



City of Las Vegas

Agenda Item No.: 70.

**AGENDA SUMMARY PAGE - PLANNING
CITY COUNCIL MEETING OF: APRIL 15, 2015**

**DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO, ACTING**

Consent Discussion

SUBJECT: DIR-5781C DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: KAG PROPERTY, LLC - OWNER: KAGNE DEVELOPMENT SOUTH, LLC, ET AL - For discussion and possible action on a request regarding an amendment to the Development Agreement for the Kyle Canyon development on approximately 1,662 acres at the southwest corner of Fort Apache Road and Moccasin (APNs 125-06-101-001; 125-06-301-001 and 002; 125-06-401-001, 005 and 006; 125-06-501-001; 125-06-701-001; 125-07-101-004, 005 and 007; 125-07-201-001 and 003; 125-07-310-001 and 002; 125-07-410-001, 002 and 003; 125-07-501-005 and 006; 125-07-602-001, 003, 004 and 005; 125-12000-001), Ward 6 (Ross) [PRJ-57680]. The Planning Commission (6-0 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="0"/>	Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>	City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:

The Planning Commission (6-0 vote) and Staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Staff Report
2. Supporting Documentation
3. Second Amendment and Restatement to the Development Agreement for Skye Canyon Master Planned Community and Exhibits
4. PowerPoint Presentation
5. Submitted at Meeting - Skye Canyon Second Amended and Restated Development Agreement by Staff

Motion made by STEVEN D. ROSS to Approve as amended

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
BOB COFFIN, RICKI Y. BARLOW, LOIS TARKANIAN, CAROLYN G. GOODMAN,
STAVROS S. ANTHONY, STEVEN D. ROSS, BOB BEERS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

PETER LOWENSTEIN, Planning Manager, provided a PowerPoint presentation on the amendment that will constitute the Second Amendment to the original approval in 2007. He read

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into the record additional language added to the definition section.

ATTORNEY BOB GRONAUER pointed out that this 1,600-acre master planned residential community is a \$3 billion economic boost for the City of Las Vegas. He showed a map of the proposed master planned community, which is comprised of mixed use, general commercial, an approved casino/hotel, and a high school, elementary and middle school will be donated to the Clark County School District (CCSD). The property will have parks and trails, and working with COUNCILMAN ROSS, the Indian Hill Park will be known as Officer Allen Beck Memorial Park, in honor of MR. BECK and his family.

ATTORNEY GRONAUER pointed out that the main staple of this master planned community is the signature park, which is over 13 acres with multi-purpose uses, a fitness center, a pool area, a community center, a Sheriff's office, a greenhouse and a bike shop, which will promote outdoor events. He showed the elevations of the community, both interior and exterior designs. Signage within the entrance will be 37 feet in height, specifically lighted and colors will change throughout the seasons. The Pulte Homes development is under construction and other acreages in escrow with other developers. This is a step in the right direction based on today's economics and is something needed in the community.

COUNCILMAN ROSS is excited about this E-bicus project coming to life, and he verified this is the Second Amendment. Many man hours have gone into this plan, and he appreciated the CCSD for working with the developer. This is a sign that the economy certainly has changed. COUNCILMAN ROSS asked ATTORNEY GRONAUER to meet COMMISSIONER LARRY BROWN and show him what is going on, as he also represents this area.

MAYOR GOODMAN declared the Public Hearing closed.

