



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 11, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNER:
SECTION 12, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
TMP-66276	Staff recommends APPROVAL, subject to conditions	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

**** CONDITIONS ****

TMP-66276 CONDITIONS

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. Comply with all applicable conditions of approval for the Sky Canyon II Parent Tentative Map (TMP-65803) and any other site related actions.
3. All proposed perimeter and interior walls shall comply with the Skye Canyon R-1 (Single Family Residential) wall standards.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. 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.
6. 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.

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7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

8. The Parent Phase Final Map for Skye Canyon Phase II, FMP-61563, shall record prior to the recordation of the Final Map for this site to provide legal access.
9. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.
10. If not already constructed or guaranteed by the master developer, construct half street improvements on Egan Crest Drive and Eagle Canyon Avenue including appropriate overpaving (where legally able) adjacent to this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Per condition #17 of the Skye Canyon II Parent Tentative Map (TMP-65803), if not already constructed or guaranteed by the master developer, a minimum two lanes of asphalt pavement on village streets providing the main access to this site and a working sanitary sewer connection shall be provided prior to a final inspection of any dwelling units within this Tentative Map.
11. Per condition of approval #14 of the Skye Canyon II Parent Tentative Map (TMP-65803), grant Pedestrian Access Easements for all sidewalks located outside of the public street right of way by adding a note within the Owner's Certificate on each Final Map to read, "A minimum 5-foot wide pedestrian walkway easement is hereby granted overlying all sidewalks located in common areas abutting public streets, where such sidewalks are not located within public street right of way, together with the right of ingress thereto and egress therefrom these easements."
12. 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. Per condition of approval # 19 of the Skye Canyon II Parent Tentative Map (TMP-65803), landscaping within calculated Site Visibility Restriction Zones (SVRZs) will be limited in height by the City Traffic Engineer.
13. No structures, and no trees or vegetation taller than three feet, shall be allowed within any Public Sewer Easements. The public sewer line in lot Common Element "A" must be in a minimum 20-foot wide Public Sewer Easement to be privately maintained by the Homeowners Association. This easement must be wider if it will include other underground facilities (water, storm drain, etc.).

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14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed subdivision. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services. No parking is allowed on one side of stub streets where the curb to curb width is 32 feet unless allowed by the Fire Code.
15. This site will be a part of Special Improvement District 609. Prior to the release of a Final Map for recordation on this site, the property owner must contact the Special Improvement District Section of the Department of Public Works (702-229-2136) acknowledging a per lot assessment of all lots that will be created through a Final Map for this site. The City shall prepare an apportionment report following recordation of the Final Map.
16. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed in accordance with the approved Development Agreement.
17. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, 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.
18. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. 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. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. We note that the curved sewers shown on this Tentative Map do not comply with Design and Construction Standards for Waste Water Collection Systems (DCSWCS).

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The request is for an 88-lot single family residential subdivision on 16.66 acres within parcel 2.15 of the Skye Canyon Master Plan Area.

ISSUES

- The recordation of the Parent Final Map for Skye Canyon Phase II (FMP-61563) is required prior to the recordation of any builder parcel final map.
- This 88-lot residential development will be built to Skye Canyon R-1 (Single Family Residential) standards in accordance with the approved Sky Canyon Development Standards. Staff recommends approval of this map request

ANALYSIS

The subject property is part of the Skye Canyon Master Plan Area, which is governed by a Development Agreement between the Master Developer and the City of Las Vegas, as well as the Skye Canyon Development Standards.

The Skye Canyon Land Use Plan designates the subject property as L (Residential Low), which allows up to 15 residential units per gross acre with an overall average of 5.49 units per acre. The proposed density of 5.28 dwelling units per acre falls within the maximum allowed. The dwelling units will be constructed to the Skye Canyon R-1 (Single Family Residential) standard, which call for a single family detached product with a minimum lot size of 4,500 square feet. All proposed lot sizes are greater than 4,995 square feet, which exceeds the district minimum. As this site is part of a master plan with its own improvement standards, it is not subject to Title 19.04 street section requirements; however, it must comply with the applicable Skye Canyon street sections. The correct street sections have been included on the map in accordance with the Skye Canyon Village Street and Trail Exhibit.

The submitted east/west cross section depicts maximum natural grade greater than two percent across the site. Per the Skye Canyon Development Standards, retaining walls with a maximum height of six feet (exterior) and eight feet (interior) are allowed along the perimeter of the site. Eight-foot retaining walls are shown along both the east/west and north/south perimeter sections. A condition of approval has been added to ensure compliance with the applicable Sky Canyon R-1 (Single Family Residential) wall standards, including wall step backs if necessary.

