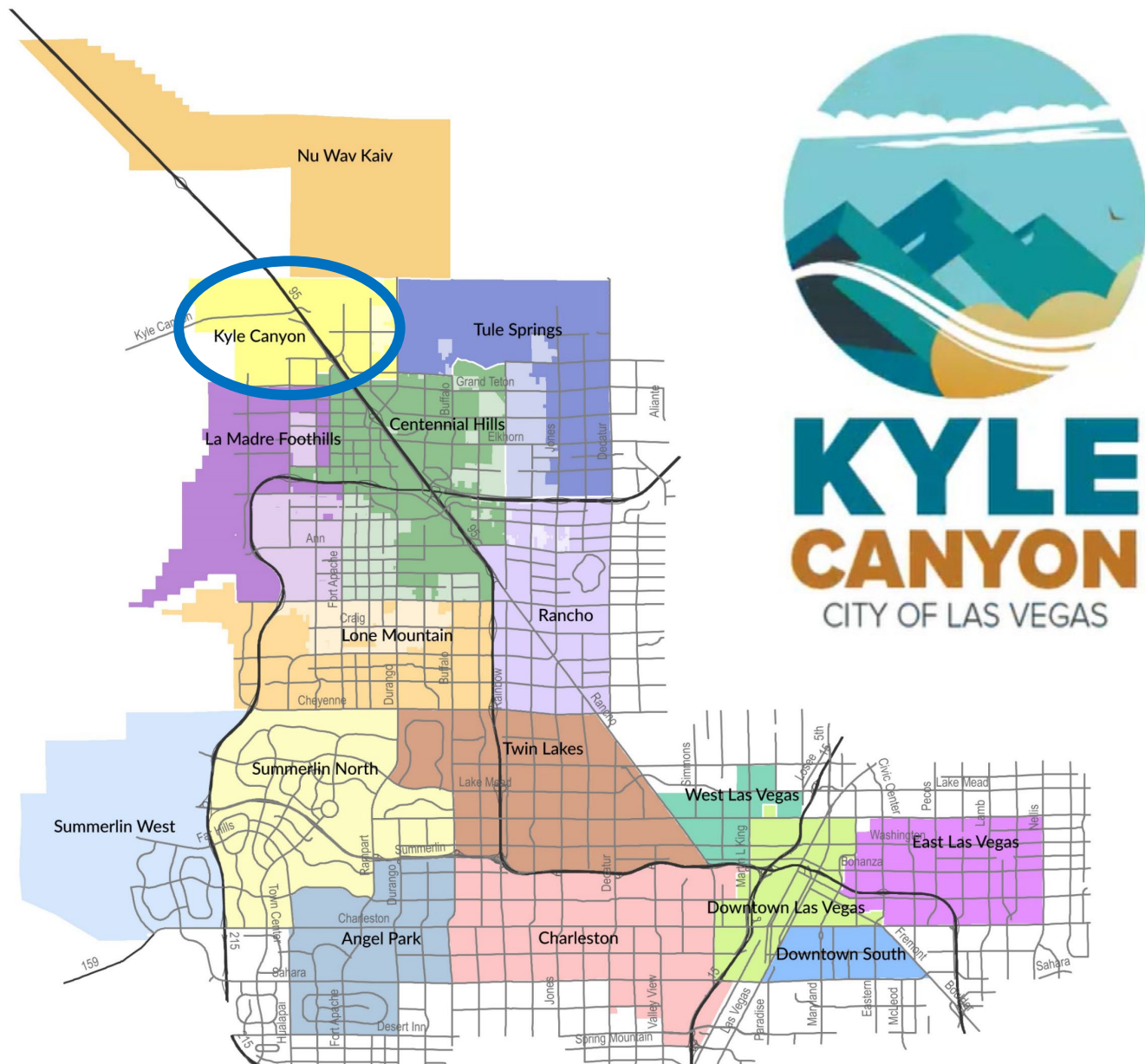




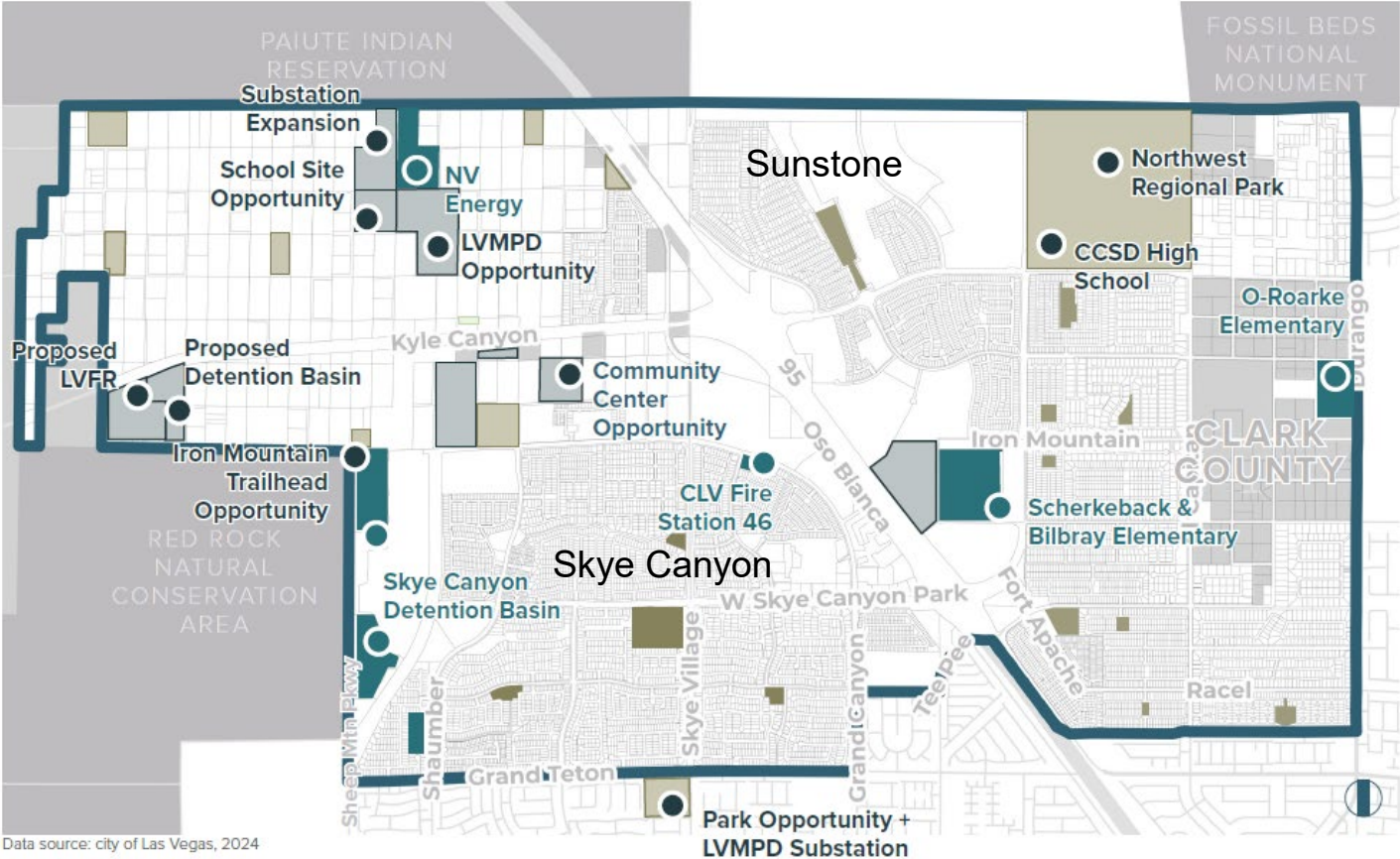
KYLE CANYON SPECIAL AREA PLAN

**24-0615-DIR1 / R-27-2025
ITEMS 27 / 41
CITY COUNCIL
APRIL 16, 2025**

2050 MASTER PLAN



KYLE CANYON SPECIAL AREA PLAN



COMMUNITY PROFILE

2050 MASTER PLAN

2050 PROJECTIONS

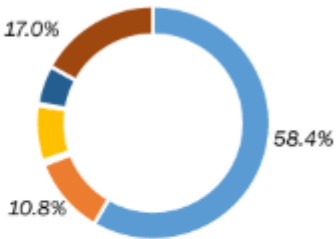
- Population: 47,063
- Total New Housing Units: 10,142 (8,238 Single family / 1,904 Multi family)
- New Commercial (1,000 GSF): 639,992
- Housing Density: 4.19 dwelling units / acre
- Population Density: 8,748 residents / square mile

DEMOGRAPHICS

- Current population: 13,291 ▼
- Largest Age Group: 35 - 44 years (2,420) ▲
- Persons per household: 3.33 ▲
- Single Family Dwellings: 3,894 ▼
- Multi-Family Dwellings: 380 ▼
- Median Household income: \$82,137 ▲
- Median rent / mortgage: \$1,368 / \$1,648 ▲
- Housing tenure: 29.3% rent / 70.7% own ▼
- Attained High School Diploma: 95.7% ▲
- Attained Bachelor's Degree: 29.1% ▲
- Unemployment rate: 7.5% ▼
- Housing Density: 1.24 dwelling units / acre ▼
- Population Density: 2,471 residents / square mile ▼

▲ ▼ Above / Below citywide average

Race & Ethnicity



- White
- Black/African American
