



CITY OF LAS VEGAS DEPARTMENT OF PLANNING

ANNUAL REPORT

FY 2015-2016



Skye Canyon Master Planned Community Development Agreement



Photos courtesy of: Olympia Companies



On July 20, 2016, the Las Vegas City Council approved a third amendment to the Skye Canyon Master Planned Community Development Agreement. The significance of this agreement is that it is the first active Master Plan development project in the city of Las Vegas in seven years. The Skye Canyon development plan consists of approximately 1,663 acres at the southwest corner of Fort Apache and Moccasin roads.

The original development agreement was executed in 2007 by Kyle Acquisition Group, LLC for the Kyle Canyon Master Plan. However, the economic recession brought development activity to a halt and in 2008, Wachovia Bank foreclosed on the property. Subsequently, the ownership and master developer

changed. The master developer, KAG Property, LLC, ("KAG") signed an amended and restated development agreement in 2012. The Skye Canyon Planned Community provides for a mix of housing types, commercial and civic uses within the community.

This third amendment was a culmination of nine months of negotiations with the city, and changes are partially due to a response to changes in market demand in residential product. One of the most significant change was the creation of a *Residential Active Adult* land use category which is primarily age restricted to one occupant per unit who is 55 years or older. The master developer has plans to incorporate approximately 308 acres of land planned for an active adult community located within the northeast portion of Skye Canyon

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Community Outreach Through NextDoor

NextDoor is a social media service for neighborhoods. It allows registered users to connect with people who live in their neighborhood and adjoining neighborhoods. As a municipality, the city of Las Vegas has access to almost 23,000 users within the city limits and six percent of households.

The city of Las Vegas Department of Planning has expanded its notification outreach efforts through NextDoor. There are times when proposed zoning changes and development projects are presented to affected property owners in a neighborhood meeting forum. Typically, Planning mails postcards to properties that are within 1,000 feet of proposed zoning actions. The notification range expands to 1,500 feet if the action involves alcohol or medical marijuana activities. With NextDoor, Planning can reach citizens beyond the standard radius area with one click of the button to bring more people into the fold to weigh in on development projects that impact their neighborhoods.

Code Enforcement has also used NextDoor to discuss neighborhood issues and to publicize a city sponsored neighborhood assistance program. The program finds volunteers to assist elderly and disabled homeowner to clean up their properties so that their neighborhoods are maintained to code. Volunteers help with landscaping, painting, light exterior maintenance and yard cleaning. The power of word of mouth on NextDoor has really helped the program be successful.



Looking for Volunteers – Department of Planning – Neighborhood Assistance Program

Department of Planning Code Enforcement from City of Las Vegas • 31 Aug
The city of Las Vegas Code Enforcement Division is proud to announce the creation of Neighborhood Assistance Program. Through this program volunteers will work together with the city to assist homeowners who are in need of assistance due to financial hardship, or older, disabled homeowners to clean up their property, preserve and improve residential neighborhoods and make the city of Las Vegas a... [View more](#)

Edited on 31 Aug • Shared with all areas in City of Las Vegas in Crime & Safety

THANK • 103

REPLY • 49



Typical neighborhood notification through NextDoor



Code Enforcement Division Addresses Noise and Odor

The Department of Planning, Code Enforcement Division, has been working to expand and update codes and situations that are difficult to enforce. One code in particular is the current noise ordinance (LVMC 9.16), as it is very subjective. A noise consultant was hired and a study was completed that provided information to support having a decibel level that can be measured so that a code enforcement officer may determine if a noise violation has occurred. Standards were determined for residential and commercial areas.

Another issue the department is having evaluated is the need for an odor ordinance. At this time, there is nothing that defines if a property or owner is creating a nuisance odor that could be affecting neighboring properties. Again the city hired a consultant who

completed a study and provided information to support creating an odor ordinance. Odor issues can also be very subjective depending on the complainant's sensitivity and also the evaluator. Code Enforcement staff researched available equipment to assist in making a determination in categorizing the level of odor.

The department is working through the ordinance drafting process on how to apply new standards and document violations. It is a challenge to resolve subjectively perceived noise and smell nuisances with objective data measurements. However, in view of emerging new industries such as medical marijuana or increased night-time activities downtown, it is more important than ever to create enforceable code to maintain quality of life standards in our neighborhoods.