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FINDINGS

The proposed Tentative Map meets all applicable Nevada Revised Statutes and Skye Canyon Development Standards. Staff recommends approval of the request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/01/04	The City Council approved a Resolution (R-176-2004) adopting guidelines for development within the Kyle Canyon Gateway area
01/18/06	The City Council approved a request (GPA-9167) to amend a portion of the Centennial Hills Sector Plan of the General Plan to change land use designations from PCD (Planned Community Development), SC (Service Commercial) and PF (Public Facilities) to TND (Traditional Neighborhood Development) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road. The Planning Commission and staff recommended approval.
05/16/07	The City Council approved a request to amend the Master Plan of Streets and Highways (MSH-21013) to select the Northern Alternative Freeway/Expressway Alignment for Sheep Mountain Parkway and to remove the Southern Alternative Freeway/Expressway Alignment from the Master Plan of Streets and Highways. The Planning Commission and staff recommended approval.
05/16/07	The City Council approved a Development Agreement (DIR-21605) between Kyle Acquisition Group, LLC and the city of Las Vegas on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road for the development of the Kyle Canyon Master Plan. The Planning Commission and staff recommended approval. In a related item, the City Council voted to approve a Parks Agreement between Kyle Acquisition Group, LLC and the city of Las Vegas. Staff recommended approval.
05/16/07	The City Council approved a request for a Rezoning (ZON-20543) from U (Undeveloped) [TND (Traditional Neighborhood Development) General Plan Designation] and R-E (Residence Estates) to T-D (Traditional Development) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road. The Kyle Canyon Development Standards and Design Guidelines were approved as part of this action. The Planning Commission and staff recommended approval.
05/16/07	The City Council adopted Ordinance No. 5910, thereby adopting the Development Agreement between Kyle Acquisition Group, LLC and the city of Las Vegas.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
06/20/07	The Development Agreement between Kyle Acquisition Group, LLC and the city of Las Vegas was recorded in the Office of the County Recorder. The approved Parks Agreement was recorded together with the Development Agreement. This is the Effective Date of the Development Agreement.
08/08/07	The City Council approved a Major Modification (MOD-22589) of the Kyle Canyon Development Standards and Design Guidelines to realign Iron Mountain Road between Hualapai and Grand Canyon Drive, and to add street cross sections. The Planning Commission and staff recommended approval
8/15/07	The City Council approved a parent Tentative Map (TMP-22586) for a 213- lot mixed use subdivision on the Community property. The Planning Commission and staff recommended approval. This map was expunged by TMP-25492.
08/15/07	The City Council approved a parent Tentative Map (TMP-22586) for a 213- lot mixed use subdivision on the Community property. The Planning Commission and staff recommended approval. This map was expunged by TMP-25492.
09/05/07	The City Council approved a Petition to Annex (ANX-21949) 15.56 acres generally located on the south side of Kyle Canyon Road, approximately 1,030 feet east of Shaumber Road; and a Petition to Annex (ANX-21950) 5.15 acres generally located on the south side of Kyle Canyon Road, east of Alpine Ridge Way. The Planning Commission and staff recommended approval. The effective date of the annexations was 09/14/07.
09/19/07	The City Council approved a request (GPA-20469) to amend the Centennial Hills Sector Plan of the General Plan to change land use designations from PCD (Planned Community Development) and SC (Service Commercial) to TND (Traditional Neighborhood Development) on 7.27 acres on the west side of Oso Blanca Road, approximately 2,190 feet south of Kyle Canyon Road. The City Council also approved a Rezoning (ZON-22351) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation], C-1 (Limited Commercial) and C-2 (General Commercial) to TD (Traditional Development) on the same 7.27 acres. This action also updated the Kyle Canyon Development Standards and Design Guidelines. The Planning Commission and staff recommended approval.
09/19/07	The City Council approved a request (ZON-20475) to establish a Gaming Enterprise Overlay District on 51.38 acres at the southeast corner of Hualapai Way and Oso Blanca Road. The City Council also approved a Special Use Permit (SUP-20478) for a Non-Restricted Gaming use on this site. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
10/23/07	Staff completed the first Final Map Technical Review for the Kyle Canyon Gateway Parent Final Map (FMP-24541) and conducted a workshop pursuant to Subsection 3.05(c)(ii) of the Development Agreement to discuss comments with the Master Developer. The Final Map was deemed not to be in substantial compliance with the approved parent Tentative Map (TMP- 22586). Staff and the Master Developer agreed to retain the Final Map and have the Master Developer submit a new Tentative Map that matched the Final Map. The Final Map would be subject to a subsequent review once the Tentative Map was approved.
12/20/07	The Planning Commission approved a parent Tentative Map (TMP-25492) for a 105-lot mixed-use subdivision on the 1,712-acre Community property. Staff recommended approval.
01/31/08	Planning and Development and Public Works Department staff conditionally approved a Final Map Technical Review for the Kyle Canyon Gateway Parent Final Map (FMP-24541). As of 07/06/09, Final Map mylars based on the current Tentative Map have not been submitted for staff review.
