



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**PLANNING COMMISSION MEETING DATE: APRIL 8, 2025**

**DEPARTMENT: COMMUNITY DEVELOPMENT**

**ITEM DESCRIPTION: APPLICANT: OLYMPIA COMPANIES - OWNER: CANYON WALK, LLC**

---

**\*\* STAFF RECOMMENDATION(S) \*\***

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>25-0041-TMP1</b>	Staff recommends APPROVAL, subject to conditions:	

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

N/A

**NOTICES MAILED**

N/A

**PROTESTS**

0

**APPROVALS**

0

**\*\* CONDITIONS \*\***

---

## 25-0041-TMP1 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. Street names must be provided in accordance with the City's Street Naming Regulations.
3. All landscaping shall be in conformance with the Skye Summit development standards.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

### **Public Works**

6. In no case shall a Final Map for any Designated Builder Parcel record a residential lot over an existing City of Las Vegas Bureau of Land Management (BLM) grant. Prior to or concurrent with the recordation of a Final Map for this site, a Petition of Vacation, such as 24-0432-VAC1 and 24-0432-VAC3, shall be recorded to eliminate the BLM Grants in conflict with this proposed site.

**Conditions Page Two**  
**April 8, 2025 - Planning Commission Meeting**

7. 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. Additionally, all Homeowner's Association common lot elements and any private improvements in the public right-of-way authorized by an Encroachment License Agreement shall be the maintenance responsibility of the Homeowner's Association. If the Homeowner's Association fails to perform any private maintenance obligation, then the individual property owners within the subdivision shall be jointly and severally liable for any and all City expenses that may be incurred to perform any private maintenance obligations.
8. Grant a minimum 30-foot wide Public Sewer and Public Drainage Easement located within Common Element X located on the southeast corner of the site to be privately maintained for the proposed sewer and storm drain.
9. If not already constructed or guaranteed by the Master Developer, construct half street improvements on Sky Edge Drive with appropriate pavement transitioning and a minimum two lanes of asphalt pavement on all public streets providing the main access to Designated Builder Parcels meeting Skye Summit Development Standards. Additionally, provide all required infrastructure if not already constructed or guaranteed by the Master Developer. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
10. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works. No walls, signs, lights, parking area, buildings or other structures, or permanent landscaping having a mature height of greater than 3 feet shall be placed anywhere in any Public Sewer Easement or in the vehicle ingress or egress pathways to such easements.
11. Design of horizontal and vertical distance separations for public sewer and flood control infrastructure must meet the City of Las Vegas' design criteria prior to the issuance of permits for this site, unless otherwise allowed by the City Engineer. This may require streets to be wider than what is shown on the approved Tentative Map.

**Conditions Page Three**  
**April 8, 2025 - Planning Commission Meeting**

12. Pursuant to Chapter 167 of the 1947 Statutes of Nevada, which established the Las Vegas Valley Water District (LVVWD) and grants it the authority to provide potable water service within the City of Las Vegas, the developer of this site shall be responsible for the design, construction, and installation of all necessary water infrastructure improvements, as required by the LVVWD. This includes, but is not limited to, the construction of pipelines, storage facilities, and other required water system enhancements to ensure adequate service capacity. The developer shall also be responsible for connecting these improvements to the existing water infrastructure in compliance with LVVWD standards and specifications. All water infrastructure improvements shall be determined and approved prior to the issuance of any off-site permits for the development. Phased compliance may be allowed if approved by LVVWD.
13. 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.
14. An update to the previously approved Traffic Impact Analysis (TIA76229) must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. An update to 25-0038-TMP1 may be used to satisfy this condition.
15. 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 or submittal of any construction drawings, 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.
16. All privately maintained Public Drainage Easements must be concrete-lined per Title 20.10.030, unless flows are conveyed through storm drain facilities as approved through the required Technical Drainage Study. Grant required Public Drainage Easements per the approved Drainage Study. Any noncompliant design will only be allowed through an approved Variance of Title 20 by City Council.

**Conditions Page Four**  
**April 8, 2025 - Planning Commission Meeting**

17. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.
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.

**Fire & Rescue**

19. 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.

**Staff Report Page One**  
**April 8, 2025 - Planning Commission Meeting**

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a Skye Summit Tentative Map request for a proposed 299-lot single-family residential subdivision on 37.37 acres generally located at the terminus of Centennial Parkway, west of Clark County 215.

**ISSUES**

- This is a 299-lot single-family residential development to be built to R-CL (Medium-Low Density Residential District) standards in accordance with the Skye Summit Development Standards. Staff recommends approval of this Tentative Map request.
- Parent Final Map (100470-FMP) was released for recordation on 02/26/25.

**ANALYSIS**

The subject property is part of Skye Summit, which is governed by a Development Agreement between the Master Developer and the City of Las Vegas, as well as the Skye Summit Development Standards. The proposed Tentative Map was reviewed and approved by the Skye Summit Design Review Committee on January 23, 2025.

