



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) Vacation

Project Address (Location) Sandstone Rise Drive and Sky Vista Drive

Project Name Ashland at Summerlin V25 (Parcels H and I) **Proposed Use** Residential

Assessor's Parcel #(s) 137-22-413-001, 002 **Ward #** 2

General Plan: Existing SF-2 Proposed SF-2 **Zoning:** Existing P-C Proposed P-C

Additional Information _____

Property Owner Taylor Morrison **Contact** Scott Anderson

Address 1980 Festival Plaza Drive, Suite 500 **City** Las Vegas **State** NV **Zip** 89135

E-mail scoanderson@taylormorrison.com **Phone** 702-273-3097

Applicant Taylor Morrison **Contact** Scott Anderson

Address 1980 Festival Plaza Drive, Suite 500 **City** Las Vegas **State** NV **Zip** 89135

E-mail scoanderson@taylormorrison.com **Phone** 702-273-3097

Representative RCI Engineering **Contact** Amber Dolce

Address 500 S Rancho Drive, Suite 17 **City** Las Vegas **State** NV **Zip** 89106

E-mail adolce@rcinevada.com **Phone** 702-998-2109

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 Scott Anderson

Subscribed and sworn before me

This 12th day of MARCH, 20 24

Notary Public in and for said County and State

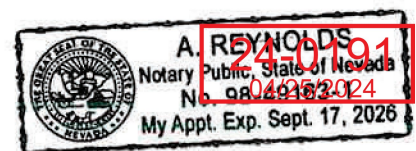


EXHIBIT 'A'

TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

20723.0005/Lgl_VAC_SKY VISTA.doc
January 10, 2024
Page 1 of 3



EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PORTION OF SKY VISTA DRIVE PUBLIC RIGHT-OF-WAY LYING BETWEEN REDPOINT DRIVE AND SANDSTONE RISE DRIVE FOR VACATION PURPOSES.

LEGAL DESCRIPTION

A PORTION OF SKY VISTA DRIVE PUBLIC RIGHT-OF-WAY DEDICATED PER THE FINAL MAP OF "SUMMERLIN VILLAGE 25 UNIT 2" ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 86 OF PLATS, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22 AND THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE OF SAID SECTION 22, SOUTH 89°51'25" EAST A DISTANCE OF 2063.93 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°08'35" EAST A DISTANCE OF 102.44 FEET TO THE SOUTHEASTERLY LINE OF COMMON LOT 28 AS SHOWN ON SAID FINAL MAP, SAME BEING THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTHEASTERLY LINE, SOUTH 44°13'37" WEST A DISTANCE OF 327.81 FEET TO THE SOUTHEASTERLY LINE OF COMMON LOT 27 OF SAID FINAL MAP, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 300.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 45°46'23" EAST; THENCE ALONG THE BOUNDARIES OF SAID COMMON LOT 27 THE FOLLOWING FOUR (4) COURSES: ONE (1) NORTHEASTERLY 57.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°59'17" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 300.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 56°45'40" WEST; TWO (2) NORTHEASTERLY 57.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°59'17"; THREE (3) NORTH 44°13'37" EAST A DISTANCE OF 96.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY; FOUR (4) NORTHWESTERLY 8.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 180°00'00"; THENCE DEPARTING SAID BOUNDARY OF COMMON LOT 27, NORTH 44°13'37" EAST A DISTANCE OF 116.95 FEET TO SAID SOUTHWESTERLY LINE OF COMMON LOT 28, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 8.33 FEET TO WHICH A RADIAL LINE BEARS NORTH 45°46'23" WEST; THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTHEASTERLY 26.17 FEET ALONG THE ARC OF SAID CURVE THROUGH CENTRAL ANGLE OF 180°00'00" TO THE **POINT OF BEGINNING** AS SHOWN ON **EXHIBIT 'B'**, ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING AN AREA OF 3,517 SQUARE FEET.

24-0191
04/25/2024

RESERVING THEREFROM A PUBLIC SEWER EASEMENT AS DESCRIBED AND SHOWN ON EXHIBITS 'C' AND 'D', ATTACHED HERETO AND MADE A PART HEREOF.

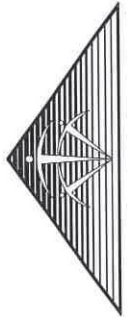
BASIS OF BEARINGS

SOUTH 89°51'25" EAST, BEING THE BEARING OF THE SOUTH LINE OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 166, PAGE 15 OF PLATS.

END OF DESCRIPTION.

