



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Tentative Map

Project Address (Location) Tropical / Sheep Mountain Pkwy

Project Name Skye Summit 125 **Proposed Use** Residential

Assessor's Parcel #(s) 126-26-101-004 & 126-26-101-005 **Ward #** 4

General Plan: Existing DR Proposed NA **Zoning:** Existing DR Proposed NA

Additional Information _____

Property Owner Canyon Walk, LLC **Contact** Marc Bolduc

Address 11411 Southern Highlands Pkwy **City** Las Vegas **State** NV **Zip** 89141

E-mail Marc Bolduc <mbolduc@olympiacompanies.com> **Phone** _____

Applicant Olympia Companies **Contact** Marc Bolduc

Address 11411 Southern Highlands Pkwy **City** Las Vegas **State** NV **Zip** 89141

E-mail Marc Bolduc <mbolduc@olympiacompanies.com> **Phone** _____

Representative Westwood Professional Services **Contact** Tanya Steadham

Address 5725 W. Badura Ave., Suite 100 Las Vegas, NV 89118 **City** Las Vegas **State** NV **Zip** 89118

E-mail lvproc@westwoodps.com **Phone** 702-284-5300

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

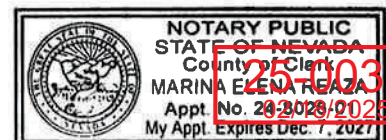
Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

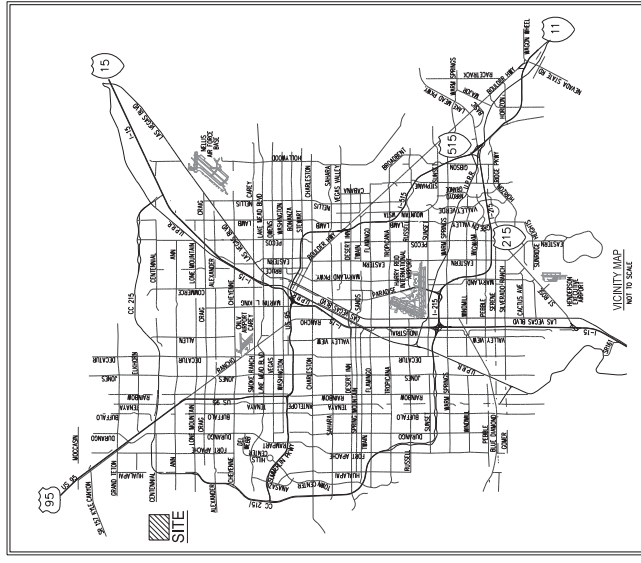
Property Owner Signature _____
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name _____

Subscribed and sworn before me
This 3rd day of November, 2024
Marina Ezena
Notary Public in and for said County and State



CITY OF LAS VEGAS, NEVADA
RESIDENTIAL SUBDIVISION



SHEET INDEX	
NO.	TITLE
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2	GS-1 KEY MAP, CONNECTIVITY AND LANDSCAPE PLAN
3	TM-1 TENTATIVE MAP I
4	TM-2 TENTATIVE MAP II
5	TM-3 TENTATIVE MAP III
6	TM-4 TENTATIVE MAP IV
7	TM-5 TENTATIVE MAP V
8	TM-6 TENTATIVE MAP VI
9	TM-7 TENTATIVE MAP VII
10	CS-1 WEST - EAST CROSS SECTION
11	CS-2 NORTH - SOUTH CROSS SECTION
D-1	SECTION DETAILS

OWNERS
 CANTON BULK, LLC AND CW INVESTMENT
 10000 W. BROADWAY
 FORT SMITH, AR 72304
 LAS VEGAS, NV 89141
 PH (702) 220-6665
 FX (702) 220-6666

DEVELOPER
 NORTH-PIE MANAGEMENT, LLC
 11401 SOUTHERN HOLLAND PARKWAY, SUITE 300
 LAS VEGAS, NV 89141
 PH (702) 220-6665
 FX (702) 220-6666

ENGINEER
 WESTWOOD PROFESSIONAL SERVICES, LLC
 5125 W. BROADWAY
 FORT SMITH, AR 72304
 PH (702) 264-3300
 FX (702) 264-5199

PARKING ANALYSIS

NO. OF UNITS	570
RESIDENT PARKING	2 SPACES/LOT
GUEST PARKING	0.2 SPACE/LOT
SECURED PARKING	1,254 SPACES*

*MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY PARKING

NOTES

1. EXISTING EASEMENTS ON THESE PROPERTIES WILL BE REINFORCED WHERE APPLICABLE.
2. ALL STREETS, DRAINAGE CORRIDORS, SENIOR CORRIDORS, PARKS, TRAILS, AND OPEN SPACES SHOWN ON THIS MAP ARE PUBLIC.
3. THERE ARE NO KNOWN FAULTS LOCATED WITHIN THE BOUNDARY OF THE PROJECT.
4. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
5. THIS PROJECT IS NOT WITHIN A 100 YEAR FLOOD SPECIAL FLOOD HAZARD AREA.