- American Indian/Native American
- Asian
- Native Hawaiian/Pacific Islander
- Other
- More than one race
- Latino/Hispanic

SERVICE	NEEDS
 PARKS (ACRES)*	EST. 500
 SCHOOLS	3
 FIRE (FACILITIES)	2
 POLICE (FACILITIES)	1
 COMMUNITY CENTER	1
 LIBRARY	1
 HOUSING (UNITS)	14,500
 MIXED-USE (ACRES)	150

*New developments (Northwest Regional Park, Skye Canyon) cover some or all of these needs

OUTREACH

ENGAGEMENT SUMMARY

- 3

ADVISORY COMMITTEE MEETINGS
The advisory group met three times throughout the process to guide the plan's direction. The group consisted of community leaders, advocacy groups, business owners, and non-profit organizations.
- 12

FOCUS GROUPS
Focus group were held with developers, city departments, community organizations, government partners and resource management groups to ensure coordination.
- 1

PUBLIC VISIONING WORKSHOP
The workshop envisioned development scenarios for the northwest corner of Kyle Canyon and identified opportunities and challenges for Kyle Canyon as a whole.
- 3

ONLINE PUBLIC SURVEYS
Public surveys were advertised during the initial plan kickoff (638 responses), after the public workshop (144 responses), and after the first plan draft.