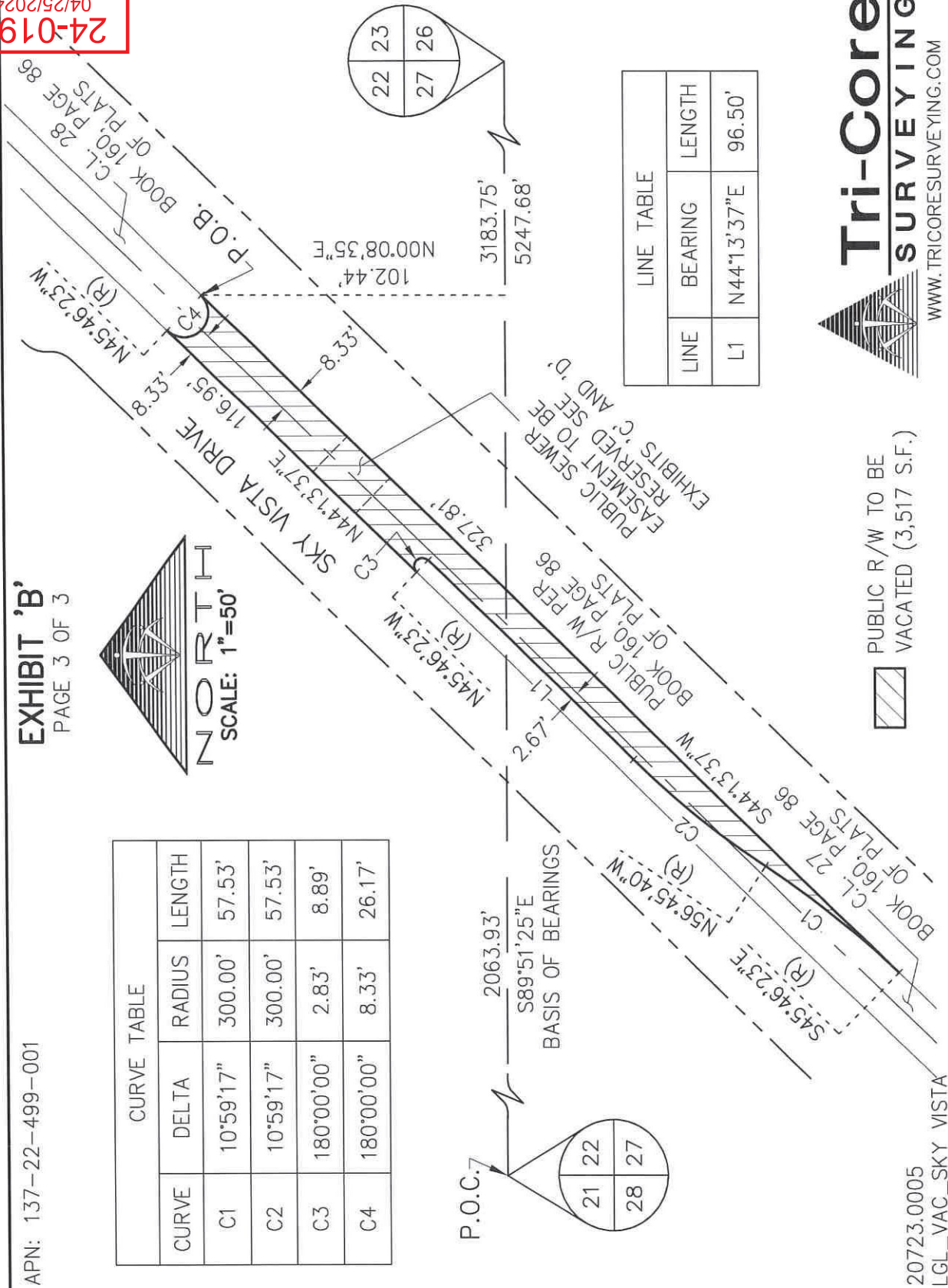
24-0191
04/25/2024

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	10°59'17"	300.00'	57.53'
C2	10°59'17"	300.00'	57.53'
C3	180°00'00"	2.83'	8.89'
C4	180°00'00"	8.33'	26.17'



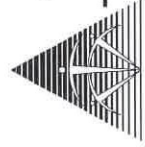
I
T
R
O
Z

SCALE: 1"=50'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 44°13'37"E	96.50'

 PUBLIC R/W TO BE
VACATED (3,517 S.F.)



Tri-Core SURVEYING

WWW.TRICORESURVEYING.COM

20723.0005
LGL_VAC_SKY VISTA

24-0191
04/25/2024

EXHIBIT 'C'

TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

20723.0005/Lgl_VAC_SKY VISTA_Sewer.doc
April 24, 2024
Page 1 of 2



EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PORTION OF SKY VISTA DRIVE PUBLIC RIGHT-OF-WAY LYING BETWEEN REDPOINT DRIVE AND SANDSTONE RISE DRIVE FOR VACATION PURPOSES.