New Text Amendment Highlights

In the Fiscal Year 2015-2016, the Department of Planning prepared 17 text amendments for consideration related to the Unified Development Code, and special area plans and 11 text amendments for consideration related to Business Licensing. Combined, these text amendments resulted in 17 ordinances adopted by the City Council during the fiscal year.

Adopted amendments worth noting are as follows:

- ◆ **Smoking Lounge.** Smoke shop and smoking lounge licensing regulations were established, which also required these businesses obtain a privileged business license.
- ◆ **Short Term Rentals.** In an effort to keep short-term residential rental businesses from crowding neighborhoods, distance separation requirements have also been added.
- ◆ **Package Liquor.** Changes have been made to the city's package liquor and off-sale regulations which restrict hard alcohol sales to liquor stores and grocery stores.

- ◆ **Farmers Markets.** Farmers Market licensing regulations have been amended to reduce the licensing and permitting requirements for market promoters.
- ◆ **Restaurant Service Bar.** In order to encourage new restaurant service bar licenses within the city, an ordinance has been passed which provides a partial waiver of the origination charge for new restaurant service bar licenses.



Skye Canyon Master Planned Community continued from Page 1

with 2,000 age-restricted residential units. The other significant change is the approval for a realignment of Sheep Mountain Parkway at the western edge of the community between Grand Teton Drive and Kyle Canyon Road, which will improve road access to the master plan community.

The amendment adds language to allow for major and minor modifications to the plan. One of those modifications will remove the *Blended Use* category and redistribute *Commercial* and

Residential land use designations. Overall, this third amendment will not increase overall density in the master plan area. One positive outcome is the acceleration of the construction schedule of the Officer Alyn Beck and Officer Igor Soldo Memorial Parks. In addition, the Clark County School District has approved the location of a high school and elementary school as well as a site for a charter school.

The master developer envisions Skye Canyon Master Planned

Community to be a multibillion dollar development that will make a significant physical and economic impact to the city of Las Vegas community. As of date, there are already four subdivisions under construction and the developer has made over \$80,000,000 in improvements. The development agreement is the product of a public and private partnership to build community and grow economic opportunity.

Amendment to the Development Agreement

- Creates the *Residential Active Adult* land use category.
- Adds language to allow for major and minor modifications to the master land use plan.
- Defines master developer and city's obligations for the realignment of Sheep Mountain Parkway.
- Defines master developer and city's obligations for a new MPU Flood Control Facility.
- The fire station construction trigger was reduced by 23 percent.

Master Land Use Plan Modifications

- Realignment of Sheep Mountain Parkway to the western edge of the community.

- Addition of the *Residential Active Adult* land use category to the land use plan.
- Removal of the *Blended Use* land use category from the land use plan.
- Removal of the proposed middle school site.
- The locations of community parks and trails have been updated.

Parks Agreement Modifications

- Officer Alyn Beck Memorial Park construction trigger was reduced from the issuance of the 3,500th permit to the issuance of the 1,000th permit.
- All community park construction triggers were reduced by 23 percent.
- Total combined acreage of the memorial and community parks exceeds the adopted standard of 2.5 park acres per 1,000 residents.

Findings

- In compliance with NRS 278.0201 through 278.0207
- The revisions are in conformance with Goal #3 of the *Las Vegas 2020 Master Plan* and subsequent Objectives 3.1, 3.5 and 3.6.
- The development generally meets the intent of the *Traditional Neighborhood Development (TND) General Plan* designation by providing for a mix of housing types, commercial and civic uses within the community.

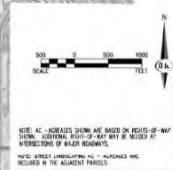


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Master Land Use Plan



2016 DeBoer Award for Excellence in Planning

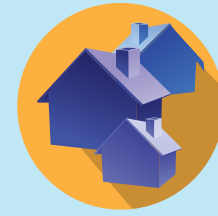
The image shows two items related to the Vision 2045 Downtown Las Vegas Master Plan. On the left is a spiral-bound book with a cover featuring a vibrant, colorful illustration of a city skyline and a large crowd. The text on the book cover reads "VISION 2045" in large, bold, white letters, with "DOWNTOWN LAS VEGAS MASTER PLAN" in smaller white letters below it. On the right is a wooden plaque with a shape reminiscent of the state of Nevada. The plaque has the text "2016 OUTSTANDING PLAN" at the top, followed by "Vision 2045 Downtown Las Vegas Master Plan" in the center, and a small logo at the bottom right.