02/06/08	The City Council approved a request (MSH-25695) to amend the Master Plan of Streets and Highways to rename Horse Drive west of Grand Canyon Drive to Kyle Heights Parkway; to realign a portion of the Iron Mountain Road alignment between Horse Drive and the Northern Beltway; to reclassify various streets as identified by the special design designations adopted as part of the Kyle Canyon Development Standards and Design Guidelines; and to add or remove various roadway segments. The Planning Commission and staff recommended approval. The City Council also approved a Major Modification (MOD-25875) of the Kyle Canyon Development Standards and Design Guidelines to amend various street names and to clarify street cross section drawings within the Community. A subsequent Street Name Change application will be required prior to issuance of the first residential permit in the Community. The Planning Commission and staff recommended approval.
02/06/08	The City Council tabled a Petition to Vacate a BLM right-of-way grant generally located north of Grand Teton Drive, south of Moccasin Road, between Puli Road and Fort Apache Road (VAC-23811). The area to be vacated was the original alignment of Sheep Mountain Parkway. The Planning Commission and staff had recommended approval. The Petition cannot record until "Section 1 Land," "Providence Land," and "On-Property Land" are dedicated to the city for creation of the right-of-way for the northern alignment of Sheep Mountain Parkway, pursuant to Subsection 7.05(a)(v) of the Development Agreement.
08/06/08	The City Council approved a required review (DIR-28767) of a development report pursuant to Subsection 9.01 of the Kyle Canyon Development Agreement. Staff recommended approval. A condition of approval required a follow-up review on 10/01/08.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
09/23/08	Wachovia Bank, National Association, acting as the managing creditor of 41 creditors, foreclosed on the Kyle Canyon property. A new entity called KAG Property, LLC was formed to assume ownership of the Kyle Canyon property.
12/03/08	The City Council approved a follow-up required review (DIR-29916) of a development report pursuant to Subsection 9.01 of the Kyle Canyon Development Agreement between the city of Las Vegas and Kyle Acquisition Group, LLC (abeyed from 10/01/08). Staff recommended approval.
02/02/09	Notice of Noncompliance and Opportunity to Cure was sent to KAG Property, LLC for failure to commence construction of Indian Hills Park prior to 09/13/08.
08/05/09	The City Council approved the required review (DIR-34955) of a development report pursuant to Subsection 9.01 of the Kyle Canyon Development Agreement. Staff recommended approval.
09/02/09	The City Council approved an Extension of Time (EOT-35315) of a previously approved Special Use Permit (SUP-20478) for a proposed Non-Restricted Gaming Facility at the southwest corner of Oso Blanca Road and Hualapai Way alignment. Staff recommended approval.
10/02/09	The Master Developer presented to the city a summary report from Hart Howerton Strategic Planning Consultants outlining a strategic plan and recommendations for development of the Kyle Canyon property.
08/04/10	The City Council approved a required review (DIR-38680) of a development report pursuant to Subsection 9.01 of the Kyle Canyon Development Agreement. Staff recommended approval.
08/17/11	The City Council approved a request or possible action on a request for required review (DIR-42369) of a development report as required by Subsection 9.01 of that certain Development Agreement between the city of Las Vegas and Kyle Acquisition Group, LLC dated August 8, 2007. Staff recommended approval.
10/19/11	The City Council approved an Extension of Time (EOT-43127) of a previously approved Special Use Permit (SUP-20478) for a proposed Non-Restricted Gaming Facility at the southwest corner of Oso Blanca Road and Hualapai Way alignment. Staff recommended approval.
11/16/11	The City Council approved a request to Amend the Master Plan of Streets and Highways (GPA-41958) to realign Sheep Mountain Parkway between Grand Teton Drive and Fort Apache Road and delete master planned roadways within the Kyle Canyon master plan area. Planning Commission and staff recommended approval.
11/16/11	The City Council approved a request for a Petition to Vacate (VAC-42250) portions of the Sheep Mountain Parkway right-of-way grant. Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
11/16/11	The City Council approved a request regarding the amending of the Development Agreement (DIR-42266) for the Kyle Canyon Development on approximately 1,662 acres at the southwest corner of Fort Apache Road and Moccasin Road. Planning Commission and staff recommended approval. The Development Agreement (Doc. #201206260000001) was recorded on 06/26/12.
04/08/14	The Planning Commission approved a Tentative Map (TMP-53058) for a 45-lot subdivision (Parent Tentative Map) on 1,661.8 acres approximately 1,800 feet north of Horse Drive on the west side of Oso Blanca Road. Staff recommended approval.
05/08/14	City staff issued an action letter for a Final Map Technical Review (FMP-53700) for a proposed four-pod residential subdivision (Skye Canyon Phase 1 Parent Map) on 163.65 acres at the northwest corner of Grand Teton Drive and Grand Canyon Drive.
06/10/14	The Planning Commission approved a Petition to Vacate (VAC-53843) Bureau of Land Management Right-of-Way Grant Easement generally located north of the northern alignment of Grand Teton Drive between Hualapai Way and Grand Canyon Drive. Staff recommended approval.
06/10/14	The Planning Commission approved a Tentative Map (TMP-53895) for a 173-lot single-family subdivision (Skye Canyon Parcel 1.2) on 37.99 acres on the southwest corner of Horse Drive and Grand Canyon Drive. Staff recommended approval.
06/10/14	The Planning Commission approved a Tentative Map (TMP-53908) for a 209-lot single-family subdivision (Skye Canyon Parcel 1.3) on 40.90 acres on the northeast corner of Grand Teton Drive and Hualapai Way. Staff recommended approval.
06/10/14	The Planning Commission approved a Tentative Map (TMP-53911) for a 204-lot single-family subdivision (Skye Canyon Parcel 1.4) on 33.61 acres on the northwest corner of Grand Teton Drive and Grand Canyon Drive. Staff recommended approval.
07/08/14	The Planning Commission approved a Tentative Map (TMP-53897) for a 157-lot single-family subdivision (Skye Canyon Parcel 1.1) on 35.28 acres on the southeast corner of Horse Drive and Hualapai Way. Staff recommended approval.