UTILITY SERVICES BY	LAS VEGAS VALLEY WATER DISTRICT
WATER	CITY OF LAS VEGAS
SEWER	REPUBLIC SERVICES OF SOUTHERN NEVADA
LANDFILL	WY ENERGY
POTABLE	CONVENTRY
WASTE	SOUTHWEST GAS COMPANY
HEATING	NATURAL GAS

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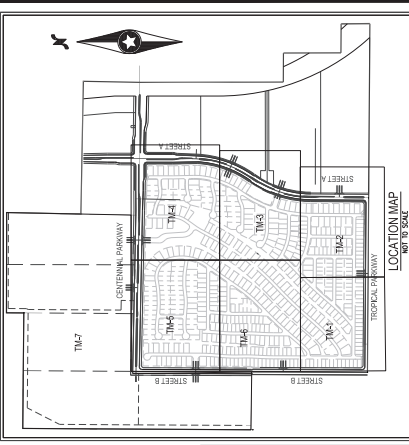
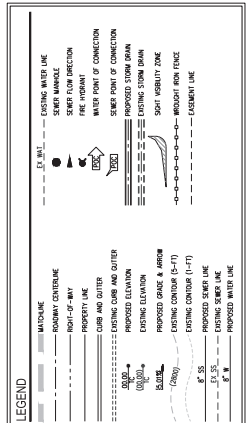
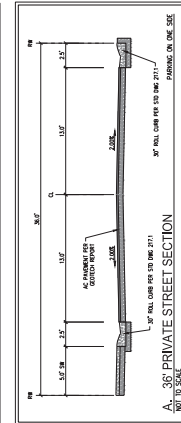
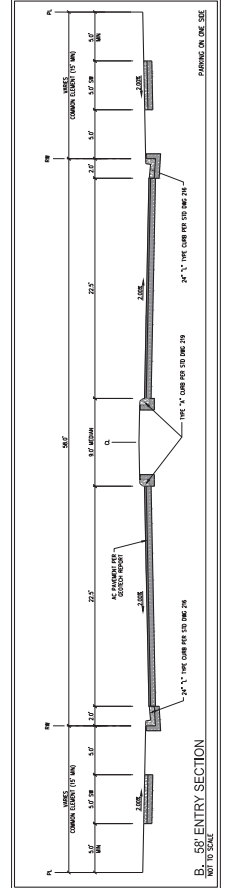
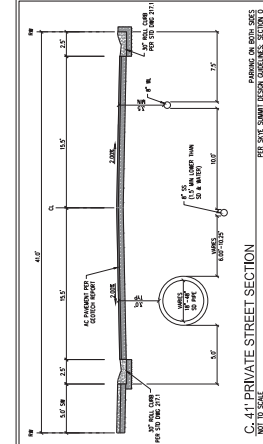
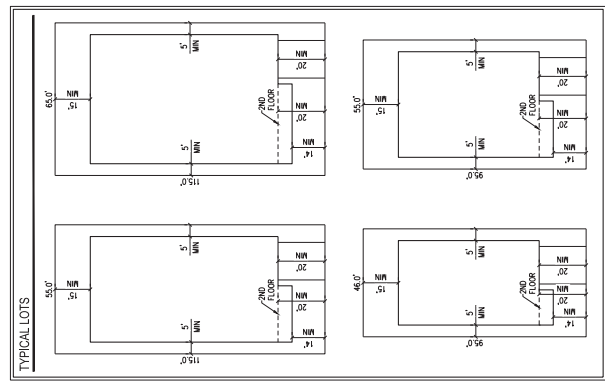
BENCHMARK

BENCHMARK NUMBER: 619925N4

RIVET AND PLATE IN TOP OF CURB AT THE SOUTHEAST CORNER
OF ALPINE RIDGE WAY AND CENTINEL PARKWAY.

ELEVATION = 2854.12 FEET, 870.55 METERS
NAED 88 DATUM CLV 2008 ADJUSTMENT

PER THE CITY OF LAS VEGAS VERTICAL CONTROL.

