

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S Fourth Street  
Las Vegas, NV 89101

Voice 702-229-6301  
Fax 702-474-0352  
TTY 702-386-9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

December 21, 2007

Mr. Steven Wyszomirski  
Kyle Acquisition Group, LLC  
3455 West Cliff Shadows Parkway, Suite #220  
Las Vegas, Nevada 89129

**RE: TMP-25492 - TENTATIVE MAP - KYLE CANYON GATEWAY**

Dear Mr. Wyszomirski:

Your request for a Tentative Map FOR A 105-LOT MIXED-USE SUBDIVISION on 1,711.97 acres at the southwest corner of Fort Apache Road and Moccasin Road (APNs 125-06-001-001 and 002; 125-06-002-001, 002, 003, 007 and 009; 125-07-101-004, 005 and 006; 125-07-201-001 and 002; 125-07-301-001 and 002; 125-07-401-001 and 002; 125-07-501-005; 125-07-602-001 and 002; and 126-12-000-001), T-D (Traditional Development) Zone, Ward 6 (Ross), was considered by the Planning Commission on December 20, 2007.

The Planning Commission voted to **APPROVE** your request, subject to the following:

**Planning and Development**

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. The previous Tentative Map (TMP-22586) approval shall be expunged.
3. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-25875) and Master Plan of Streets and Highways Amendment (MSH-25695) shall be required.
4. All development shall conform to the Conditions of Approval for Rezoning (ZON-20543), Major Modification (MOD-22589), the Kyle Canyon Development Standards and Design Guidelines, and the Kyle Canyon Development Agreement.
5. The Final Map shall include the appropriate notations regarding the required Equestrian Trail on the north side of Grand Teton Drive. The trail shall be in compliance with the applicable street cross sections approved as a part of the Kyle Canyon Development Standards and Design Guidelines.

Mayor  
Oscar B Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)

Larry Brown  
Steve Wolfson  
Lois Tarkanian  
Steven D Ross  
Ricki Y Barlow

City Manager  
Douglas A Selby



6. The Final Map shall demonstrate adequate legal access to Lot 105 in compliance with LVMC Title 19.08.030.
7. Street names must be provided in accordance with the City's Street Naming Regulations and must correspond to the list of street names as approved by the Department of Fire Services and the Department of Planning and Development.
8. 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.
9. All development is subject to the conditions of City Departments and State Subdivision Statutes.

**Public Works**

10. Dedicate those portions of the City's northern beltway that are within the boundaries of this Parent Tentative Map on the Parent Final Map.
11. Dedicate all Village Street right-of-way, including appropriate radius corners and turn lanes in accordance with the approved deviation from Standard Drawing #201.1 (DVN-24017), bus turnouts in accordance with the approved deviation from Standard Drawing #234.1 and 234.3 (DVN-25489), and grant traffic signal easements on the Parent Final Map. The traffic signal easements shall be defined within an area bounded by the back of curb (right-of-way BC) with either a 25-foot or 30-foot radius, whichever is applicable, and a chord 5-foot beyond both BCRs (location of a standard sidewalk). Comply with the requirements of the Kyle Canyon Development Agreement and Design Guidelines and the approved Master Traffic Study and any approved updates.
12. The Final Map shall provide detailed dimensions for all right turn/dual lefts dedications (Standard Drawing #201.1) and bus turn out dedications (Standard Drawing #234.1 and/or #234.3) in accordance with the approved deviations, Master Traffic Study and any approved updates.
13. The Final Map shall show and label all existing right-of-way and easements, including the existing right-of-way grant for the northern beltway.
14. The Final Map shall reference the document numbers for the Nevada Department of Transportation roadway right-of-way and/or easements adjacent to this site that cover U.S. Highway 95 and frontage roads. This Tentative Map does not clearly identify the Not a Part pieces adjacent to U.S. Highway 95; clarify on the Final Map.