CITY OF LAS VEGAS DEPARTMENT OF PLANNING • www.lasvegasnevada.gov/planning

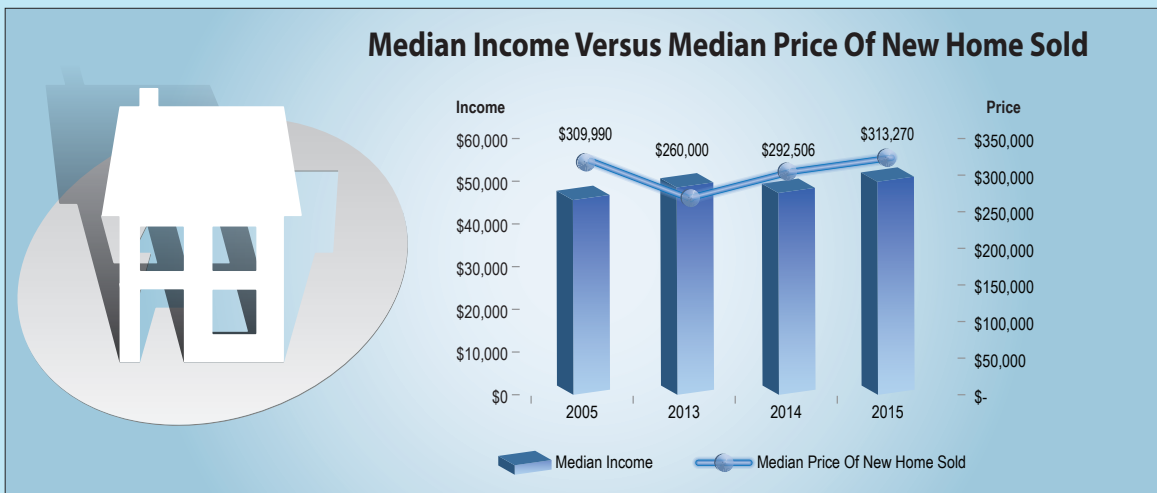
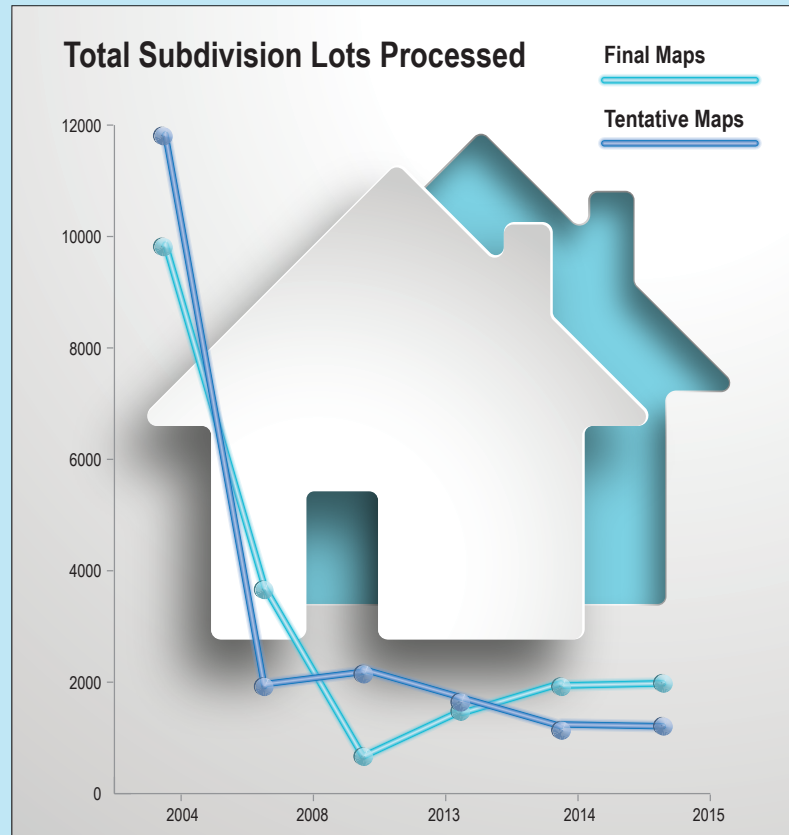