[illegible]

**ESTIMATED AVERAGE DAILY
SEWER CONTRIBUTIONS**

570 UNITS X 250 GPD/UNIT = 142,500 GPD
TOTAL AVERAGE CONTRIBUTION = 142,500 GPD @ 0.1425 MGD
TOTAL PEAK FLOW = 0.1425 MGD X 2.51 (P0.04 FACTOR) = 0.357675 MGD

R-1 SETBACK	
FRONT (LIVING):	14' FRONT (SINGLE STORY LIVING) 20' FRONT (SECOND STORY LIVING) 20'
GARAGE:	5' (10' CORNER SIDE)
SIDE YARD:	15' (20' SECOND STORY LIVING)
REAR:	

SITE DATA	
APN NUMBERS:	126-26-101-003 & 126-26-101-005
GROSS AREA:	234.44 ACRES
NET AREA:	122.54 ACRES
CURRENT ZONING:	U(DD)

SKYE SUMMIT
COVER SHEET

NOTES

1. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CLARIC COMMUNITY OF LAS VEGAS STANDARDS OR PER STATE SUMMIT DESIGN STANDARDS.
2. LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN SHALL BE DETERMINED BY AGENCY, DEPENDENT ON FINAL ENGINEERING STUDIES.
3. SERVICE SPURVE TO BE PROVIDED BY THE CITY OF LAS VEGAS. MAXIMUM CONTRIBUTION TO THIS DEVELOPMENT 2,507 MG (PEAK).
4. ALL LANDSCAPE PLANT A. ENTRY STAIRWAYS, AT EACH STREET INTERSECTION, SHALL BE ESTABLISHED BY THE MASTER DEVELOPER.

[illegible]



25-0036
03/17/2025

OA-1
SHEET 2 OF 12

PROJECT NO.
OLY2425-000

CHECKED: DSP

DESIGNER: JT

DATE: 3/17/25

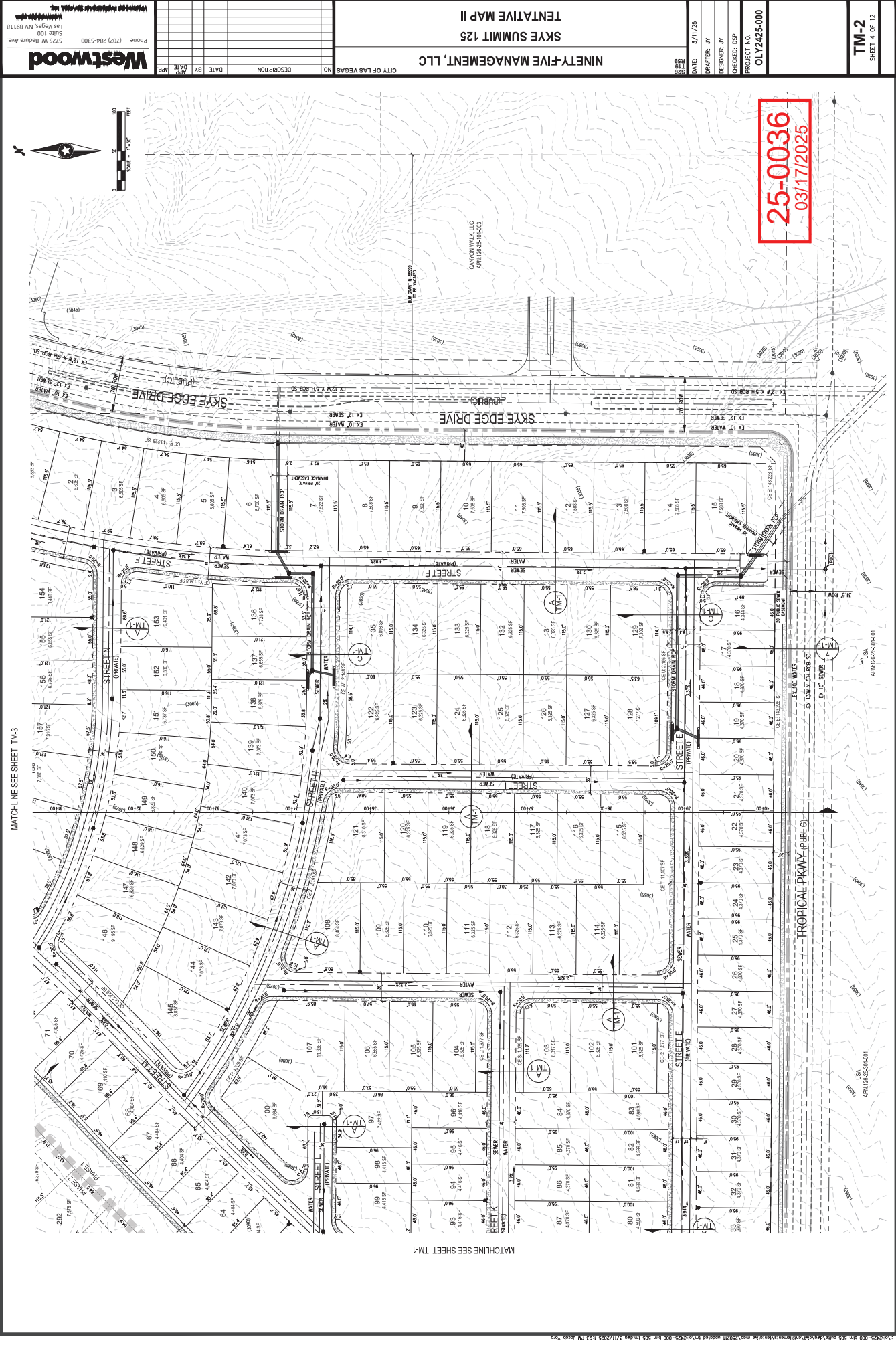
KEY MAP, CONNECTIVITY & LANDSCAPE PLAN
SKYE SUMMIT 125
NINETY-FIVE MANAGEMENT, LLC
CITY OF LAS VEGAS