The Skye Summit Development Standards designate the subject property as L (Residential Low), which allows a maximum 15 dwelling units per acre with an average of 6.5 dwelling units per acre. The proposed density of 7.90 dwelling units per acre falls within the maximum allowed. 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. The subject subdivision will be built to R-CL (Medium-Low Density Residential District) standards. The proposed lots range in size from 3,600 square feet to 7,070 square feet. Skye Summit open space requirements are satisfied as 66,555 square feet is provided where 19,950 square feet is required.

The Skye Summit Development Standards allow individual retaining walls between six and twelve feet for exterior perimeter wall faces and 10 and 16 feet for interior wall faces. Secondary wall heights are limited to four feet for exterior faces and six feet for interior faces. As proposed, the depicted wall sections are consistent with the wall exhibits established in the Skye Summit Development Standards.

**Staff Report Page Two**  
**April 8, 2025 - Planning Commission Meeting**

The Department of Public Works has made the following comments regarding utility facilities, “The utility mains/services have not been established for this area. If the Master Developer does not provide such services to this site, it is the responsibility of the developer for this project to determine and provide adequate utility infrastructure:

- I. Sanitary Sewer: Developers must extend and connect to the City’s sewer system per the Wastewater Master Plan and address any required capacity upgrades.
- II. Storm Drain: Developers are responsible for designing and constructing drainage systems in line with the required technical drainage study.
- III. Water Infrastructure: Under the Las Vegas Valley Water District Act of 1947, developers must construct and connect necessary water facilities to LVVWD infrastructure to ensure service capacity.
- IV. Energy Facilities: Developers must coordinate with NV Energy to ensure the availability of adequate electrical infrastructure and service for their projects.

These requirements are enforced through Condition of Approval Number Four of Tentative Map (25-0041-TMP1).

The Department of Public Works - Traffic Engineering Division has commented, “This project will add approximately 2,820 trips per day on Tropical Parkway and Skye Edge Drive. Counts are not available for these streets, but they are believed to be under capacity. Based on Peak Hour use, this development will add into the area roughly 281 additional peak hour trips, or about nine every two minutes.”

The Clark County School District projects that approximately 200 additional primary and secondary school students will be generated by the proposed residential development on this site. Of the three levels of schools serving the area (Darnell Elementary, Escobedo Middle School, and Centennial High School) only Centennial High School is over capacity for the 2024-2025 school year at approximately 17 percent over capacity.

The subject site is located in the La Madre Foothills Area of the Las Vegas 2050 Master Plan. The La Madre Foothills Area consists of predominately master-planned communities, large-lot residential estates, and traditional suburban single-family development in the area. Growth and development factors in the community indicate the need for additional single-family residential development. As the City continues to increase in population, new subdivisions should be developed to create additional housing stock. City-wide, Las Vegas is at a unique turning point in its history as a city where its future economy will be driven less by new subdivision growth at its periphery and more by redeveloping within existing areas. Within the Northwest area of the city and La Madre Foothills area, however, there is still land supply for new subdivision growth at the periphery.

**Staff Report Page Three**  
**April 8, 2025 - Planning Commission Meeting**

**FINDINGS (25-0041-TMP1)**

The proposed Tentative Map conforms to Nevada Revised Statutes, Title 19 and the Skye Summit Development Standards, and has obtained conditional approval by the Skye Summit Design Review Committee. Therefore, staff recommends approval with conditions.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
01/10/17	The City Council approved a petition to Annex (67313-ANX) of 4,503 acres, including the subject sites through adopted Ordinance #6563.
11/06/24	<p>The City Council approved the following entitlements:</p> <ul style="list-style-type: none"> <li>• General Plan Amendment (24-0432-GPA1) from DR (Desert Rural Density Residential) to PCD (Planned Community Development)</li> <li>• Rezoning (24-0432-ZON1) from U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] to PD (Planned Development)</li> <li>• Director's Business (24-0432-DIR1) regarding the adoption of the Skye Summit Development Agreement between the City Of Las Vegas and Canyon Walk, LLC</li> <li>• Director's Business (24-0432-DIR2) regarding the adoption of the Skye Summit Park Agreement between the City Of Las Vegas and Canyon Walk, LLC</li> <li>• Vacation (24-0432-VAC1) petition to vacate a BLM Right-Of-Way Grant generally located at the terminus of Centennial Parkway, west of Clark County 215</li> <li>• Vacation (24-0432-VAC2) petition to vacate public right-of-way generally located west of Sheep Mountain Parkway and south of Dorrell Lane</li> <li>• Vacation (24-0432-VAC3) petition to vacate a BLM Drainage Right-Of-Way Grant generally located at the terminus of Centennial Parkway, west of Clark County 215</li> <li>• Tentative Map (24-0432-TMP1) for a proposed 24-lot subdivision (Parent Tentative Map)</li> </ul>
02/26/25.	A Final Map (100470-FMP) for Skye Summit Phase 1, a seven-lot parent final map located at the terminus of centennial parkway, west of Clark County 215 was released for recordation.