08/06/14	The City Council approved a request or possible action on a request for required review (DIR-54776) of a development report as required by Subsection 9.01 of that certain Development Agreement between the city of Las Vegas and Kyle Acquisition Group, LLC dated August 8, 2007. Staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
11/05/14	The City Council approved an Extension of Time (EOT-55920) of a previously approved Special Use Permit (SUP-20478) for a proposed Non-Restricted Gaming Facility at the southwest corner of Oso Blanca Road and Hualapai Way alignment. Staff recommended approval.
12/09/14	The Planning Commission approve a Petition to Vacate (VAC-56656) a four-foot wide pedestrian access easement generally located approximately 1,461 feet east of the intersection of Hualapai Way and Eagle Canyon Avenue. Staff recommended approval.
12/10/14	City staff issued an action letter for a Final Map Technical Review (FMP-56855) for a 125-lot single-family residential subdivision (Skye Canyon Parcel 1.3 – Phase 1) on 25.49 acres on the north side of Grand Teton Drive, approximately 1,210 feet west of Grand Canyon Drive. The map recorded on 02/11/15 (Book 148, Page 67).
12/10/14	City staff issued an action letter for a Final Map Technical Review (FMP-56863) for a 94-lot single-family residential subdivision (Skye Canyon Parcel 1.1 – Phase 1) on 19.85 acres at the southwest corner of Horse Drive and Skye Park Drive. The map recorded on 02/11/15 (Book 148, Page 65).
01/06/15	City staff issued an action letter for a Final Map Technical Review (FMP-57264) for an 84-lot single-family residential subdivision (Skye Canyon Parcel 1.3 – Phase 2) on 15.41 acres at the northeast corner of Grand Teton Drive and Hualapai Way. The map has yet to record.
01/07/15	City staff issued an action letter for a Final Map Technical Review (FMP-57265) for a 71-lot single-family residential subdivision (Skye Canyon Parcel 1.1 – Phase 2) on 15.43 acres at the southeast corner of Horse Drive and Hualapai Way. The map recorded on 8/17/15
01/21/15	The City Council approved a Variance (VAR-55892) to allow deviations from the Street Naming Guidelines and Street Naming Configuration sections of the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition on Horse Drive between the US 95 and Iron Mountain Road, Fort Apache Road between the US 95 and Moccasin Road, as well as on Hualapai Way from Grand Teton Drive to Moccasin Road, respectively. The Planning Commission and staff recommended approval.
01/21/15	The City Council approved a request a Street Name Change (SNC-55060) from Horse Drive tot: W Skye Canyon Park Dr (between the US 95 and Iron Mountain Road); from Fort Apache Road to N Skye Canyon Park Dr (between the US 95 and Moccasin Road); and from Hualapai Way to Skye Village Road (between Grand Teton Drive and Moccasin Road). The Planning Commission and staff recommended approval.
02/18/15	City staff issued an action letter for a Final Map Technical Review (FMP-57784) for a 204-lot single-family residential subdivision (Skye Canyon Parcel 1.4 – Phase 2) on 33.61 acres on the northwest corner of Grand Teton Drive and Grand Canyon Drive. The map recorded on 06/02/15.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
03/18/15	The City Council approved a General Plan Amendment (GPA- 56951) to amend the Public Facilities & Building Element of the Las Vegas 2020 Master Plan. This amendment eliminates e the Nevada Energy Substation and associate corridor within the Kyle Canyon Master Planned Community
04/15/15	The City Council approved a Directors Business Item (DIR-57816) for the 2 nd amendment to the Kyle Canyon Development agreement. The Planning Commission and Staff recommended approval on 03/10/15.
05/04/15	Department of Planning staff approved an administrative site plan (SDR-58930) for a conceptual review of Skye Canyon parks 1.5, 1.6, and 2.13.
05/12/15	The Planning Commission approved a Parent Tentative Map (TMP-58560) for a proposed 66-lot mixed use subdivision at the northeast corner of Grand Teton Drive and Puli Drive. Staff had recommended approval.
07/15/15	The City Council approved a Director's Business Item (DIR-59826) regarding the adoption of a parks agreement accompanying the 2 nd amendment to the Sky Canyon development agreement. Staff and the Planning Commission had recommend approval.
09/08/15	The Planning Commission approved a Special Use Permit (SUP-60399) to allow a Liquor Establishment (Tavern) within a community recreational facility at the southwest corner of West Skye Canyon Park Dr. and Skye Village Road. Staff had recommend approval.
03/16/16	The City Council approved a Major Modification (MOD-62679) to the Kyle Canyon Development Standards to amend the Blended Use Design Guidelines. Staff and the Planning Commission had recommended approval.
05/10/16	The Planning Commission approved a Site Development Plan review for a 265,108 square-foot shopping center at the northeast corner of Skye Park Drive and West Skye Canyon Park Drive. Staff had recommended approval.
07/20/16	The City Council approved a Directors Business Item (DIR-63962) for the 3 rd amendment to the Kyle Canyon Development agreement. The Planning Commission and Staff recommended approval on 06/14/16.
07/20/16	The City Council approved a Director's Business Item (DIR-65021) regarding the adoption of a parks agreement accompanying the 3 rd amendment to the Sky Canyon development agreement. Staff had recommend approval.
09/13/16	The Planning Commission approved a Parent Tentative Map (TMP-65803) for a proposed 86-lot mixed use subdivision at the northeast corner of Grand Teton Drive and Puli Drive. Staff had recommended approval.
09/13/16	The Planning Commission approved a Tentative Map (TMP-65808) for a proposed 102-lot residential subdivision at the southeast corner of Eagle Canyon Avenue and Shaumber Road. Staff had recommended approval.
09/13/16	The Planning Commission approved a Tentative Map (TMP-65809) for a proposed 65-lot residential subdivision at the northwest corner of Eagle Canyon Avenue and Egan Crest Drive. Staff had recommended approval.