Westwood
7525 W. Baduria Ave.
Suite 100
Las Vegas, NV 89118
Phone: (702) 284-5300
Fax: (702) 284-5399

LOT SUMMARY	
PRODUCT 1	193
PRODUCT 2	46,965
PRODUCT 3	38
PRODUCT 4	55,415
PRODUCT 5	125
PRODUCT 6	60
PRODUCT 7	55,415
PRODUCT 8	570
PRODUCT 9	122.5 AC
PRODUCT 10	4.65
PRODUCT 11	122.5 AC
PRODUCT 12	4.65
PRODUCT 13	122.5 AC
PRODUCT 14	4.65
PRODUCT 15	122.5 AC
PRODUCT 16	4.65
PRODUCT 17	122.5 AC
PRODUCT 18	4.65
PRODUCT 19	122.5 AC
PRODUCT 20	4.65
PRODUCT 21	122.5 AC
PRODUCT 22	4.65
PRODUCT 23	122.5 AC
PRODUCT 24	4.65
PRODUCT 25	122.5 AC
PRODUCT 26	4.65
PRODUCT 27	122.5 AC
PRODUCT 28	4.65
PRODUCT 29	122.5 AC
PRODUCT 30	4.65
PRODUCT 31	122.5 AC
PRODUCT 32	4.65
PRODUCT 33	122.5 AC
PRODUCT 34	4.65
PRODUCT 35	122.5 AC
PRODUCT 36	4.65
PRODUCT 37	122.5 AC
PRODUCT 38	4.65
PRODUCT 39	122.5 AC
PRODUCT 40	4.65
PRODUCT 41	122.5 AC
PRODUCT 42	4.65
PRODUCT 43	122.5 AC
PRODUCT 44	4.65
PRODUCT 45	122.5 AC
PRODUCT 46	4.65
PRODUCT 47	122.5 AC
PRODUCT 48	4.65
PRODUCT 49	122.5 AC
PRODUCT 50	4.65
PRODUCT 51	122.5 AC
PRODUCT 52	4.65
PRODUCT 53	122.5 AC
PRODUCT 54	4.65
PRODUCT 55	122.5 AC
PRODUCT 56	4.65
PRODUCT 57	122.5 AC
PRODUCT 58	4.65
PRODUCT 59	122.5 AC
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PRODUCT 61	122.5 AC
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PRODUCT 63	122.5 AC
PRODUCT 64	4.65
PRODUCT 65	122.5 AC
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PRODUCT 67	122.5 AC
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PRODUCT 69	122.5 AC
PRODUCT 70	4.65
PRODUCT 71	122.5 AC
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PRODUCT 73	122.5 AC
PRODUCT 74	4.65
PRODUCT 75	122.5 AC
PRODUCT 76	4.65
PRODUCT 77	122.5 AC
PRODUCT 78	4.65
PRODUCT 79	122.5 AC
PRODUCT 80	4.65
PRODUCT 81	122.5 AC
PRODUCT 82	4.65
PRODUCT 83	122.5 AC
PRODUCT 84	4.65
PRODUCT 85	122.5 AC
PRODUCT 86	4.65
PRODUCT 87	122.5 AC
PRODUCT 88	4.65
PRODUCT 89	122.5 AC
PRODUCT 90	4.65
PRODUCT 91	122.5 AC
PRODUCT 92	4.65
PRODUCT 93	122.5 AC
PRODUCT 94	4.65
PRODUCT 95	122.5 AC
PRODUCT 96	4.65
PRODUCT 97	122.5 AC
PRODUCT 98	4.65
PRODUCT 99	122.5 AC
PRODUCT 100	4.65
PRODUCT 101	122.5 AC
PRODUCT 102	4.65
PRODUCT 103	122.5 AC
PRODUCT 104	4.65
PRODUCT 105	122.5 AC
PRODUCT 106	4.65
PRODUCT 107	122.5 AC
PRODUCT 108	4.65
PRODUCT 109	122.5 AC
PRODUCT 110	4.65
PRODUCT 111	122.5 AC
PRODUCT 112	4.65
PRODUCT 113	122.5 AC
PRODUCT 114	4.65
PRODUCT 115	122.5 AC
PRODUCT 116	4.65
PRODUCT 117	122.5 AC
PRODUCT 118	4.65
PRODUCT 119	122.5 AC
PRODUCT 120	4.65
PRODUCT 121	122.5 AC
PRODUCT 122	4.65
PRODUCT 123	122.5 AC
PRODUCT 124	4.65
PRODUCT 125	122.5 AC