LEGAL DESCRIPTION

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COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE OF SAID SECTION 22, SOUTH 89°51'25" EAST A DISTANCE OF 2016.30 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°08'35" EAST A DISTANCE OF 53.27 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 44°13'37" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 45°46'23" WEST A DISTANCE OF 16.66 FEET; THENCE NORTH 44°13'37" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 45°46'23" EAST A DISTANCE OF 16.66 FEET TO THE **POINT OF BEGINNING** AS SHOWN ON **EXHIBIT 'D'**, ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING AN AREA OF 333 SQUARE FEET.

BASIS OF BEARINGS

SOUTH 89°51'25" EAST, BEING THE BEARING OF THE SOUTH LINE OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 166, PAGE 15 OF PLATS.

END OF DESCRIPTION.

24-0191
04/25/2024

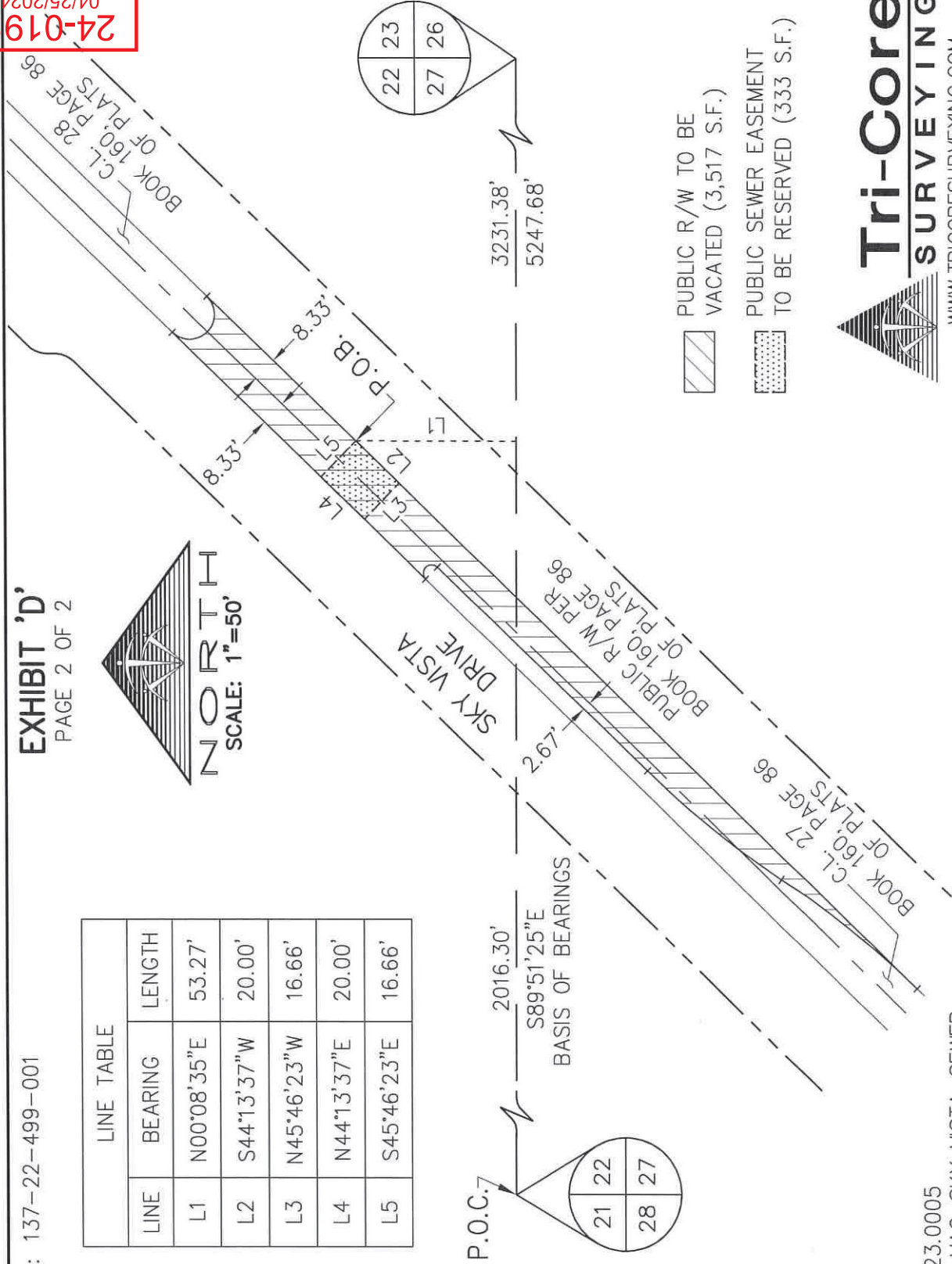
APN: 137-22-499-001

EXHIBIT 'D'
PAGE 2 OF 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°08'35"E	53.27'
L2	S44°13'37"W	20.00'
L3	N45°46'23"W	16.66'
L4	N44°13'37"E	20.00'
L5	S45°46'23"E	16.66'



