAS NV 89166

Submitted at Planning Commission

Date 10/08/24 Item 540a-40h  
By Walter Seip

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Las Vegas, NV  
Permit No. 1630

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## Comments on Planning Department agenda item 24-0432

8 October 2024

I'm Walter Seip. I lived in Sunrise Manor since 1995 and moved to Sky Hills just over a year ago. My street is the closest to these 505 Canyon Walk acres.

I definitely support the two agreements. I can't find the one that I hope was made for Skye Hills as the current management company seems to ignore city ordinances and I have no references to cite when disputing our HOA directives when they conflict.

Of course I won't like the construction that will take place in the not too distant future or the traffic of the possibly 4000 cars associated with the 3000 new homes funneled into and traversing Centennial Parkway to Shaumber Road.

But I'm most interested in drinking water. The assurance that the vacation of the BLM ROW granted in 2005 to insure potable and fire fighting water delivery to our neighborhood is hopefully not one that is proposed. I believe that the 10-million gallon water reservoir for that purpose was relocated from its previous location on the Sheep Mountain Parkway to its current location at the west end of Centennial. It is about 700 feet from Skye Hills and within the 505 acres.

Planners must have concluded a few years ago that 10 million gallons was not enough as a similar tank was added about 2000 feet even further west, but still along Centennial. It also is within the Canyon Walk acreage.

Although I can not confirm it, a person evidencing some knowledge of BLM directives notes that there is a mandatory setback required for construction near water reservoirs.

I'm also interested in rain water. I notice the proposal to vacate a BLM drainage ROW. I've looked at that trench. One use is to channel "out fall" from the Kyle Canyon detention basin. It seems to me that this outfall water would be joined by the increased rain water flow due to constructed hardstand and roofs. I followed the possible flow and saw that it would empty into the proposed location of the CAM-10 detention basin which was proposed in 1993 and part of a 10-year program which was to start in 2003. Its sister, the Ann Road basin, was constructed.

Since both the county's and this city's plan includes use of the streets for channeling rain water, will this water runoff now flow down Centennial?

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I also thought it was the Department of Transportation that had the primary decision making authority for right of ways.

Almost finally, I point to a 2014 BLM biological opinion that identifies this now Canyon Walk land as being a habitat for the Desert Tortoise.

Finally, I've glanced through the Las Vegas 2050 Grand Plan for Zoning. It didn't doesn't forecast any changes in the Skye Hills / Canyon Walk region of Las Vegas.

Thank you for listening.

Walter Seip  
Corsari Ridge Street  
Las Vegas