THINGS YOU LOVE

- Peaceful & quiet
- Nature
- Rural, not crowded
- Walkability
- Beautiful scenery
- Access to trails & parks

THINGS YOU WANT TO IMPROVE

- Outdoor activities
- Beautification
- Entertainment & retail
- Non-motorized transportation
- Public safety
- Improve existing development

COMMUNITY VISION

The Kyle Canyon Area Plan will guide development of a cohesive connected community that provides resilient infrastructure, resource management, and serves as a gateway to Mount Charleston and the city of Las Vegas. As the gateway to Mt. Charleston, the Kyle Canyon area is poised to take full advantage of Las Vegas' outdoor resources while providing a vibrant, resilient community for the valley's adventure minded residents. With views of the heights and the lights, this commitment embodies the city's future.

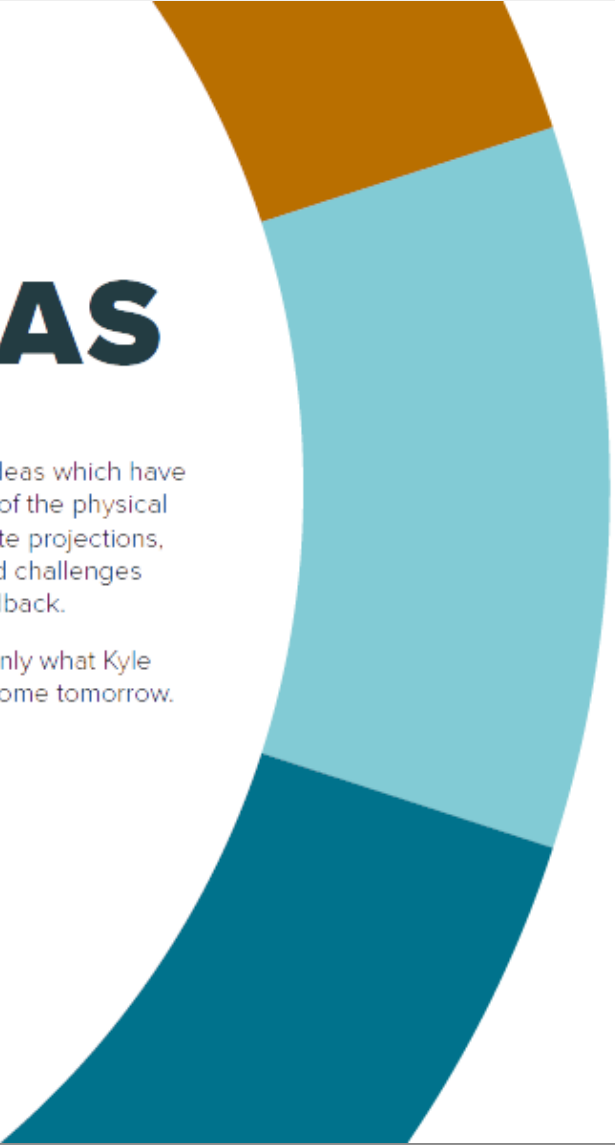


FIVE BIG IDEAS

5 BIG IDEAS

This area plan is based on five big ideas which have been carefully crafted from analysis of the physical landscape, community culture, climate projections, population growth, opportunities and challenges facing the area, and community feedback.

The following pages celebrate not only what Kyle Canyon is today, but what it can become tomorrow.

- 
- 1 Design neighborhoods, parks, and open space to embrace the **LAND & NATURAL SURROUNDINGS**
 - 2 Design neighborhoods for convenience and **QUALITY OF PLACE**
 - 3 Prioritize **RECREATION & ACTIVE LIFESTYLES** along desert edge with access to key natural area like Mount Charleston, Red Rock National Conservation Area (NCA), and Tule Springs Fossil Beds
 - 4 Design **COMPLETE STREETS** that enhance the sense of place and create a network of multi-modal travel options
 - 5 Provide resilient **INFRASTRUCTURE & SERVICES** for the future of Kyle Canyon

LAND – PLACE – REC – STREETS - INVEST

- Native & Adaptive Plants
- Sensitive development adjacent to Tule Springs NM, Red Rock Canyon NCA, and tribal lands