Snapshot of Planning

FY 2015-2016



Development Trends



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Business Growth

Snapshot of Planning

FY 2015-2016



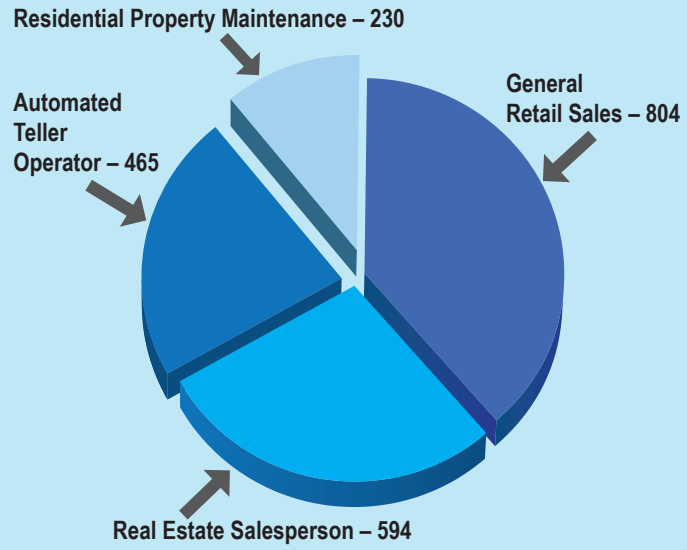
Number of New Businesses – FY16

Citywide	4,948
Downtown	*608

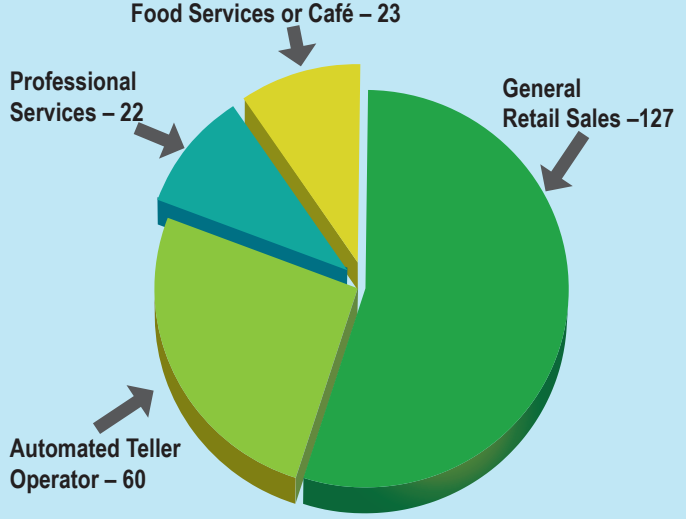
**Denotes Downtown Centennial Plan area*