**Staff Report Page Four**  
**April 8, 2025 - Planning Commission Meeting**

<b><i>Most Recent Change of Ownership</i></b>	
05/24/24	A deed was recorded for a change in ownership.

<b><i>Related Building Permits/Business Licenses</i></b>
There are no related building permits/business licenses of note.

<b><i>Pre-Application Meeting</i></b>	
01/22/25	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Tentative Map.

<b><i>Neighborhood Meeting</i></b>
A neighborhood meeting was not required, nor was one held.

Field Check	
01/27/25	Staff conducted a routine field check and found an undeveloped area. No issues were noted.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	37.37

<b><i>Surrounding Property</i></b>	<b><i>Existing Land Use Per Title 19.12</i></b>	<b><i>Planned or Special Land Use Designation</i></b>	<b><i>Existing Zoning District</i></b>
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
North	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
South	Undeveloped	PF (Public Facilities)	C-V (Civic)
East	Residential, Single Family, Detached	PCD (Planned Community Development)	PD (Planned Development)
West	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)

**Staff Report Page Five**  
**April 8, 2025 - Planning Commission Meeting**

<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Las Vegas 2050 Master Plan Area: La Madre Foothills	Y
Skye Summit Development Standards	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
PD (Planned Development) District	Y
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

**DEVELOPMENT STANDARDS**

***Pursuant to the Skye Summit Development Standards, the following standards apply:***

<b><i>Standard</i></b>	<b><i>Required/Allowed</i></b>
Min. Lot Size	2,000 SF
Min. Lot Width	N/A
Front Min. Setback	<p>From Interior Street, Paseo or Common Open Space</p> <p>5' to Porch</p> <p>10' to Single Story Living</p> <p>14' to Second Story Living</p> <p>20' to face of Front Entry Garage Door</p> <p>From Court Street or Drive Aisle</p> <p>5' to Second Story Living over Garage</p> <p>5' to Porch</p> <p>5' to Single Story Living</p> <p>5' to Second Story Living</p> <p>20' to face of Garage Door (measured from back of sidewalk or back of curb where no sidewalk is provided).</p>
Side Min. Setback	<p>0' at common wall</p> <p>5' at building end wall</p>
Corner Min. Setback	10' to Right of Way or back of sidewalk (where occurs)
Rear Min. Setback	<p>Rear Yard with No Alley</p> <p>15'</p> <p>Rear Yard with Alley</p> <p>5' to Second Story Living over Garage (cantilevered)</p> <p>5' to Single Story Living or Porch</p> <p>5' to Second Story Living</p> <p>20' to face of Garage Door</p>

Staff Report Page Six  
 April 8, 2025 - Planning Commission Meeting

<b>Open Space – Skye Summit</b>			
<b>Standards</b>	<b>Required</b>	<b>Provided</b>	<b>Compliance</b>
	<b>Area</b>	<b>Area</b>	
Common Open Space	19,950 SF	66,555 SF	Y

<b>Street Name</b>	<b>Functional Classification of Street(s)</b>	<b>Governing Document</b>	<b>Actual Street Width (Feet)</b>	<b>Compliance with Street Section</b>
Sky Edge Drive	Collector Street	Master Plan of Streets and Highways	70 Feet	Y*
Tropical Parkway	Collector Street	Master Plan of Street and Highways	80 Feet	Y

\*Half street improvements are required as a Condition of Approval.

<b>19.04.040 Connectivity</b>		
<b>Transportation Network Element</b>	<b># Links</b>	<b># Nodes</b>
Internal Street	24	
Intersection - Internal		14
Cul-de-sac or Hammerhead Terminus		4
Intersection - External Street or Stub Terminus		
Intersection - Stub Terminus with Temporary Turnaround Easements		
Non-Vehicular Path - Unrestricted	1(0.5)	
Total	24.5	18
	<b>Required</b>	<b>Provided</b>
<b>Connectivity Ratio (Links / Nodes):</b>	<b>1.30</b>	<b>1.36</b>

Staff Report Page Seven  
 April 8, 2025 - Planning Commission Meeting

***Pursuant to the Skye Summit Development Standards and 19.12, the following parking standards apply:***

<b><i>Parking Requirement</i></b>							
<b><i>Use</i></b>	<b><i>Gross Floor Area or Number of Units</i></b>	<b><i>Required</i></b>		<b><i>Provided</i></b>		<b><i>Compliance</i></b>	
		<b><i>Parking Ratio</i></b>	<b><i>Parking</i></b>		<b><i>Parking</i></b>		
			Regular	Handi-capped	Regular	Handi-capped	
Residential, Single Family, Detached	299	2 per Dwelling Unit	598				
<b>TOTAL SPACES REQUIRED</b>			598		598		Y*

\*In neighborhoods where 5-foot driveways are proposed, additional off-street parking must be provided, subject to ARC review and approval.