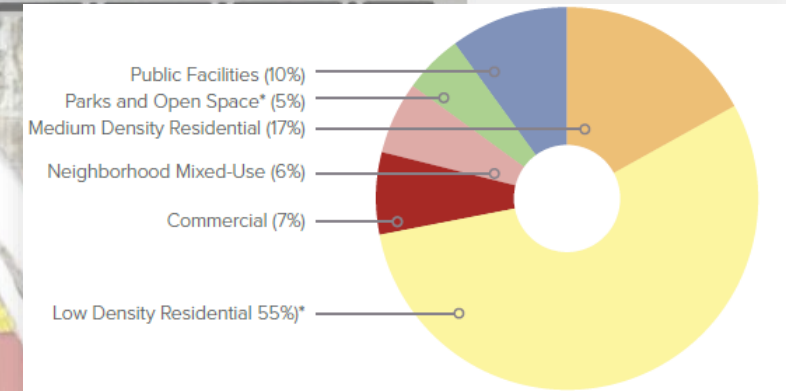
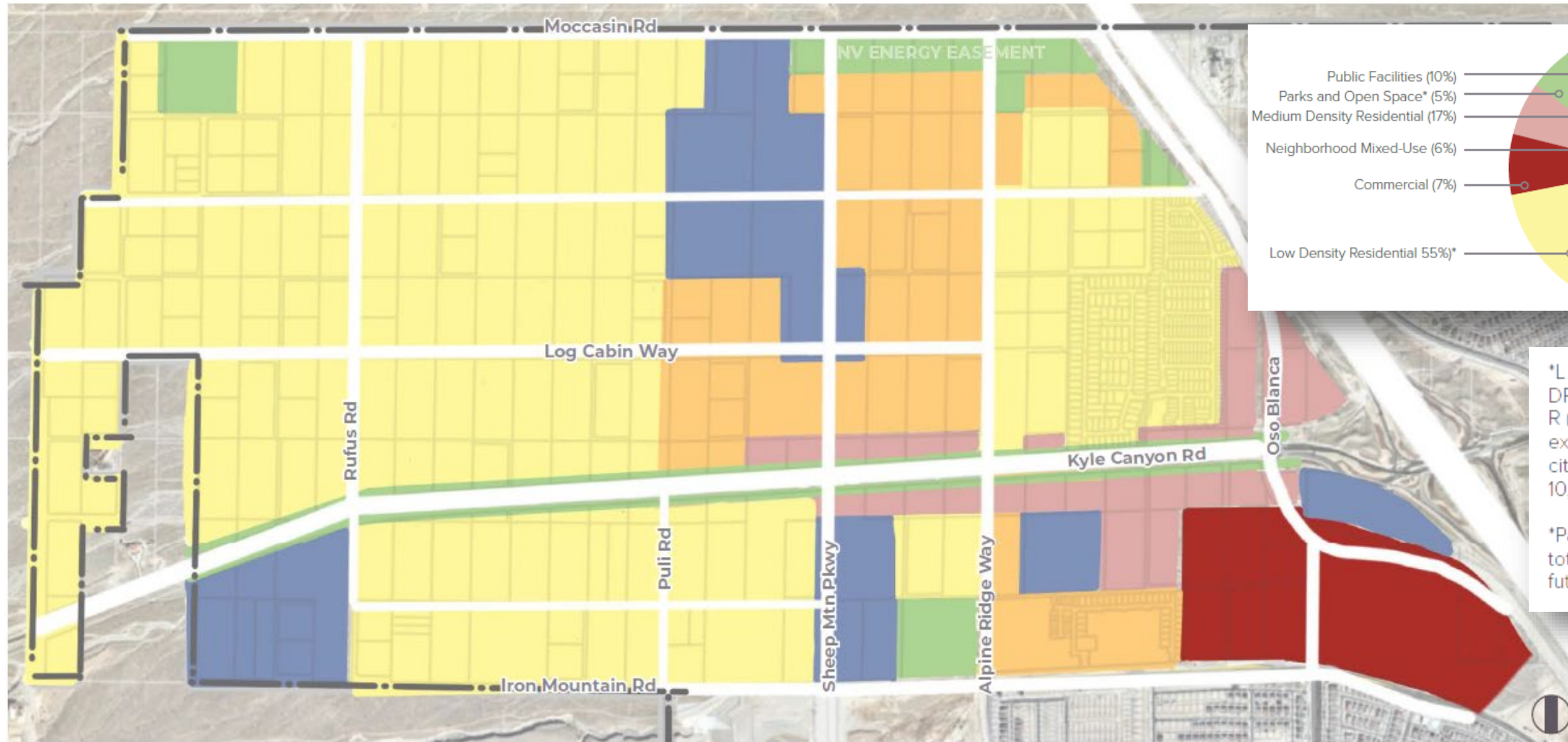


LAND – **PLACE** – REC – STREETS - INVEST

- Range of housing opportunities
- Provide nodes for commercial and mixed-use space
- Land use and density
- Placemaking



LAND – PLACE – REC – STREETS - INVEST

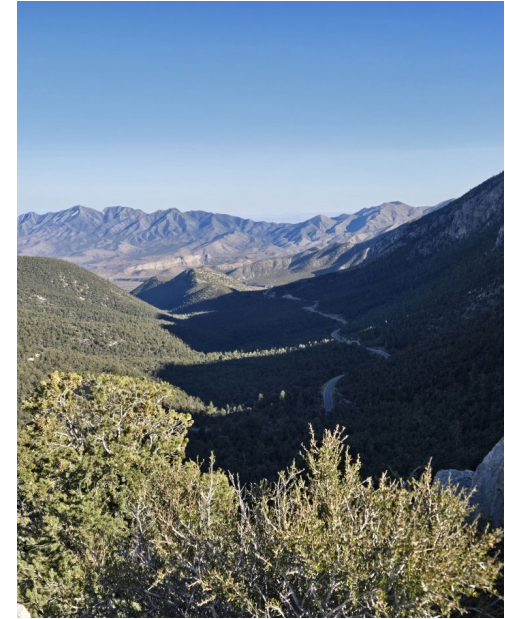


*L (Low Density Residential), DR (Desert Rural), and R (Rural) designations expected to extend west of city boundary into Sections 10,9,8,7, and 18