CONNECTIVITY	
LINK = 60	
LINK = 112 = 5.5	
LINK = 49	
LINK = 1.5X CONNECTIVITY RATIO	





25-0036
03/17/2025

TM-2
SHEET 4 OF 12

PROJECT NO.
OLY2425-000

CHECKED: DSP

DESIGNER: JT

DRAFTER: JT

DATE: 3/11/25

NINETY-FIVE MANAGEMENT, LLC
SKYE SUMMIT 125
TENTATIVE MAP II

CITY OF LAS VEGAS
DESCRIPTION
DATE
BY
APP

Westwood
7525 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone: (702) 284-5300
Fax: (702) 284-5301

MATCHLINE SEE SHEET TM-3

MATCHLINE SEE SHEET TM-1

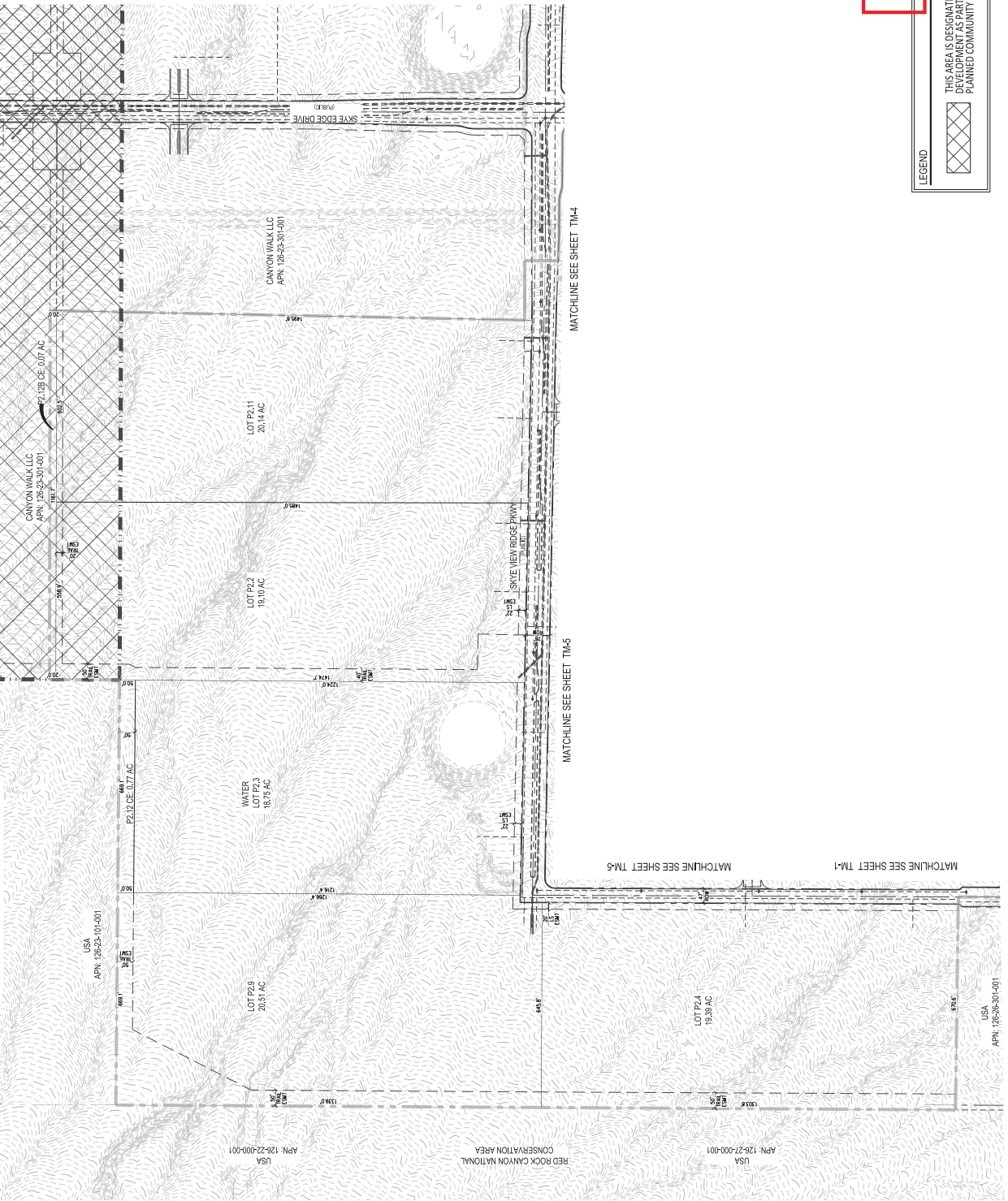
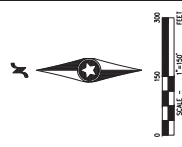
USA
APR 25-26-30-001