15. Prior to recordation of this map, submit proof acceptable to the City Engineer that the Nevada Department of Transportation (NDOT) has reviewed the map for accuracy of the depiction of existing NDOT rights-of-way and easements.
16. Coordinate with the City Engineer's office regarding the Horse Interchange and Kyle Canyon Interchange projects to address impacts, if any, to the Final Map. Comply with the recommendations of the City Engineer prior to recordation of the Final Map, which may include dedication of right-of-way.
17. Prior to recordation of the Final Map, record the "Shaumber Road Access Zones" exhibit that was approved in the Master Traffic Study Update, Section 2 of the Appendix, dated and stamped June 5, 2007 and provide a copy of the recorded document to the Development Coordination Section of the Department of Public Works. Include the following note on the Final Map, "This map shall comply with the "Shaumber Road Access Zones". This note shall include the recorder's information. This will ensure the access locations identified in the Master Traffic Study along Shaumber Road are adhered to. No deviations to the vehicle connectivity from parcels to Shaumber Road, as depicted by the access site plan in the approved Master Traffic Study shall be permitted unless such changes are approved by the City Traffic Engineer.
18. Design Drawings stamped by a Civil Engineer of the Shaumber Road/Grand Teton Drive intersection must be submitted to and approved by Nevada Power Company and the City Traffic Engineer prior to submittal of the Final Map mylar for this site. The Final Map shall dedicate all appropriate right-of-way required to support this engineered solution. In addition, any expenses involved in moving Nevada Power poles to accommodate the agreed upon solution shall be bonded by the Master Developer prior to recordation of the Final Map for this site unless a Special Improvement District (SID) including pole relocation is approved and funded. The bond shall be released upon the SID being approved and funded.
19. The submitted Master Drainage Study Update must be approved by the Department of Public Works prior to the recordation of a Final Map. Provide and improve all drainageways as recommended in the approved drainage plan/study.
20. Grant Traffic Signal Chord Easements at Hualapai Way and Kyle Heights Parkway (Horse Drive) on the Final Map.
21. On sheet T3 and T6, the public sewer required in the approved Master Sewer Study is not shown within Mount Prospect Drive (Adiago).
22. On sheet T7, the public sewer required in the approved Master Sewer Study is not shown within the private access easement on the west side of Egan Crest Way.

23. On sheet T10, Prairie Song Court shall be designated as a common lot and shall be labeled as a private street, public utility easement (P.U.E.), public sewer easement and public drainage easement to be privately maintained by the Master Homeowners' Association on the Final Map for this site.
24. Per the Master Traffic Study Condition of Approval No. 7, a fourth intersection leg is not permitted at Mountain Rain Road (Libretto Place) and Iron Mountain Road due to restricted sight visibility safety issues. This map has identified a deceleration lane on Sheet T15. This must not be shown on the Final Map unless it can be supported via an update to the Master Traffic Study and is approved by the City Traffic Engineer.
25. Driveways shown along the Grand Canyon Drive and Iron Mountain Road curve have not been approved at this time. Approved locations per the approved Master Traffic Study or subsequent updates shall be depicted on the Final Map.
26. On sheets T19, T20 and T26 the public sewer required in the approved Master Sewer Study is not shown within the private access easement on the west side of Tee Pee Lane.
27. On sheet T20, it is noted that cross section label D-5/T32 is not correct and instead should be labeled as a private access easement as was done on Sheet T7, Note 3.
28. On the Final Map for this site, show and label the existing access easement that serves Assessor's Parcel Number 125-06-002-008 shown on Sheet T25 of this Tentative Map.
29. The Final Map shall show and label the location of Site Visibility Restriction Zones at all street intersections and shall provide the following definition: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained". SVRZ's are not required to be shown extending into public right-of-way on the Parent Final Map. Boundaries of the Sight Visibility Restriction Zones on Village Streets must be approved by the City Traffic Engineer.
30. An Amendment to the Master Plan of Streets and Highways for appropriate Village streets being dedicated on the Parent Final map, such as MSH-25695, shall be acted upon by City Council prior to the recordation of the Parent Final Map.

31. 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 the 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."
32. The equestrian trail adjacent to Grand Teton Drive shall be a common lot and labeled as follows: Common Lot "\_\_\_" (a Non-residential lot to be conveyed to the City of Las Vegas, to be privately maintained by the Homeowners' Association prior to conveyance) fronting Grand Teton Drive shall have an equestrian trail easement and said easement shall extend across any proposed driveways and/or private streets; said easement being a portion of the overall 25-foot Equestrian Trail along Grand Teton Drive. In addition, the following statement should be added to the end of the Owner's Certificate "I/we hereby acknowledge that non-residential lots (i.e. Lot "\_\_\_"), an Equestrian Trail, will be conveyed to the City of Las Vegas within one year of the recordation of this map".
33. Landscape and maintain all unimproved right-of-way in accordance with the Kyle Canyon Development Agreement and Design Guidelines.
34. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the public rights-of-way adjacent to this site.
35. Bonds for monuments associated with this map may be required prior to the recordation of this Map for this site.
36. A Master Streetlight Plan for Village Streets must be submitted to the Department of Public Works prior to the submittal of any construction drawings for this site that include streetlights.
37. Site development to comply with the Kyle Canyon Development Agreement and Design Guidelines, the approved Master Traffic, Drainage and Sewer Studies and all approved updates to these studies, Major Modification MOD-22589 and all other applicable site-related actions.

Mr. Steven Wyszomirski  
TMP-25492 - Page Six  
December 21, 2007

38. 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 additional deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Final Map. 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.

This action by the Planning Commission on **December 20, 2007** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **December 21, 2007**.

Sincerely,

Andrew P. Reed, AICP  
Planning Supervisor  
Current Planning Division

AR:clb

cc: Ms. Rebeka DeWitt  
GC Wallace, Inc.  
6655 South Cimarron Road  
Las Vegas, Nevada 89113