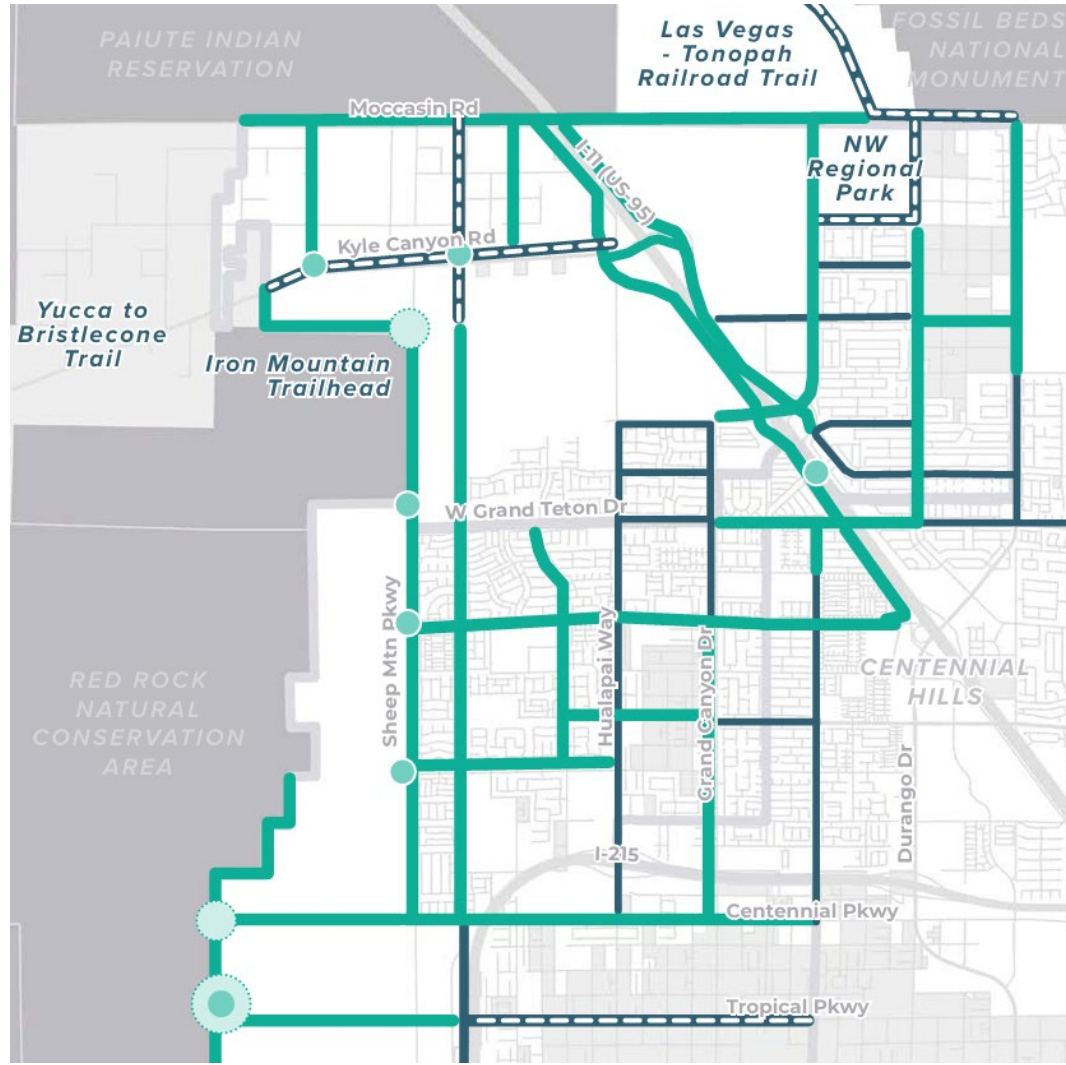
*Parks and Open Space totals include projected future park development

LAND – PLACE – **REC** – STREETS - INVEST

- Increase parks and recreation opportunities
 - Alyn Beck Memorial Park
 - Igor Soldo Memorial Park
 - Northwest Regional Park
- Ensure open space and public lands are accessible to park and trail system
 - Trailheads
 - Vegas Valley Rim Trail
 - Yucca to Bristlecone Trail



LAND – PLACE – **REC** – STREETS - INVEST



LAND – PLACE – REC – **STREETS** - INVEST

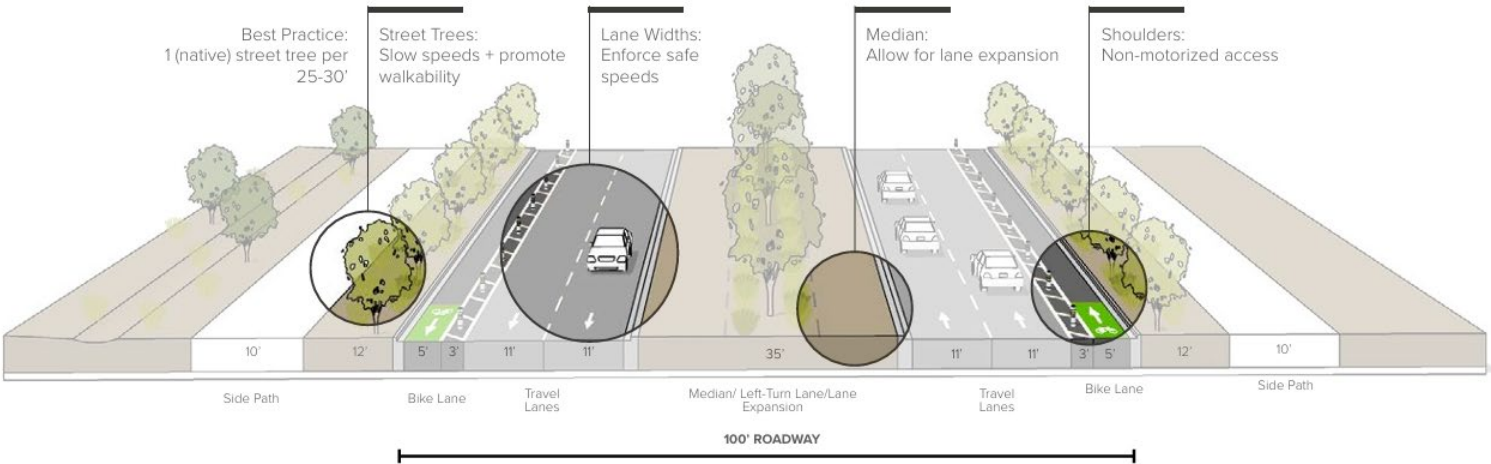
- Design streets for people
 - Vision Zero / Safety for pedestrians, bicyclists, and motorists
 - Incorporate grid into design
- Ensure access to regional connections through carpooling and transit
- Support transportation electrification