USA
APR 25-26-30-001

25-0036
03/17/2025

LEGEND

THIS AREA IS DESIGNATED FOR POTENTIAL FUTURE DEVELOPMENT AS PART OF THE SKYE SUMMIT MASTER PLANNED COMMUNITY PER THE DEVELOPMENT AGREEMENT.



CS-1

25-0036
03/17/2025

PROJECT NO. OLY2425-000

CHECKED: DSP

DESIGNER: JY

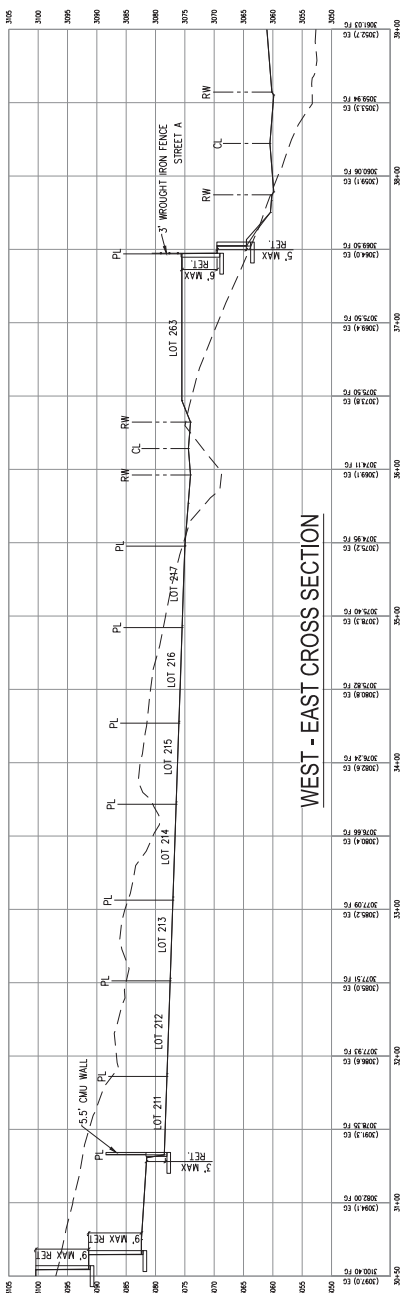