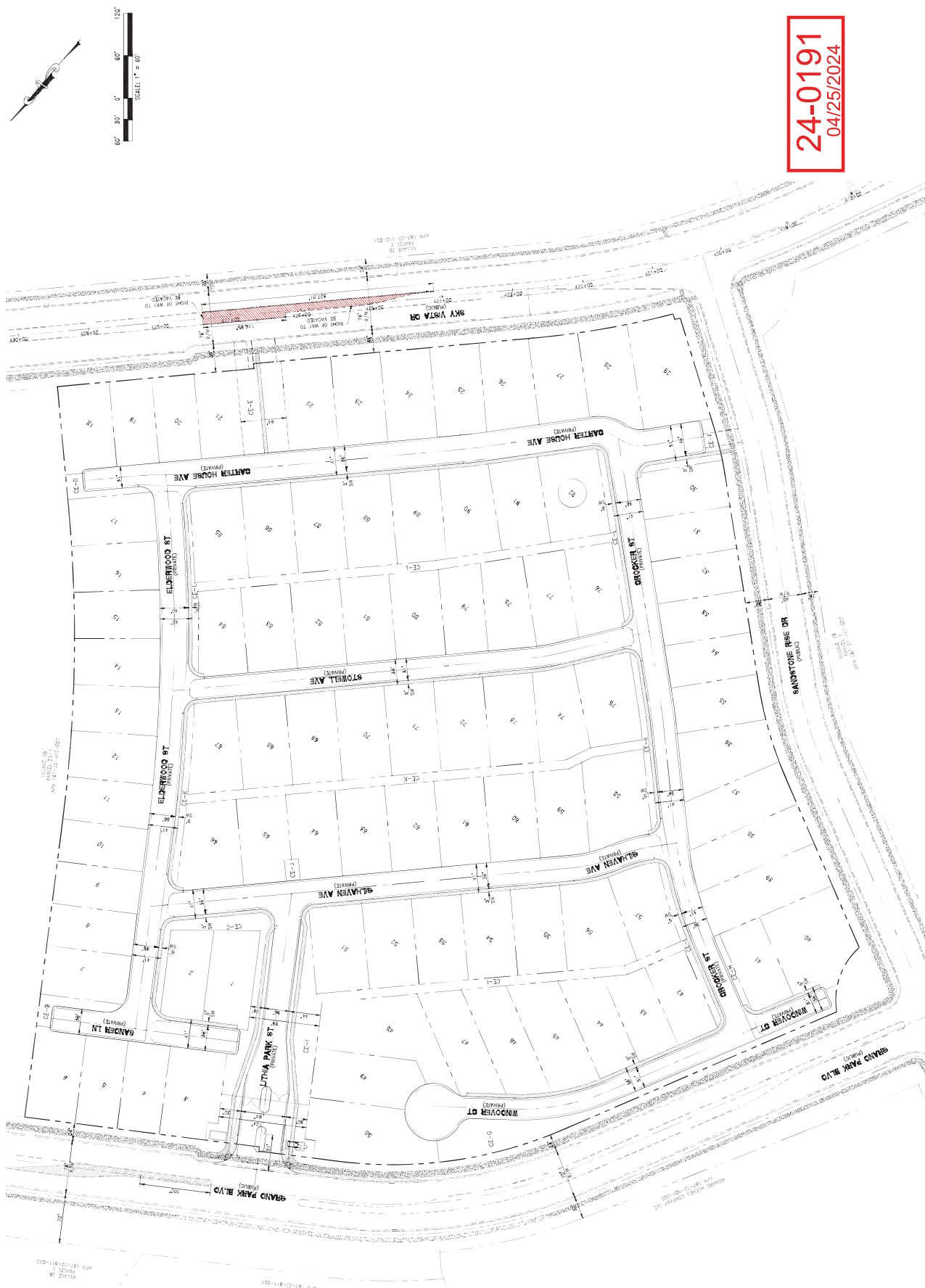
24-0191
04/25/2024



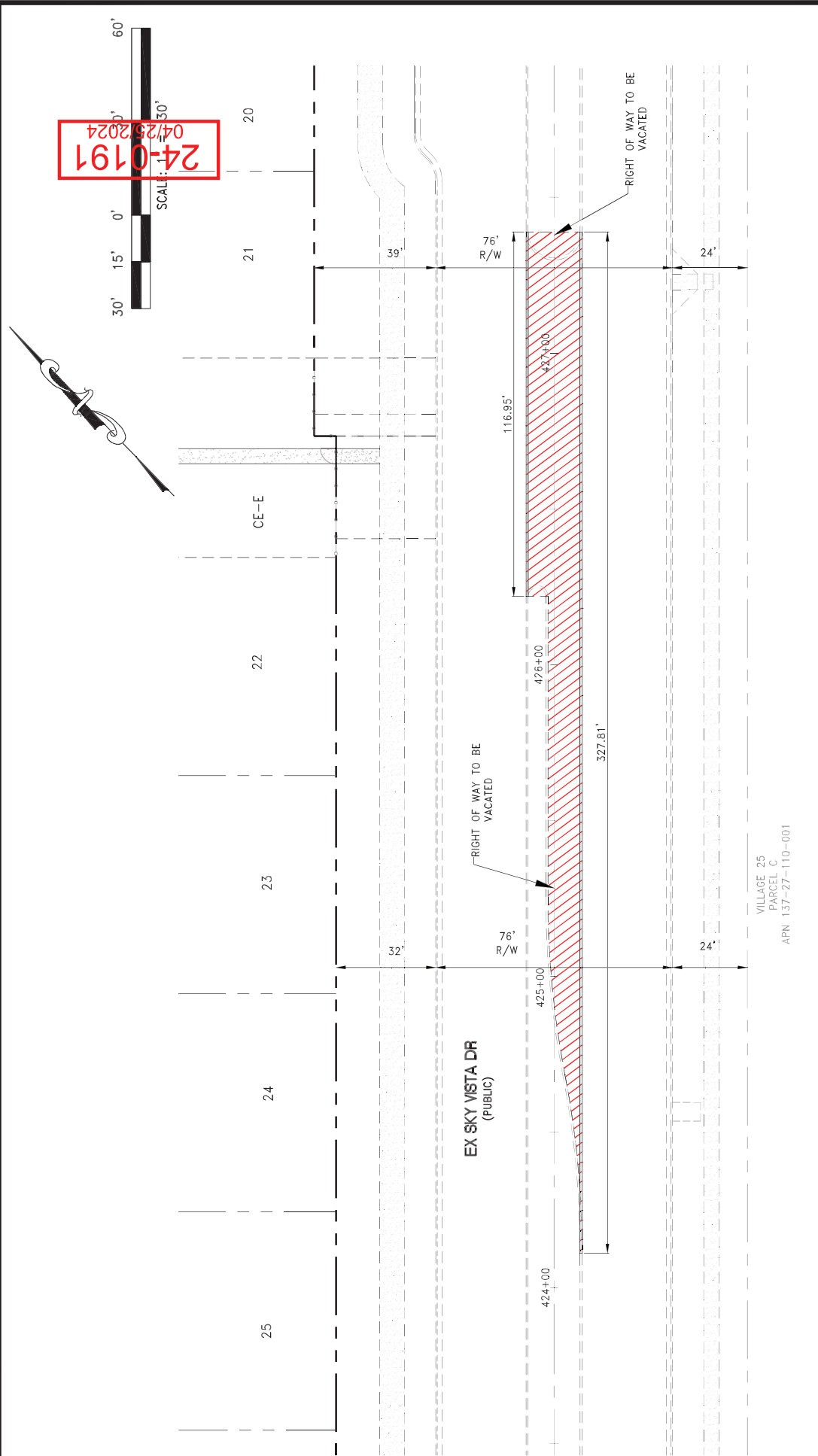
- PUBLIC R/W TO BE VACATED (3,517 S.F.)
- PUBLIC SEWER EASEMENT TO BE RESERVED (333 S.F.)

Tri-Core
SURVEYING
WWW.TRICORESURVEYING.COM

20723.0005
LGL_VAC_SKY_VISTA_SEWER



24-0191
04/25/2024



ASHLAND AT SUMMERLIN VILLAGE 25
TAYLOR MORRISON

**VACATION
RIGHT OF WAY**

RCI ENGINEERING
500 SOUTH BANCROFT DRIVE, SUITE 171, LAS VEGAS, NV 89155
PHONE: 702.453.9800 FAX: 702.453.9801