LAND – PLACE – REC – **STREETS** - INVEST



*MPH listed are recommended speeds



LAND – PLACE – REC – STREETS - **INVEST**

- Mitigate known community risks
- Ensure coverage for health and safety
- Fill gaps in City facilities and public services as growth continues
 - Schools
 - LVMPD substation
 - LVFR fire station coverage
- Invest in future ready infrastructure (SID + other capital investments)
 - LVVWD water
 - City of Las Vegas sewer
 - RFCD flood
 - Energy
 - Road and other improvements



Estimated cost: >\$650 million (2024)

*See Kyle Canyon Appendix

WATER

NW 3090-3205 Pressure Zones

- Total 2024 Estimated Cost of Required Water Infrastructure = \$45.7M
- 5 MG Log Cabin 3205 Zone Reservoir
- (2) PRVs
- Inlet/Outlet and Transmission Pipelines

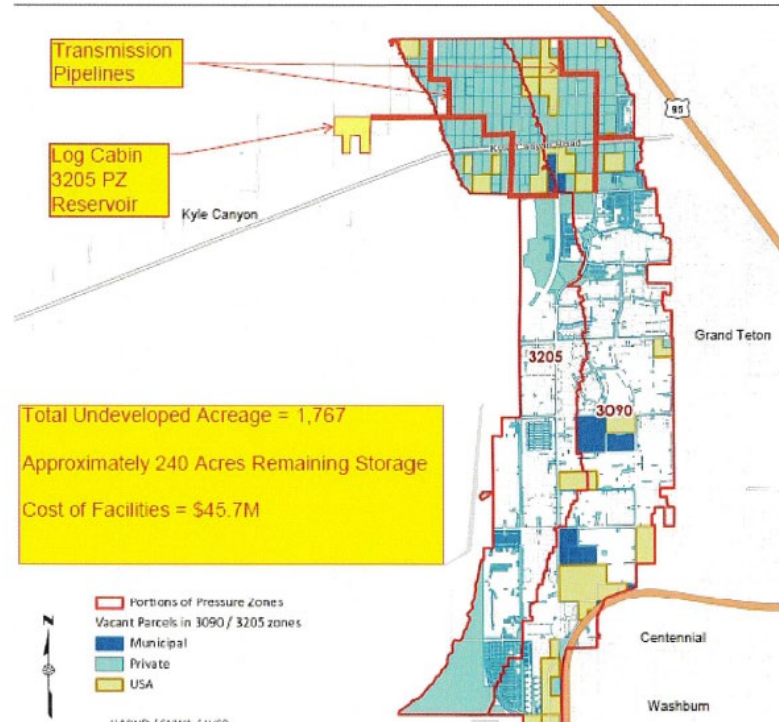
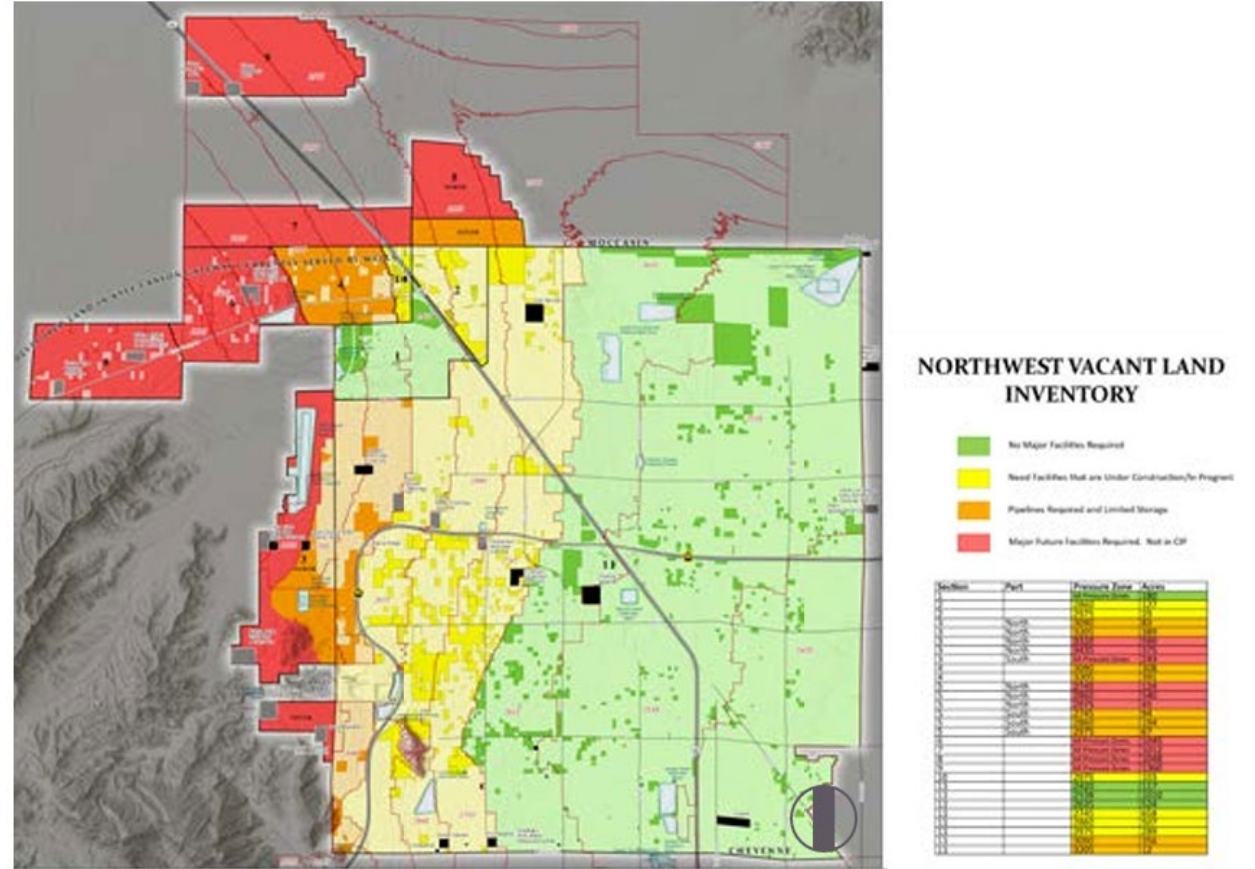
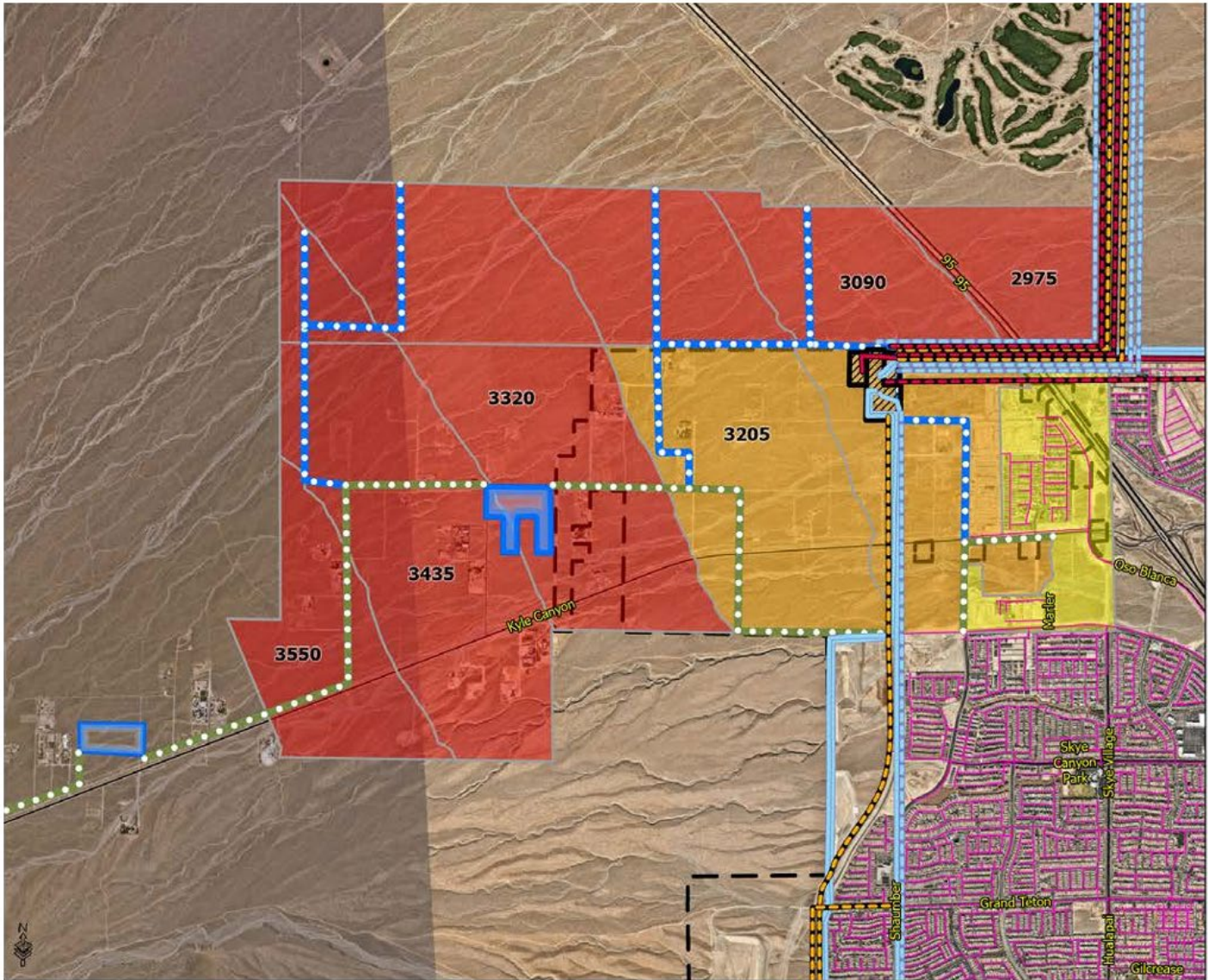


