



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: NOVEMBER 6, 2024  
DEPARTMENT: COMMUNITY DEVELOPMENT  
ITEM DESCRIPTION: APPLICANT/OWNER: KCRH3, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0501-EOT1	Staff recommends APPROVAL, subject to conditions:	
24-0501-EOT2	Staff recommends APPROVAL, subject to conditions:	
24-0501-EOT3	Staff recommends APPROVAL, subject to conditions:	21-0501-EOT1 21-0501-EOT2

**\*\* NOTIFICATION \*\***

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

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

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**24-0501-EOT1 CONDITIONS**

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**Planning**

1. This approval shall expire on November 16, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (22-0172-SUP1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**24-0501-EOT2 CONDITIONS**

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**Planning**

1. This approval shall expire on November 16, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (22-0172-SUP2) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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## 24-0501-EOT3 CONDITIONS

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### **Planning**

1. This approval shall expire on November 16, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (22-0172-SDR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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

**PROJECT DESCRIPTION**

The applicant is requesting Extensions of Time for approved entitlements related to a proposed 6,024 square-foot commercial development on 1.80 acres of undeveloped land at the northeast corner of Kyle Canyon Road and Shaumber Road.

**ISSUES**

- These are the first Extension of Time requests for the approved entitlements.
- There are no current applications for building permits for the approved project in review at this time. As no utilities have been extended into this area, it may be a period of years before construction can begin.
- No improvements have been made along the approved Sheep Mountain Parkway alignment.
- Ownership on this property changed in June 2023.

**ANALYSIS**

The subject site is now zoned C-1 (Limited Commercial) and located along Kyle Canyon Road, also known as State Route 157. This area is completely undeveloped and at the intersection of a major road and the planned Sheep Mountain Parkway. The nearest developing land is approximately 1,000 feet east at the intersection of Kyle Canyon Road and Alpine Ridge Way. Surrounding parcels remain zoned U (Undeveloped) with a General Plan designation of PCD (Planned Community Development). The City of Las Vegas is nearing completion of the Kyle Canyon Special Area Plan as required by the Las Vegas 2050 Master Plan, which will provide more specific objectives regarding future development of the planning area that extends north to Moccasin Avenue and east of U.S. 95.

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The requested extensions are for the following approvals:

- 22-0172-SUP1 - for a proposed 3,800 square-foot Alcohol, On-Premise Full use. Staff recommended approval.
- 22-0172-SUP2 - for a proposed 3,800 square-foot Gaming, Restricted (6 to 15 machines) use with a Waiver to allow a 1,195-foot distance separation from a site that is designated to be a City Park where 1,500 feet is required. Staff had recommended approval, stating that the use would have minimal impact on the park due to the planned park's location south of Kyle Canyon Road, which is a 200-foot wide public right-of-way. Staff recommended approval.
- 22-0172-SDR1 - for a proposed 6,024 square-foot commercial development consisting of two buildings with an 828 square-foot outdoor patio area. Staff recommended approval.

No applications for building permits for this project have been submitted for review, nor have related civil improvement plans been submitted for review. As utilities have not yet been extended to this area, the applicant does not expect development to commence for a period of years. Other future infrastructure improvements anticipated in the Kyle Canyon area include Sheep Mountain Parkway along the Shaumber Road alignment and approved commercial developments south of Kyle Canyon and adjacent to U.S. 95, which also have not begun construction.

During a recent field check, staff noted the subject site and surrounding area have remained undeveloped. A real estate directional sign was located in front of the property, for which Code Enforcement was notified.

**FINDINGS (24-0501-EOT1, EOT2 and EOT3)**

Since the original approval, no new development has occurred affecting the anticipated character of this area, which is expected to become a commercial corridor and hub at the intersection of two major thoroughfares. Commercial development is in alignment with the objectives of the Las Vegas 2050 Master Plan in this area. Staff therefore recommends approval of the requested Extensions of Time of the approved Special Use Permits (22-0172-SUP1 and SUP2) and Site Development Plan Review (22-0172-SDR1) for a two-year period. If denied, all three entitlements will be deemed expired as of November 16, 2024.

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### BACKGROUND INFORMATION

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
06/01/05	The City Council approved a request for a Petition to Annex (ANX-5528) property generally located north of Iron Mountain Road and west of Hualapai Way, containing approximately 529 acres of land. The annexation became effective 06/10/05. The site was zoned U (Undeveloped) [PCD (Planned Community Development)].
11/16/22	The City Council approved a request for a General Plan Amendment (22-0172-GPA1) from PCD (Planned Community Development) to SC (Service Commercial) on 1.80 acres at the northeast corner of Kyle Canyon Road and Shaumber Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (22-0172-ZON1) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-1 (Limited Commercial) on 1.80 acres at the northeast corner of Kyle Canyon Road and Shaumber Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (22-0172-SUP1) for a proposed 3,800 square-foot Alcohol, On-Premise Full use at the northeast corner of Kyle Canyon Road and Shaumber Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (22-0172-SUP2) for a proposed 3,800 square-foot Gaming Establishment, Restricted (6 to 15 Machines) use with a Waiver to allow a 1,195-foot distance separation from a site that is designated to be a City Park at the northeast corner of Kyle Canyon Road and Shaumber Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (22-0172-SDR1) for a proposed 6,024 square-foot commercial development consisting of two buildings with an 828 square-foot outdoor patio area on 1.80 acres at the northeast corner of Kyle Canyon Road and Shaumber Road. The Planning Commission and staff recommended approval.
10/08/24	Code Enforcement opened a Case (CE24-07909) regarding signage in NDOT right-of-way at the northeast corner of Kyle Canyon Road and Shaumber Road. The case has not been resolved.

<b><i>Most Recent Change of Ownership</i></b>	
06/02/23	A deed was recorded for a change in ownership.

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**Related Building Permits/Business Licenses**

There are no building permits or business licenses relevant to the subject request.

**Pre-Application Meeting**

A pre-application meeting was not required, nor was one held.

**Neighborhood Meeting**

A neighborhood meeting was not required, nor was one held.

**Field Check**

09/30/24	Staff noted the site and surrounding properties remain undeveloped with native desert vegetation. Kyle Canyon Road is a two-lane road in this area. A freestanding directional sign advertising real estate in the area is posted in the Kyle Canyon Road right-of-way in front of this site.
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**Details of Application Request**
**Site Area**

Gross Acres	1.80
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<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	SC (Service Commercial)	C-1 (Limited Commercial)
North	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
South	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
East	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)

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<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Las Vegas 2050 Master Plan Area: Kyle Canyon	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
No Applicable Special Area or Overlay Districts	N/A
<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)	N/A
Project of Regional Significance	N/A