Top Four New Types of Businesses

Citywide FY16



*Downtown FY16



**Denotes Downtown Centennial Plan area*

Continued on Page 8



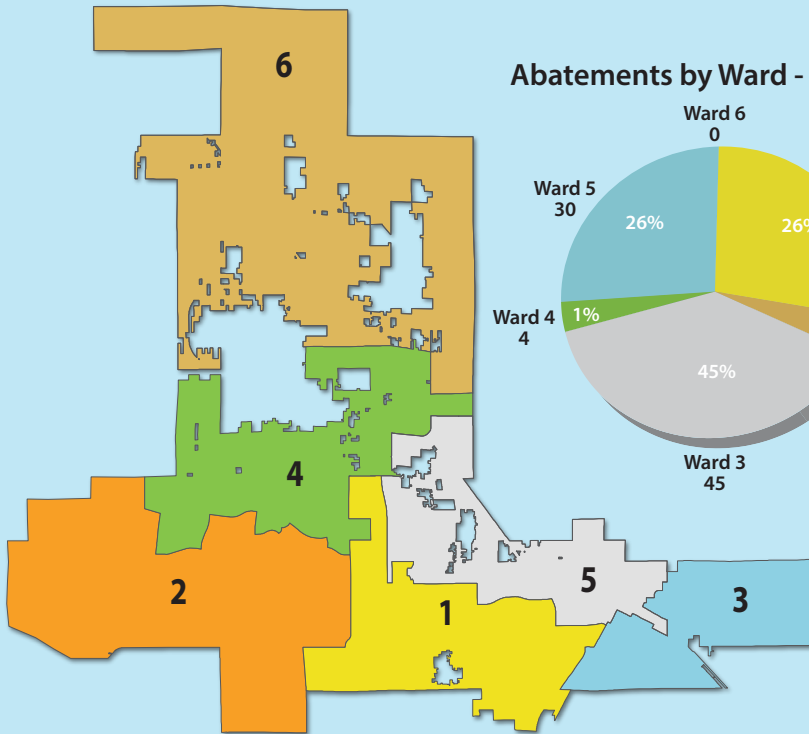
Snapshot of Planning

FY 2015-2016

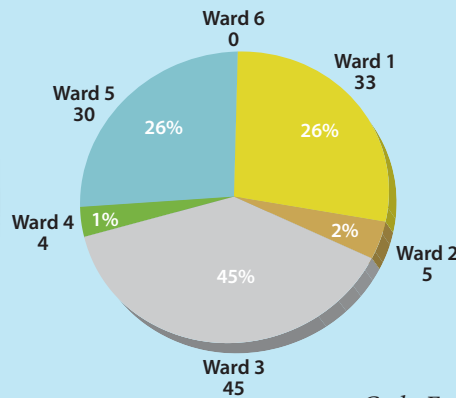


Code Enforcement Activity

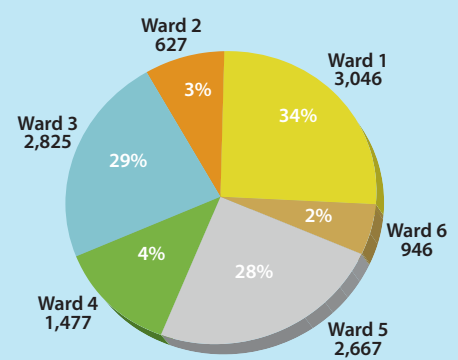
City of Las Vegas Ward Map



Abatements by Ward - 117 total

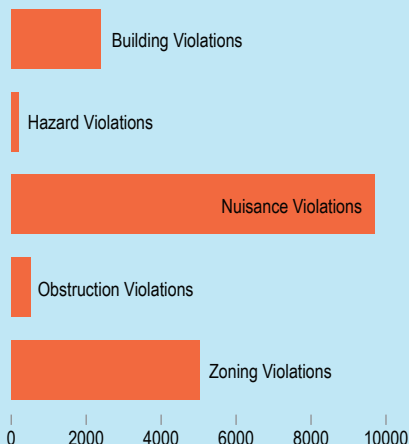


Cases by Ward - 11,796 total

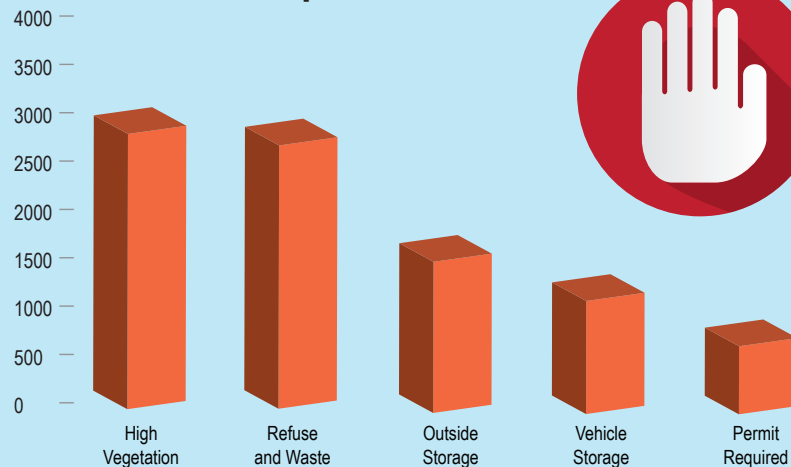


Code Enforcement opens cases when they receive calls regarding nuisance issues and safety concerns.