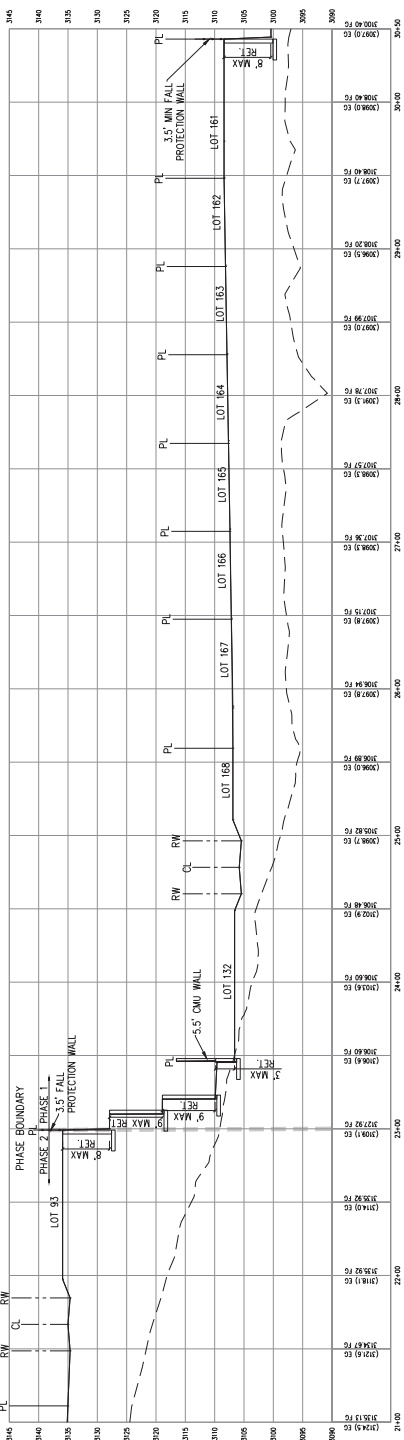
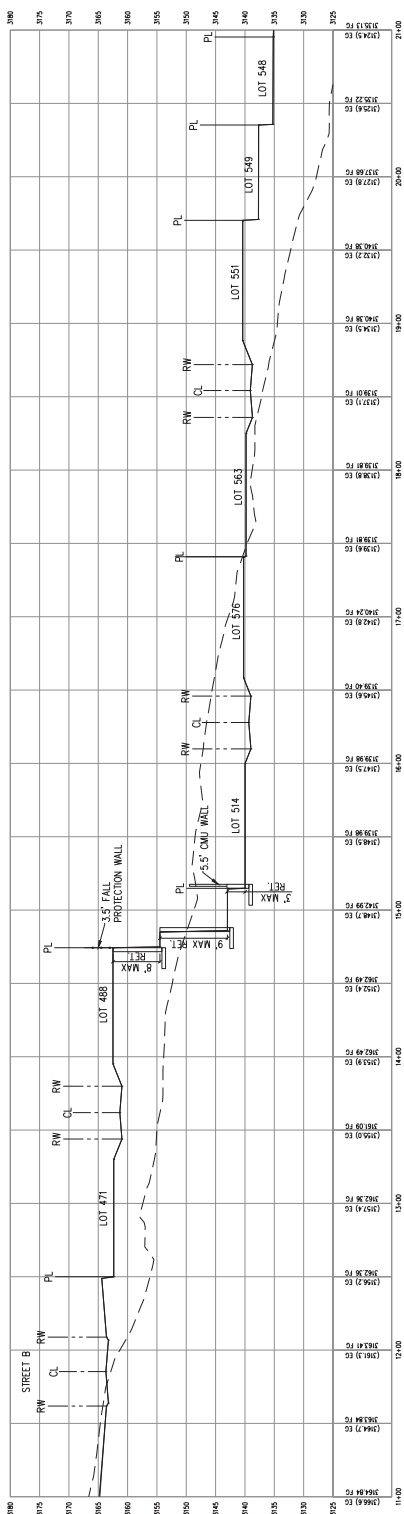
RAFTER: JY

DATE:	3/11/25
CT19	
RS9	

WEST - EAST CROSS SECTION

[illegible]

Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Westwood Building Supply, Inc.
Westwood Building Supply, Inc.