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<i>Most Recent Change of Ownership</i>	
11/07/13	A deed was recorded for a change in ownership for multiple parcels

<i>Pre-Application Meeting</i>	
08/11/16	A pre-application meeting was held and general map submittal requirements were discussed.

<i>Field Check</i>	
08/31/16	A field check was conducted and the site is undeveloped.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	16.66

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
North	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
South	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
East	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
West	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)

<i>Master Plan Areas</i>	<i>Compliance</i>
Skye Canyon Master Plan	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
T-D (Traditional Development) District	Y

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<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Skye Canyon)	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

<i>19.04.040 Connectivity</i>		
<i>Transportation Network Element</i>	<i># Links</i>	<i># Nodes</i>
Internal Street	6	
Intersection – Internal		7
Cul-de-sac Terminus		0
Intersection – External Street or Stub Terminus		4
Intersection – Stub Terminus w/ Temporary Turn Around Easements		0
Non-Vehicular Path - Unrestricted		0
Total	6	11
	<i>Required*</i>	<i>Provided</i>
<i>Connectivity Ratio (Links / Nodes):</i>	1.30	0.55

*The Skye Canyon Development Standards do not require compliance with Title 19.04 connectivity ratios; however, they are provided within this report as a comparison to subdivisions within a standard zoning district.