Total Violations: 17,865



Top Five Violations



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DWELLING UNITS BY TYPE

Year	SingleFamily	Multi-Plex	Mobile Home	Apartment	Townhome	Condo	Total
2015	149,119	7,226	2,565	54,595	11,682	19,596	244,783
2014	147,808	7,161	2,565	55,254	11,481	19,596	243,865
2013	146,567	7,160	2,566	55,174	11,473	19,596	242,536
2008	142,735	7,382	3,158	51,103	10,027	21,346	235,751
2004	127,980	7,386	3,315	50,755	8,021	17,833	215,290
2000	110,497	7,598	3,420	48,927	5,791	16,447	192,680

Snapshot of Planning FY 2015-2016

POPULATION AND DWELLING UNITS BY COUNCIL WARD

	2004		2008		2014		2015	
	Population	Dwelling Units	Population	Dwelling Units	Population	Dwelling Units	Population	Dwelling Units
Ward 1	79,629	33,051	91,013	37,557	102,277	40,614	103,495	40,610
Ward 2	94,270	40,061	98,541	41,333	102,741	44,026	104,575	44,265
Ward 3	81,842	26,958	97,513	34,979	99,316	36,655	99,559	36,183
Ward 4	92,432	40,378	99,374	42,315	104,082	43,116	105,347	43,201
Ward 5	83,440	31,264	95,107	36,993	100,273	38,003	101,177	37,895
Ward 6	103,656	43,578	117,539	42,574	110,729	41,451	114,558	42,629
Total	535,269	215,290	599,087	235,751	619,419	243,865	628,711	244,783

DEPARTMENT OF PLANNING RECAP

	3rd Qtr 2015	4th Qtr 2015	1st Qtr 2016	2nd Qtr 2016	Total FY 2015-2016
Phone Calls To Main Extension	1,476	1,335	1,427	1,316	5,554
Number Of Customers Served	2,681	2,798	2,504	2,116	10,099
Number Of Land Use Applications Processed	292	363	358	317	1,330
Number of Building Permits Processed	1,333	1,187	991	877	4,388
Number of Business License Applications Reviewed	1,421	1,566	1,649	1,193	5,829
Agenda Items					
City Council Cases	75	71	96	145	387
Planning Commission Cases	86	138	148	114	486
Customer Initiated Applications and Requests	9,218	9,264	8,945	7,835	35,262
GIS Map Requests	257	214	251	260	982
GPA's – City Initiated	4	1	0	0	5
GPA's – Customer Initiated	4	4	2	3	13





Planning Commission (left to right): Vice Chairman Trinity Schlottman, Sam Cherry, Gus W. Flangas, Vicki Quinn, Glenn Trowbridge, Chairman Todd Moody, Cedric Crear and Planning Director Tom Perrigo.



Las Vegas City Council

Carolyn G. Goodman,
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Mayor Pro Tem

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Councilwoman

Ricki Y. Barlow, Ward 5,
Councilman

Stavros S. Anthony, Ward 4,
Councilman

Bob Coffin, Ward 3,
Councilman

Bob Beers, Ward 2,
Councilman

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City Manager

Orlando Sanchez,
Scott D. Adams
Deputy City Managers

Mark R. Vincent,
Chief Officer
Internal Services

Director of Community
Development
Jorge Cervantes

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Trinity Schlottman,
Vice Chairman

Vicki Quinn,
Commissioner

Gus W. Flangas,
Commissioner

Glen Trowbridge,
Commissioner

Cedric Crear,
Commissioner

Sam Cherry,
Commissioner

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City Council (left to right): Carolyn G. Goodman, mayor; Steven D. Ross, mayor pro tem; Lois Tarkanian, councilwoman; Ricki Y. Barlow, councilman; Stavros S. Anthony, councilman; Bob Coffin, councilman; and Bob Beers, councilman.



The Development Services Center, 333 N. Rancho Drive, Las Vegas, Nevada