Figure 2 – NW Area 3090-3205 Pressure Zones



WATER



City of Las Vegas

Kyle Canyon Utilities
Water, Sewer & Power

Legend

City Limits

Water

- Major Facilities Required. Not in CIP
- Pipelines Required and Limited Storage
- Need facilities that are Under Construction/In Progress
- Proposed Reservoirs
- LVVWD 24 inch water main (proposed)
- LVVWD 36 inch water main (proposed)

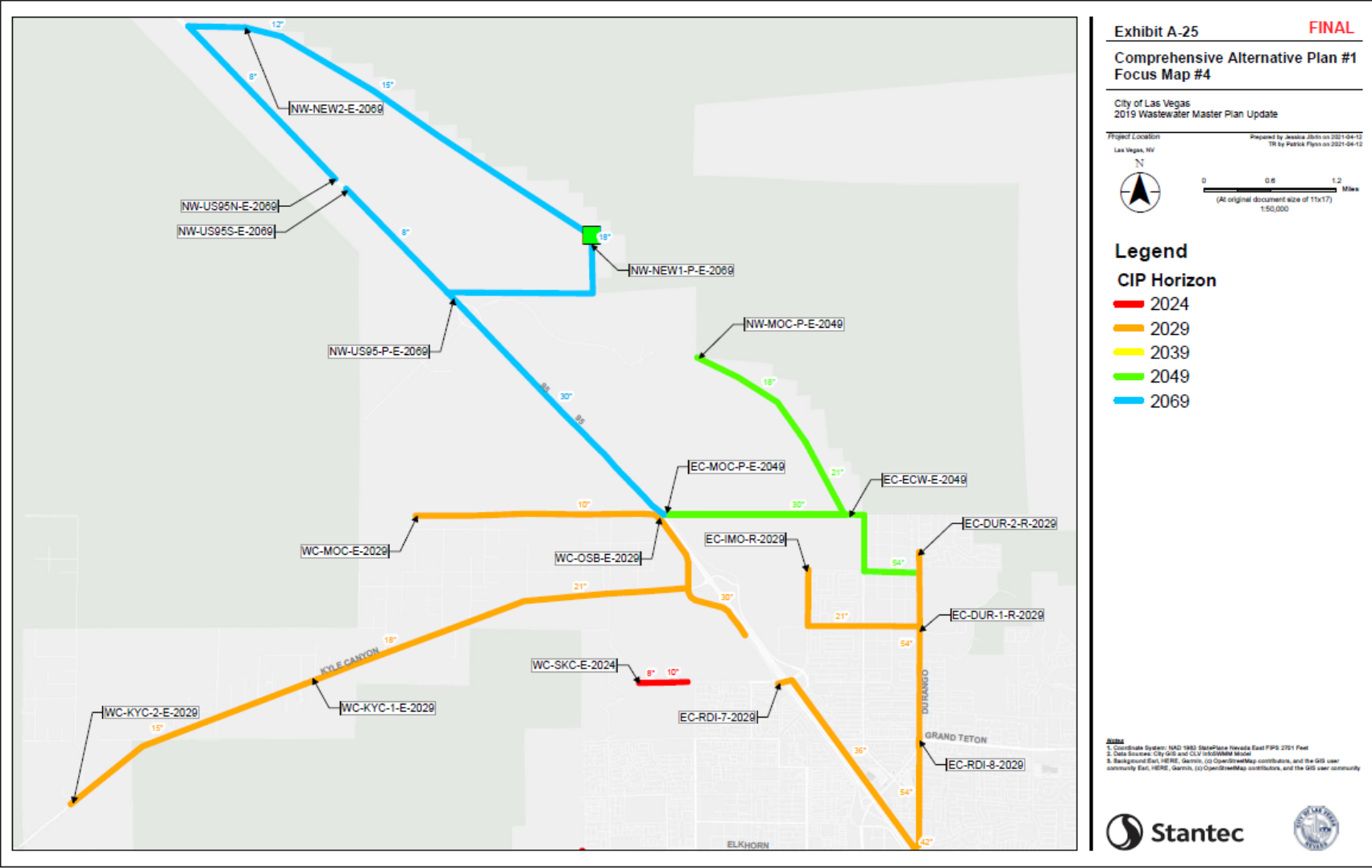
Sewer & Power

- CLV Sewerlines
- Existing High Voltage Lines
 - 230000 kV
 - 345000 kV
 - 500000 kV
- Proposed High Voltage Lines
 - 138000 kV
 - 230000 kV
 - 525000 kV
- NV Energy Substation



GIS maps are normally produced
only to meet the needs of the City.
Due to continuous development activity,
this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-228-6301

SEWER



© 2006 The Authors
 Journal compilation © 2006 Blackwell Publishing Ltd