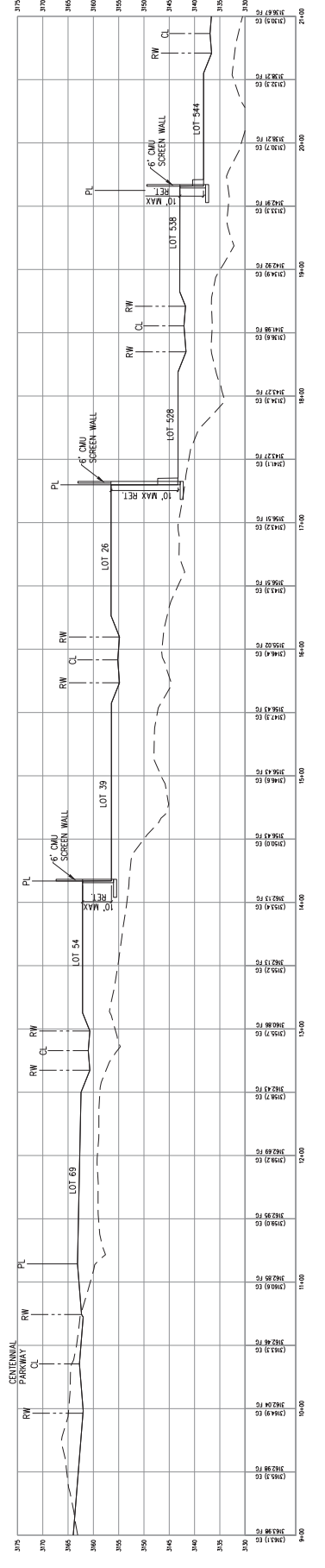
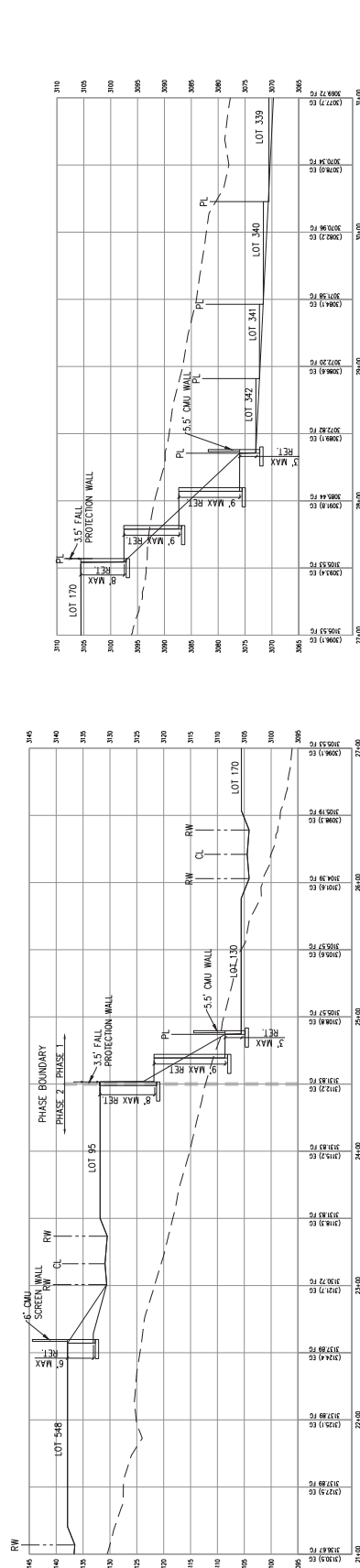
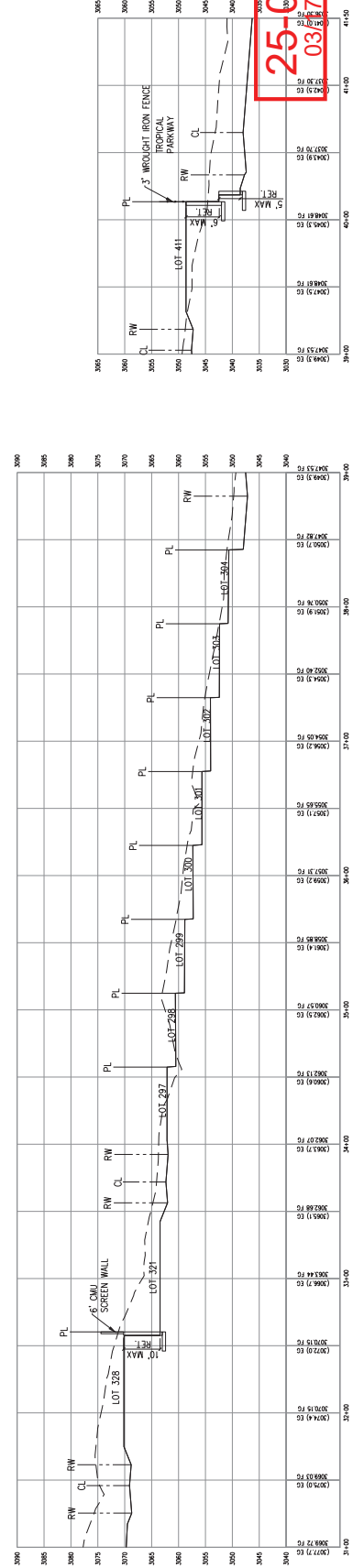


NORTH - SOUTH CROSS SECTION

CS-2

SHEET 11 OF 12

25.0036
03/17/2025



NINETY-FIVE MANAGEMENT, LLC
SKYE SUMMIT 125
NORTH - SOUTH CROSS SECTION

DATE: 3/11/25
DRAWN: JF
DESIGNED: JF
CHECKED: DSP
PROJECT NO: OLY2425-000

Westwood
7225 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone: (702) 284-5300

